



ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

June 25, 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

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

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

- III. Approval of Minutes for June 11, 2025. (For possible action)
- IV. Approval of the Agenda for June 25, 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)

Walk and Talk with Commissioner Naft

Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its department and agencies, and any feedback you have about the neighborhood.

Wednesday, July 30, 9:00 a.m.

VI. Planning and Zoning

- 1. **PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action) **07/15/25 PC**
- 2. **ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**
ZONE CHANGES for the following: **1)** reclassify 7.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action) **07/15/25 PC**
- 3. **VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way and Agate Avenue and Blue Diamond Road; a portion of right-of-way being Agate Avenue located between Buffalo Drive and Pioneer Way within Enterprise (description on file). JJ/rg/cv (For possible action) **07/15/25 PC**

4. **WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) increase wall height; 3) modified residential adjacency standards; 4) reduce driveway separation; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family detached residential subdivision on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action) 07/15/25 PC
5. **TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:**
TENTATIVE MAP consisting of 54 single-family residential lots and common lots on a 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action) 07/15/25 PC
6. **UC-25-0395-REAL EQUITIES, LLC:**
USE PERMIT to allow recreational or entertainment facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jam/cv (For possible action) 07/15/25 PC
7. **WS-25-0413-KB HOME LAS VEGAS, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height in conjunction with an approved single-family residential development on a portion of 14.3 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Hinson Street and south of Richmar Avenue within Enterprise. JJ/sd/cv (For possible action) 07/15/25 PC
8. **WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow on-site temporary construction activities; and 2) waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action) 07/16/25 BCC
9. **WS-25-0421-HAND PROPERTY HOLDING COMPANY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) eliminate building separation; and 3) reduce throat depth.
DESIGN REVIEW for modifications to a previously approved multi-family affordable senior housing development on 6.47 acres in a CR (Commercial Resort) Zone. Generally located south of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/hw/cv (For possible action) 07/16/25 BCC

10. **ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 2.50 acres from an RS10 (Residential Single-Family 10) Zone (previously notified as an R-D (Suburban Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone) for a future residential development. Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action) **07/16/25 BCC**
11. **VS-25-0356-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue and Frias Avenue and Rush Avenue within Enterprise (description on file). MN/hw/cv (For possible action) **07/16/25 BCC**
12. **WS-25-0357-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce off-site improvements (streetlights).
DESIGN REVIEW for a proposed single-family detached residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action) **07/16/25 BCC**
13. **TM-25-500087-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action) **07/16/25 BCC**
14. **ZC-25-0384-CUVA, JOHN A.:**
ZONE CHANGE reclassify 3.98 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action) **07/16/25 BCC**
15. **VS-25-0385-CUVA, JOHN A.:**
VACATE AND ABANDON easements of interest to Clark County located between Cordite Road (alignment) and Cactus Avenue, and Rainbow Boulevard and Mopan Road (alignment); and a portion of right-of-way being Rainbow Boulevard located between Cordite Road (alignment) and Cactus Avenue within Enterprise (description on file). JJ/rg/cv (For possible action) **07/16/25 BCC**
16. **DR-25-0386-CUVA, JOHN A.:**
DESIGN REVIEW for a single-family residential subdivision on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action) **07/16/25 BCC**
17. **TM-25-500092-CUVA, JOHN A.:**
TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 3.98 acres in an RS3.3 (Residential Single-Family) Zone. Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action) **07/16/25 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: July 9, 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>

BOARD OF COUNTY COMMISSIONERS

TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair

JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT

KEVIN SCHILLER, County Manager



Enterprise Town Advisory Board

June 11, 2025

MINUTES

Board Members	David Chestnut, Chair PRESENT Kaushal Shah EXCUSED Andy Toulouse EXCUSED	Barris Kaiser, Vice Chair PRESENT Chris Caluya PRESENT
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Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com **PRESENT**

County Liaison: Tiffany Hesser 702-455-7388 TLH@clarkcountynv.com **EXCUSED**
Jasyson.Dagher@clarkcountynv.gov.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.

Brady Bernhardt, Jamie Miller Comprehensive Planning

II. Public Comment

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

- None

III. Approval of Minutes for May 28, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for May 28, 2025.

Motion **PASSED** (3-0)/ Unanimous.

IV. Approval of Agenda for June 11, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (3-0) /Unanimous

Related applications to be heard together:

4. PA-25-700025-CHAI SS24, LLC:
5. ZC-25-0366-CHAI SS24, LLC:
6. VS-25-0367-CHAI SS24, LLC:
7. WS-25-0368-CHAI SS24, LLC:
8. TM-25-500088-CHAI SS24, LLC:

9. PA-25-700026-KENDALL MITCHELL & IRMA:
10. ZC-25-0388-KENDALL MITCHELL & IRMA:
11. WS-25-0389-KENDALL MITCHELL & IRMA:

13. VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:
14. UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

15. ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
16. VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
17. WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:
18. TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Walk and Talk with Commissioner Naft**
Join Commissioner Naft for a walk around Silverado Ranch Community Center's indoor track to discuss Clark County, its department and agencies, and any feedback you have about the neighborhood.
Tuesday, June 24, 8:30 a.m.
Wednesday, July 30, 9:00 a.m.
 - **MOVIE FESTIVAL IN THE PARK**
Commissioner Justin Jones and LVMPD office of community engagement present movie festival in the park. Join us for an unforgettable night of Music, Food, Local Vendors, Polynesian Dances, a special performance by American Idol Contestant Isaiah Misailegalu, and a showing of Moana 2 starting at 7:30 PM!
JUNE 14 AT BATTLE BORN PARK
(9959 S LINDELL RD)
5PM-10PM
 - **MANDATORY MICROCHIPS STARTING AUGUST 4, 2025**
As part of the changes to CCC Title 10, effective August 4, 2025, each dog or cat over four months of age must be implanted with a microchip in accordance with CCC 10.08.070(b).
Clark County Animal Protection Services has committed \$150,000.00 to bolster pet reunion efforts. To kickstart the program, the county has procured 10,000 microchips and has partnered with Hearts Alive Village, Heaven Can Wait, and the NSPCA to provide microchips for \$5. 00 to unincorporated Clark County residents.

VI. Planning & Zoning

1. **SC-25-0370-JEN HOLDCO 23, LLC:**
STREET NAME CHANGE to name an unnamed road to Highlands Ridge Trail. Generally located south of Starr Hills Avenue and west of Stonewater Lane within Enterprise. JJ/nai/kh (For possible action) **07/01/25 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
2. **UC-25-0387-GSS BLUE DIAMOND, LLC:**
USE PERMIT for a communication tower.
DESIGN REVIEW for a proposed communication tower in conjunction with an existing mini-warehouse facility on a portion of 3.87 acres in a CG (Commercial General) Zone. Generally located east of Grand Canyon Drive and north of Blue Diamond Road within Enterprise. JJ/bb/kh (For possible action) **07/01/25 PC**

Motion by David Chestnut
Action: **APPROVE** per staff conditions
Motion **PASSED** (2-1) / NAY - Kaiser
3. **VS-25-0349-TFC MOUNTAINS EDGE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Mountains Edge Parkway located between Lucca Bluff Street and Rainbow Boulevard within Enterprise (description on file). JJ/my/kh (For possible action) **07/01/25 PC**

Motion by Chris Caluya
Action: **APPROVE** per staff conditions
Motion **PASSED** (3-0) /Unanimous
4. **PA-25-700025-CHAI SS24, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action) **07/01/25 PC**

Motion by Barris Kaiser
Action: **DENY**
Motion **PASSED** (3-0) /Unanimous
5. **ZC-25-0366-CHAI SS24, LLC:**
ZONE CHANGE to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action) **07/01/25 PC**

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

6. **VS-25-0367-CHAI SS24, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action) **07/01/25 PC**

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

7. **WS-25-0368-CHAI SS24, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce street landscaping; **2)** increase the retaining wall height; **3)** reduce the street intersection off-set. **DESIGN REVIEW** for a proposed single-family residential subdivision on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action) **07/01/25 PC**

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

8. **TM-25-500088-CHAI SS24, LLC:**
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action) **07/01/25 PC**

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

9. **PA-25-700026-KENDALL MITCHELL & IRMA:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 0.93 acres. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/gc (For possible action) **07/01/25 PC**

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

10. **ZC-25-0388-KENDALL MITCHELL & IRMA:**
ZONE CHANGES for the following: **1)** to reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and **2)** remove the Neighborhood Protection (RNP) Overlay. Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action) **07/01/25 PC**

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

11. **WS-25-0389-KENDALL MITCHELL & IRMA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) modify residential adjacency standards; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/md/kh (For possible action) **07/01/25 PC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

12. **ET-25-400057 (UC-20-0049)-DESERTXPRESS ENTERPRISES, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) a passenger terminal (train station); 2) retail sales; 3) restaurants; and 4) outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) elimination of freeway buffer; and 2) encroachment into airspace.
DESIGN REVIEWS for the following: 1) passenger terminal (train station); and 2) alternative landscaping in conjunction with a passenger terminal on 110.7 acres in an C-R (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the west side of Las Vegas Boulevard South and the north side of Blue Diamond Road within Enterprise. MN/nai/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

13. **VS-25-0383-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Arby Avenue (alignment), and between La Cienega Street and Placid Street; a portion of right-of-way being La Cienega Street located between Warm Springs Road and Arby Avenue (alignment), and a portion of right-of-way being Warm Springs Road located between La Cienega Street and Placid Street within Enterprise (description on file). MN/mh/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-0) /Unanimous

14. **UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:**
USE PERMIT for a gas station.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.
DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **APPROVE**: Use Permit

DENY: Waiver of Development Standards

APPROVE: Design Review;

ADD Comprehensive Planning Condition:

- Northern boundary wall to be a Noise Attenuating Wall.

Per staff if approved conditions

Motion **PASSED** (2-1) / Caluya-Nay

15. **ZC-25-0350-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise (description on file). JJ/rk (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

16. **VS-25-0352-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Pyle Avenue and Lailah Skye Avenue, and between Arville Street and Hinson Street (alignment) within Enterprise (description on file). JJ/lm/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

17. **WS-25-0351-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce back of curb radius.
DESIGN REVIEW for a single-family detached residential subdivision on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/bb/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

18. **TM-25-500086-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
TENTATIVE MAP consisting of 6 single-family residential lots on 1.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Arville Street and north of Pyle Avenue within Enterprise. JJ/lm/kh (For possible action) **07/02/25 BCC**

Motion by David Chestnut

Action: **DENY**

Motion **PASSED** (3-0) /Unanimous

VII. General Business:

1. None.

VIII. Public Comment:

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

- Two citizens had questions on how their agenda items are handled at the PC and BCC.

IX. Next Meeting Date

The next regular meeting will be June 25, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut

Action: **ADJOURN** meeting at 7:37 p.m.

Motion **PASSED** (3-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres.

Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-22-201-002; 176-22-201-003; 176-22-201-024

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.04
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed Mid-Intensity Suburban Neighborhood (MN) land use category is compatible with the surrounding properties directly to the east and south. Additionally, the request provides a buffer between the properties to the south and to the north. The proposed land use category change will not have a detrimental effect on the surrounding public facilities, infrastructure, and services. Surrounding developments have brought the required facilities directly adjacent to the site including sewer, water, power, cable, etc.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Neighborhood Commercial & Corridor Mixed-Use	CC	Mixed-use development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Neighborhood Commercial	RS20 (NPO-RNP)	Single-family residence

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

Related Applications

Application Number	Request
ZC-25-0427	A zone change to reclassify the site from RS20 (NPO-RNP) to RS3.3 is a companion item on this agenda.
WS-25-0429	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0428	A vacation and abandonment to vacate government patent easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500101	A tentative map for 54 single-family residential lots is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

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

The proposed Mid-Intensity Suburban Neighborhood (MN) land use category on the site is compatible with the surrounding area. The abutting single-family residential subdivision to the east is planned for Low-Intensity Suburban Neighborhood (LN) uses but a non-conforming zone change (NZN-0600-17) was approved for R-2 zoning (RS3.3 equivalent) which is conforming to the proposed Mid-Intensity Suburban Neighborhood (MN) land use category. A similar subdivision located approximately 700 feet to the northwest that is also planned for Low-Intensity Suburban Neighborhood (LN) uses was also approved for R-2 zoning (RS3.3 equivalent) through a non-conforming zone change (NZN-20-0524). The proposed Mid-Intensity Suburban Neighborhood (MN) land use category will also provide an appropriate transition from the more intense mixed-use development to the south and the RS20 (NPO-RNP) zoned single family residential properties to the north. Agate Avenue will also provide a buffer and separation from the Ranch Estate Neighborhood (RN) planned and RS20 (NPO-RNP) zoned properties to the north. Although there is a single-family residence zoned RS20 (NPO-RNP) on the adjacent property to the west, that property is planned for Neighborhood Commercial uses. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 20, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

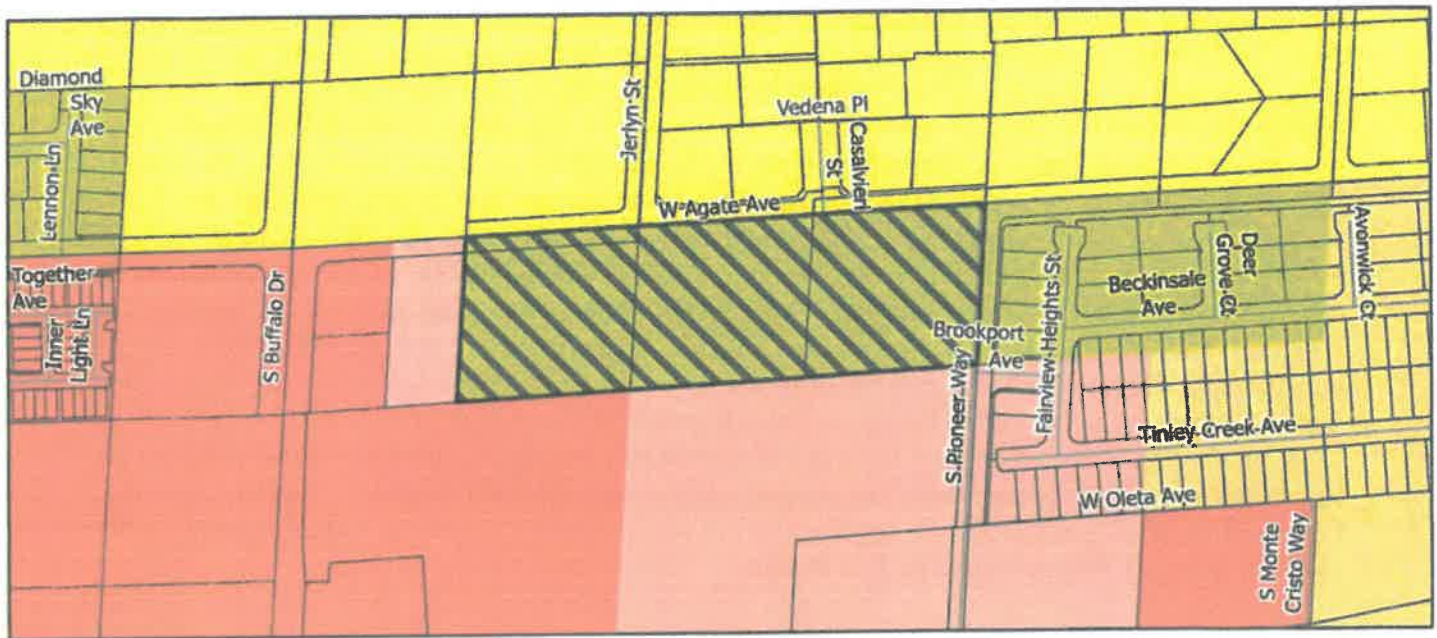
TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KB HOME

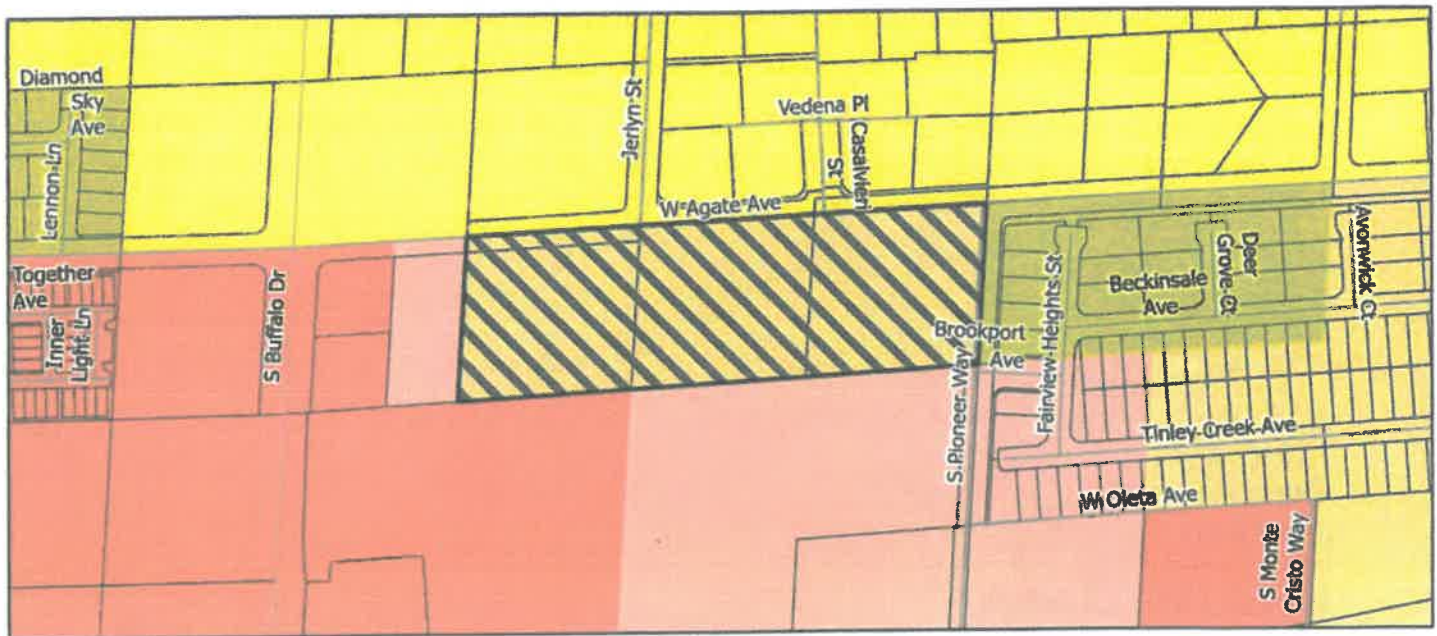
CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

Planned Land Use Amendment PA-25-700027

DRAFT



Current



Requested

Nighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Planning Areas

Requested Area To Change

Enterprise Clark County, Nevada

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





Department of Comprehensive Planning Application Form

1A

ASSESSOR PARCEL #(s): 176-22-201-002, 003 and 024

PROPERTY ADDRESS/ CROSS STREETS: AGATE AVENUE & PIONEER WAY

DETAILED SUMMARY PROJECT DESCRIPTION

A PROPOSED 54-LOT RESIDENTIAL DEVELOPMENT - PLAN AMENDMENT

PROPERTY OWNER INFORMATION

NAME: PETER J & ANGELA A BECKER REVOCABLE TRUST

ADDRESS: 6767 WEST TROPICANA AVENUE, SUITE # 110

CITY: LAS VEGAS STATE: NV ZIP CODE: 89103

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB HOME

ADDRESS: 5795 BADURA AVENUE, SUITE # 180

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: (702)266-8451 CELL _____ EMAIL: acdeleon@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA

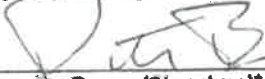
ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # 172217

TELEPHONE: (702)873-7550 CELL _____ EMAIL: jeffreya@vtnnv.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)*

PETER BECKER
Property Owner (Print)

4/7/25
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 checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) PA-25-700027

PC MEETING DATE 7/15/25

BCC MEETING DATE 8/20/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 5/27/25

FEES \$3,200

DATE 6/25/25

May 15, 2025, Revised 5/21/2025
W.O # 8424

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Plan Amendment

RE: APNs 176-22-201-002, 003 and 024 – 7.04 Gross Acres

Planning Department:

**PLANNER
COPY**
5/21/25

On behalf of our client KB Home Las Vegas Inc, VTN Nevada is requesting the approval of a Plan Amendment in conjunction with an associated Zone Change, Design Review, Tentative Map, Waiver of Development Standards and Vacation applications for the above reference parcels. KB Home Las Vegas Inc. is proposing to develop the subject parcel as a 54-Lot residential development with a proposed zoning of RS-3.3 (Residential Single Family 3.3) from RS-20 (Residential Single Family-20). A Plan Amendment with a proposed land-use designation of MN (Mid Intensity Suburban Neighborhood) within the Enterprise Land Use planning area, Commissioner Justin Jones's district.

A Neighborhood Meeting was held on December 30, 2024, at the Windmill Library.

Land Use Request:

1. Plan Amendment: LN (Low Intensity Suburban Neighborhood-Up to 5 du/ac.) to MN (Mid Intensity Suburban Neighborhood-Up to 8 du/ac.)

The proposed single family residential development is located south of Agate Avenue and west of Pioneer Way.

Project Information:

The subject parcels are currently zoned RS-20 (Residential Single Family-20) and are designated as LN (Low Intensity Suburban Neighborhood – Up to 5 du/ac) within the Enterprise Land Use Plan area.

The project site is bound by properties with the following zoning and planned land uses:

- South: CC (Commercial Core) and NC (Neighborhood Commercial)
- West: RS-20 (Residential Single Family 20) and NC (Neighborhood Commercial)
- North: RS-20 (Residential Single Family-20) and RE (Ranch Estate Neighborhood (up to 2 du/ac)
- East: RS-3.3 (Residential Single family-3.3) and LN (Low Intensity Suburban Neighborhood (up to 5 du/ac)

The Project

The proposed 54-lot single family residential subdivision will be constructed on land located east of Buffalo Drive and south of Agate Avenue and west of Pioneer Way.

The plans depict a proposed single-family residential development consisting of 54 residential lots on approximately 7.04 acres for an overall density of 7.67 dwelling units per gross acre.

Product

The proposed single-family detached lot sizes range from 3,324 square feet to 5,134 square feet for an average lot size of 3,733 square feet. The lots will have access from the proposed internal street networking consisting of 42-foot-wide private streets, with 36 feet (flowline to flowline), 2 foot of "R" type curb and a 4-foot sidewalk on one (1) side of the street and also 30-foot private streets.

REQUEST:

1. Master Plan Amendment

- a. A Master Plan Amendment to amend the planned land use for the subject property from LN (Low Intensity Suburban Neighborhood (up to 5 du/ac.) to MN (Mid Intensity Suburban Neighborhood) (up to 8 du/ac). The requested planned land use of MN (Mid Intensity Suburban Neighborhood) provides a buffer between the north and south. It is also compatible with the surrounding property directly to the east and south.
- b. The proposed land use change will not have a detrimental effect on the surrounding public facilities, infrastructure and public services. The subject property is within an area that is rich with development and can be considered "infill development". Surrounded on four (4) sides by residential and commercial development. Existing surrounding developments have brought the required facilities directly adjacent to the site. The area surrounding the site has provided sewer, water, power, cable, etc., directly adjacent to the site.
The site is within two (2) miles of Mountains Edge Park, located at 8101 Mountains Edge Parkway.
The site is within two (2) miles of Mark L. Fine Elementary School, located at 6635 Cougar Avenue.
The site is within two (2) miles of Barry and Jube Gunderson Middle School, located at 10155 Marnie Street.

The site is within four (4) miles of Desert Oasis High School, located at 6600 West Erie Avenue.
The site is within one (1) mile of Fire Station # 66, located at 7929 West Mountains Edge Parkway.
The site is within three (3) miles of the Clark County Enterprise Area Command located at 6975 West Windmill Lane.

The Proposed Master Plan Amendment aligns with the Countywide Goals and Policies as detailed in the Clark County Master Plan:

Pursuant to Goal 1.1 of providing opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities, this amendment introduces a new housing type (Policy 1.1.1). The Mid Intensity Suburban Neighborhood designation will provide new housing opportunities at higher densities. The project's proximity to Agate Avenue and Pioneer Avenue provides public transportation opportunities, commercial and recreation service within this corridor (Policy 1.1.2).

Pursuant to Goal 1.3 of encouraging the development of new neighborhoods that meets Clark County goals and policies, with this amendment it allows the developer to provide new housing opportunities within Clark County. The housing models bring desired architectural styles, streetscapes and landscaping (Policy 1.3.1) that may not otherwise be possible under the current planned land uses. The proposed development resulting from this amendment will promote connectivity to existing services of the surrounding communities (Policy 1.3.3). The compatibility with existing developments and the unique consideration of the site illustrates a commitment to sustainable growth within the area.

Pursuant to Goal 1.4 we are proposing full half street improvements including landscaping, curb and gutter along Buffalo and Agate to enhance the neighborhood walkability and quality. This development also promotes infill development while providing a solid buffer/transition from the low-density homes to the north and the high-density apartments to the south.

Pursuant to Goal 1.5 we are proposing to side homes adjacent to the rural areas in order to provide less adjacent neighbors/homes that can be seen from the lower density neighborhoods to the north. The existing equestrian trail that runs along the north shall remain with this proposal which allows the rural character to be maintained while also providing safe passage for pedestrians.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Anthony Deleon, KB Home

**PLANNER
COPY**

5/27/25

PA-25-700027

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

ZONE CHANGES for the following: 1) reclassify 7.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located south of Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action)

RELATED INFORMATION:

APN:

176-22-201-002; 176-22-201-003; 176-22-201-024

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.04
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed RS3.3 zoning is compatible with the surrounding properties in the area. The proximity of the site to Blue Diamond Road provides commercial opportunities to potential residents of the site. The proposed zoning will not have a detrimental effect on the surrounding public facilities, infrastructure, and services. Surrounding developments have brought the required facilities directly adjacent to the site including sewer, water, power, cable, etc.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Neighborhood Commercial & Corridor Mixed-Use	CC	Mixed-use development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential
West	Neighborhood Commercial	RS20 (NPO-RNP)	Single-family residence

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

Related Applications

Application Number	Request
PA-25-700027	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-25-0429	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0428	A vacation and abandonment to vacate government patent easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500101	A tentative map for 54 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the surrounding area. The abutting single-family residential subdivision to the east is zoned RS3.3. The proposed RS3.3 zoning on the site would be a continuation of the same zoning along the south side of Agate Avenue. A similar subdivision located adjacent to a Neighborhood Protection (RNP) Overlay is approximately 700 feet to the northwest and is also zoned RS3.3. The proposed RS3.3 zoning will also provide an appropriate transition from the more intense mixed-use development zoned CC to the south and the RS20 (NPO-RNP) zoned single-family residential properties to the north. Agate Avenue will also provide a buffer and separation from the Ranch Estate Neighborhood (RN) planned and RS20 (NPO-RNP) zoned properties to the north. Although there is a single-family residence zoned RS20 (NPO-RNP) on the adjacent property to the west, that property is planned for Neighborhood Commercial uses. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 20, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**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 #0018-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT: KB HOME****CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146**



Department of Comprehensive Planning Application Form

2A

ASSESSOR PARCEL #(s): 176-22-201-002, 003 and 024

PROPERTY ADDRESS/ CROSS STREETS: AGATE AVENUE & PIONEER WAY

DETAILED SUMMARY PROJECT DESCRIPTION

A PROPOSED 54-LOT RESIDENTIAL DEVELOPMENT - ZONE CHANGE

PROPERTY OWNER INFORMATION

NAME: PETER J & ANGELA A BECKER REVOCABLE TRUST

ADDRESS: 6767 WEST TROPICANA AVENUE, SUITE # 110

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB HOME

ADDRESS: 5795 BADURA AVENUE, SUITE # 180

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: (702)266-8451 CELL _____

EMAIL: acdeleon@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # 172217

TELEPHONE: (702)873-7550 CELL _____

EMAIL: jeffreya@vtnnv.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)*

PETER BECKER
Property Owner (Print)

4/7/25
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 checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 2C-25-0427

PC MEETING DATE 7/15/25

BCC MEETING DATE 8/20/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RL

DATE 5/27/25

FEES \$1,700

DATE 6/25/25

May 15, 2025, **Revise 5/20/2025**
W.O # 8424

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Zone Change

RE: APNs 176-22-201-002, 003 and 024 – 7.04 Gross Acres

Planning Department:

On behalf of our client KB Home Las Vegas Inc, VTN Nevada is requesting the approval of a Zone Change in conjunction with an associated Plan Amendment, Design Review, Tentative Map, Waiver of Development Standards and Vacation applications for the above reference parcels. KB Home Las Vegas Inc. is proposing to develop the subject parcel as a 54-Lot residential development with a proposed zoning of RS-3.3 (Residential Single Family 3.3) from RS-20 (Residential Single Family-20). A Plan Amendment with a proposed land-use designation of MN (Mid Intensity Suburban Neighborhood) within the Enterprise Land Use planning area, Commissioner Justin Jones's district.

Land Use Request:

1. Zone Change: RS 20 (Residential Single Family-20) to RS 3.3 (Residential Single Family-3.3)
2. Zone Change: To remove the site from RNP-NPO (Rural Neighborhood Preservation-NPO)
(Section 30.04.06.G.2.i)

The proposed single family residential development is located south of Agate Avenue and west of Pioneer Way.

Project Information:

The subject parcels are currently zoned RS-20 (Residential Single Family-20) and are designated as LN (Low Intensity Suburban Neighborhood – Up to 5 du/ac) within the Enterprise Land Use Plan area.

The project site is bound by properties with the following zoning and planned land uses:

- South: CC (Commercial Core) and NC (Neighborhood Commercial)
- West: RS-20 (Residential Single Family 20) and NC (Neighborhood Commercial)
- North: RS-20 (Residential Single Family-20) and RE (Ranch Estate Neighborhood (up to 2 du/ac)
- East: RS-3.3 (Residential Single family-3.3) and LN (Low Intensity Suburban Neighborhood (up to 5 du/ac)

**PLANNER
COPY**

5/27/25

20-25-0427

The Project

The proposed 54-lot single family residential subdivision will be constructed on land located east of Buffalo Drive and south of Agate Avenue and west of Pioneer Way.

The plans depict a proposed single-family residential development consisting of 54 residential lots on approximately 7.04 acres for an overall density of 7.67 dwelling units per gross acre.

Product

The proposed single-family detached lot sizes range from 3,324 square feet to 5,134 square feet for an average lot size of 3,733 square feet. The lots will have access from the proposed internal street networking consisting of 42-foot-wide private streets, with 36 feet (flowline to flowline), 2 foot of "R" type curb and a 4-foot sidewalk on one (1) side of the street and 30-foot private streets.

REQUEST:

1. Zoning Change

The applicant is requesting a Zone Change for the following:

- a. Zoning: From RS-20 (Residential Single Family-20) to RS 3.3 (Residential Single Family-3.3)
- b. To remove the site from RNP-NPO (Rural Neighborhood Preservation-NPO).

The applicant is requesting the zone change to develop the subject property as a 54-lot residential development which meets the requirement of the RS-3.3 district, while being compatible with the surrounding community to meet the goals and requirement for housing opportunities within the Las Vegas valley. The proposed zone change will not have a detrimental effect on the surrounding public facilities, infrastructure and public services. The subject property is within an area that is rich with development and can be considered "infill development". Surrounded on four (4) sides by residential and commercial development. The proximity to the Blue Diamond area with its commercial opportunities, existing apartments to the south, and the adjacent residential uses support the zoning change for the proposed residential uses.

Existing surrounding developments have brought the required facilities directly adjacent to the site. The area surrounding the site has provided sewer, water, power, cable, etc., directly adjacent to the site.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Anthony Deleon, KB Home

5/27/25
**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way and Agate Avenue and Blue Diamond Road; a portion of right-of-way being Agate Avenue located between Buffalo Drive and Pioneer Way within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-22-201-002; 176-22-201-003; 176-22-201-024

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of existing patent easements within the subject site, as well as a portion of public right-of-way being Agate Avenue. The patent easements are no longer needed, and the vacation of a portion of right-of-way is necessary to accommodate the required detached sidewalk for the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed-Use	CC	Mixed-use development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development
West	Neighborhood Commercial	RS20 (NPO-RNP)	Single-family residence

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

Related Applications

Application Number	Request
PA-25-700027	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0427	A zone change to reclassify the site from RS20 (NPO-RNP) to RS3.3 is a companion item on this agenda.
WS-25-0429	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500101	A tentative map for 54 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 20, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to the back of curb for Agate Avenue, 30 feet to the back of curb for Pioneer Way and associated spandrel;

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

3A

ASSESSOR PARCEL #(s): 176-22-201-002, 003 and 024

PROPERTY ADDRESS/ CROSS STREETS: AGATE AVENUE & PIONEER WAY

DETAILED SUMMARY PROJECT DESCRIPTION

A PROPOSED 54-LOT RESIDENTIAL DEVELOPMENT - VACATIONS

PROPERTY OWNER INFORMATION

NAME: PETER J & ANGELA A BECKER REVOCABLE TRUST

ADDRESS: 6767 WEST TROPICANA AVENUE, SUITE # 110

CITY: LAS VEGAS STATE: NV ZIP CODE: 89103

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB HOME

ADDRESS: 5795 BADURA AVENUE, SUITE # 180

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: (702)266-8451 CELL _____ EMAIL: acdeleon@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # 172217

TELEPHONE: (702)873-7550 CELL _____ EMAIL: jeffreya@vtnnv.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)*

PETER BECKER
Property Owner (Print)

4/7/25
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 checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) VS-25-0428

PC MEETING DATE 7/15/25

BCC MEETING DATE 8/20/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 5/27/25

FEES \$1,700

DATE 6/25/25

May 15, 2025, Revised 5/20/2025
W.O # 8424

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Vacation - Patent Easements
2. Vacation - Public Right of Way

RE: APNs 176-22-201-002, 003 and 024 – 7.04 Gross Acres

Planning Department:

On behalf of our client KB Home Las Vegas Inc, VTN Nevada is requesting the approval of a Vacation application in conjunction with an associated Plan Amendment, Zone Change, Design Review, Tentative Map, and Waiver of Development Standards applications for the above reference parcels. KB Home Las Vegas Inc. is proposing to develop the subject parcel as a 54-Lot residential development with a proposed zoning of RS-3.3 (Residential Single Family 3.3) from RS-20 (Residential Single Family-20). A Plan Amendment with a proposed land-use designation of MN (Mid Intensity Suburban Neighborhood) within the Enterprise Land Use planning area, Commissioner Justin Jones's district.

Land Use Request:

1. Vacation: Patent Easements
2. Vacation: Public Right of Way

The proposed single family residential development is located south of Agate Avenue and west of Pioneer Way.

Project Information:

The subject parcels are currently zoned RS-20 (Residential Single Family-20) and are designated as LN (Low Intensity Suburban Neighborhood – Up to 5 du/ac) within the Enterprise Land Use Plan area.

The project site is bound by properties with the following zoning and planned land uses:

- South: CC (Commercial Core) and NC (Neighborhood Commercial)
- West: RS-20 (Residential Single Family 20) and NC (Neighborhood Commercial)
- North: RS-20 (Residential Single Family-20) and RE (Ranch Estate Neighborhood (up to 2 du/ac)
- East: RS-3.3 (Residential Single family-3.3) and LN (Low Intensity Suburban Neighborhood (up to 5 du/ac)

5/17/25
**PLANNER
COPY**

The Project

The proposed 54-lot single family residential subdivision will be constructed on land located east of Buffalo Drive and south of Agate Avenue and west of Pioneer Way.

The plans depict a proposed single-family residential development consisting of 54 residential lots on approximately 7.04 acres for an overall density of 7.67 dwelling units per gross acre.

Product

The proposed single-family detached lot sizes range from 3,324 square feet to 5,134 square feet for an average lot size of 3,733 square feet. The lots will have access from the proposed internal street networking consisting of 42-foot-wide private streets, with 36 feet (flowline to flowline), 2 foot of "R" type curb and a 4-foot sidewalk on one (1) side of the street and also 30-foot private streets.

REQUEST:

1. Vacation – Patent Easements

The applicant is requesting a vacation of 33 feet of patent easement for APN: 176-22-201-003 along the eastern, western and southern property boundary, and 8 feet along the Agate Avenue to allow for landscaping and detached sidewalks as required by code.

The applicant is also requesting to vacate 5 feet of patent easement for APN: 176-22-201-024 along the northern and eastern portion portions of the site to allow for landscaping and detached sidewalks.

2. Vacation – Public Right of Way

The applicant is requesting a vacation of 5 feet of public right of way along the property frontage of Agate Avenue for APN: 176-22-201-002 to allow for the construction of landscaping and detached sidewalks.

Utilities

Sanitary Sewer

The existing sanitary sewer service is provided from the existing (8) eight-inch sanitary sewer line located in Pioneer Way. The applicant is proposing connection to the line to provide service to the proposed development.

Water

The existing water service is also located in both Agate Avenue and Pioneer Way. The Pioneer Way line consists of an existing (8) eight-inch line and the Agate Avenue line consists of an existing twelve (12) inch line.

The applicant is proposing connection to these lines to provide service to the proposed development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and will conform to Clark County standards.

Flood Zone

The subject property is not within a 100-year flood zone.

The subject property is within a shaded Zone "X" per Firm Panel # 32003C2545F.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Anthony Deleon, KB Home

5/27/25
**PLANNER
COPY**
VS-25-0428

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) increase wall height; 3) modified residential adjacency standards; 4) reduce driveway separation; and 5) reduce street intersection off-set.

DESIGN REVIEW for a single-family detached residential subdivision on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. J1/r/cv
(For possible action)

RELATED INFORMATION:

APN:

176-22-201-002; 176-22-201-003; 176-22-201-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce rear setbacks for Lots 46 through 50 to 13 feet where a minimum of 15 feet is required per Section 30.02.07 (a 13% reduction).
2.
 - a. Allow an 8 foot screen wall along the west property line where a maximum of 6 feet is permitted per Section 30.04.03B (a 33% increase).
 - b. Allow a 4 foot retaining wall along the west property line where a maximum of 3 feet is permitted per Section 30.04.03C (a 33% increase).
3. Allow lot sizes less than 10,000 square feet (as small as 3,324 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.
4. Reduce the separation from the back of curb to a driveway to 15 feet where a minimum of 20 feet is required per Uniform Standard Drawing 222 (a 25% reduction).
5. Reduce the street intersection off-set to 83 feet where a minimum of 125 feet is required per Section 30.04.08F (a 33% reduction).

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.04

- Project Type: Single-family residential development
- Number of Lots: 54
- Density (du/ac): 7.67
- Minimum/Maximum Lot Size (square feet): 3,324/5,134
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 1,850 to 2,482

Site Plans

The plans depict a proposed single-family residential subdivision at the southwest corner of Agate Avenue and Pioneer Way. The subdivision will have only one access point to the site, which is located on Pioneer Way to the east. The internal street layout is comprised of private streets which ends in stub streets. Street A, an east/west street, serves as the entry point to the subdivision from Pioneer Way, which varies in width from 38 feet to 42 feet. Street B, a north/south street, varies in width from 38 feet to 42 feet. Streets C, D, and E are all north/south streets and are 30 feet wide. A 4 foot wide sidewalk is provided on one side of Streets A and B.

The applicant has requested to reduce the rear yard setback to 13 feet for Lots 46 to 50. The applicant has also requested waivers for the increased retaining wall and screen wall height. The proposed walls will be along the west property line. Lastly, the applicant has requested to allow the minimum lot size to be as small as 3,324 square feet when abutting a Neighborhood Protection (RNP) Overlay.

Landscaping

A detached sidewalk is being proposed along Agate Avenue and Pioneer Way, with a 5 foot wide landscape strip on both sides of the 5 foot wide sidewalk. The plan depicts large trees and shrubs provided for every 30 linear feet of street frontage.

Elevations

The plans depict 2 story models with a maximum height of 25 feet. The elevations on all 4 sides consist of a concrete tile roof, stucco exterior with variable rooflines, faux window shutters on some elevation options, foam trim, stone veneer on some elevation options, a porch, and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 3 to 4 bedrooms and 2.5 bathrooms. Each home will have a 2 car garage.

Applicant's Justification

The applicant is requesting waivers of development standards and design review for a 54 lot single-family detached residential subdivision with a density of 7.67 dwelling units per acre. The applicant is requesting waivers to allow increased retaining wall height and increased screen wall height above the retaining wall to allow more privacy for the neighboring property to the west. Also, the existing residence to the west is on the high side so the retaining wall will not be visible from their property. The applicant is requesting to reduce the rear setback for the largest floor plan to allow for a 20 foot long driveway in the front. The applicant states that the

request to allow the smaller lot adjacent to the NPO-RNP and the intent for this development is to meet the RS3.3 minimum lot size requirement. The applicant is requesting to allow modification of the Uniform Standard Drawings 201 and 222.1. This is to allow for a reduced street offset between the proposed Private Street A and the existing private street to the south (Brookport Avenue) on the east side of Pioneer Way from 125 feet of right-of-way to 83 feet. To minimize the impact on traffic on Agate Avenue and locate the community entrance away from the existing RS20 zoned properties and have the main access designed to be on Pioneer Way. The reduction of the back of curb radius is all interior to the development and will not adversely impact residential traffic within the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed-Use	CC	Mixed-use development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development
West	Neighborhood Commercial	RS20 (NPO-RNP)	Single-family residence

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

Related Applications

Application Number	Request
PA-25-700027	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0427	A zone change to reclassify the site from RS20 (NPO-RNP) to RS3.3 is a companion item on this agenda.
VS-25-0428	A vacation and abandonment to vacate government patent easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500101	A tentative map for 54 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the reduction of rear setbacks is simply due to the footprint of the homes being too large for the proposed lots; a modest reduction in square footage or the selection of a different model of home would eliminate the need for a waiver. The requested reduction of the rear setback is a self-imposed hardship; therefore, staff cannot support this request.

Waiver of Development Standards #2

The applicant is requesting to increase the retaining wall height to 4 feet, where 3 feet is the maximum height allowed per Title 30 requirements. An 8 foot high screen wall is proposed on top of the retaining wall. These requests are for the perimeter wall along the west property line where the development abuts an existing single-family residence. Staff typically does not support wall height increase requests and finds that there are several alternatives provided within Title 30 that can be utilized to either minimize or completely remove the waivers such as tiering the retaining walls. In addition, staff is not supporting the waiver for the reduced setbacks and lot sizes. Therefore, staff is recommending denial.

Waiver of Development Standards #3

The applicant is requesting a waiver to allow a lot abutting the Rural Neighborhood Preservation NPO to be less than 10,000 square feet in size. The (NPO-RNP) area is located to the west and to the north of Agate Avenue. The residential adjacency requirements require a minimum lot size of 10,000 square feet for the lots on the north and west portions of the development. However, the proposed development will have a minimum lot size of 3,324 square feet. The proposed subdivision can be redesigned by providing larger lots abutting the NPO- RNP properties to the north and the west in order to provide proper transition. 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.

The elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes meet the minimum design required by Title 30. The landscaping is compatible with the surrounding area. However, approval of this

request is contingent upon approval of the waivers of development standards, which staff does not support.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the request to reduce the street intersection off-set between Brookport Avenue and Street "A". With the additional common elements adjacent to Plum Ridge Street, visibility will be improved for those entering the site.

Waiver of Development Standards #5

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway to be a self-imposed hardship that could be addressed with a site redesign.

Staff Recommendation

Approval of waiver of development standards #4; denial of waivers of development standards #1, #2, #3, #5, and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 20, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

- Right-of-way dedication to include 30 feet to the back of curb for Agate Avenue, 30 feet to the back of curb for Pioneer Way and associated spandrel;
- Lot 54 to be allotted only a one (1) car garage.

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 #0018-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

4A

ASSESSOR PARCEL #(s): 176-22-201-002, 003 and 024

PROPERTY ADDRESS/ CROSS STREETS: AGATE AVENUE & PIONEER WAY

DETAILED SUMMARY PROJECT DESCRIPTION

A PROPOSED 54-LOT RESIDENTIAL DEVELOPMENT - DESIGN REVIEW & WAIVER OF DEVELOPMENT STANDARDS

PROPERTY OWNER INFORMATION

NAME: PETER J & ANGELA A BECKER REVOCABLE TRUST

ADDRESS: 6767 WEST TROPICANA AVENUE, SUITE # 110

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB HOME

ADDRESS: 5795 BADURA AVENUE, SUITE # 180

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: (702)266-8451

CELL _____

EMAIL: acdeleon@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA

ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # 172217

TELEPHONE: (702)873-7550

CELL _____

EMAIL: jeffreya@vtnnv.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)*

PETER BECKER
Property Owner (Print)

4/7/25
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 checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s)

WS-25-0429

PC MEETING DATE

7/15/25

BCC MEETING DATE

8/20/25

TAB/CAC LOCATION

Enterprise

ACCEPTED BY

RG

DATE

5/27/25

FEES

\$3,200

DATE

6/25/25

May 5, 2025, Revised 5/20/2025
W.O # 8424

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Design Review
2. Waiver of Development Standards

RE: APNs 176-22-201-002, 003 and 024 – 7.04 Gross Acres

Planning Department:

On behalf of our client KB Home Las Vegas Inc, VTN Nevada is requesting the approval of a Design Review and Waiver of Development Standards applications in conjunction with an associated Plan Amendment, Zone Change, Tentative Map and Vacation applications for the above reference parcels. KB Home Las Vegas Inc. is proposing to develop the subject parcel as a 54-Lot residential development with a proposed zoning of RS-3.3 (Residential Single Family 3.3) from RS-20 (Residential Single Family-20). A Plan Amendment with a proposed land-use designation of MN (Mid Intensity Suburban Neighborhood) within the Enterprise Land Use planning area, Commissioner Justin Jones's district.

Land Use Request:

1. Design Review: Architecture
2. Waiver of Development Standards

The proposed single family residential development is located south of Agate Avenue and west of Pioneer Way.

Project Information:

The subject parcels are currently zoned RS-20 (Residential Single Family-20) and are designated as LN (Low Intensity Suburban Neighborhood – Up to 5 du/ac) within the Enterprise Land Use Plan area.

The project site is bound by properties with the following zoning and planned land uses:

- South: CC (Commercial Core) and NC (Neighborhood Commercial)
- West: RS-20 (Residential Single Family 20) and NC (Neighborhood Commercial)
- North: RS-20 (Residential Single Family-20) and RE (Ranch Estate Neighborhood (up to 2 du/ac)
- East: RS-3.3 (Residential Single family-3.3) and LN (Low Intensity Suburban Neighborhood (up to 5 du/ac)

PLANNER
COPY

5/27/25

The Project

The proposed 54-lot single family residential subdivision will be constructed on land located east of Buffalo Drive and south of Agate Avenue and west of Pioneer Way.

The plans depict a proposed single-family residential development consisting of 54 residential lots on approximately 7.04 acres for an overall density of 7.67 dwelling units per gross acre.

Product

The proposed single-family detached lot sizes range from 3,324 square feet to 5,134 square feet for an average lot size of 3,733 square feet. The lots will have access from the proposed internal street networking consisting of 42-foot-wide private streets, with 36 feet (flowline to flowline), 2 foot of "R" type curb and a 4-foot sidewalk on one (1) side of the street and also 30-foot private streets.

REQUEST:

1. Design Review

The elevations for the 25-foot product show three (3) two-story single-family detached residential models. Each model has three (3) elevations including covered porches, building pop-outs, etc. All elevations on the plans depict enhanced architectural elements with four-sided architecture. The floor plans show homes ranging in size from 1,850 to 2,469 square feet (livable area) with options, which may further increase the area of each model. All models will have a 2-car garage (front-loaded). The plans will have a maximum height of less than 25 feet. The development will be providing landscaping along the perimeter that meet current county standards including detached sidewalk and trees within the landscaping buffer area.

2. Waivers of Development Standards

1. Allow for retaining wall at 4.2 feet in height where 3 feet is the maximum allowed within 5 feet of the property line.
2. Street offset from private street to private street at 83.05 feet where 125 feet is standard.
3. To allow for a back of curb radius at 15 feet where 20 feet is standard. (Standard Drawing # 201)
4. To reduce the rear yard setback for lots 46 through 50 from 15 feet to 13 feet. (Section 30.02.07)
5. To allow a screen wall at 8 feet where the maximum allowed is 6 feet. (Section 30.04.03)
6. To allow lot sizes less than 10,000 square feet for lots 24 through 30 (Section 30.04.06. G. 2.i) as small as 3,324 square feet where residential development within abutting or adjacent RNP-NPO shall transition along RNP boundaries.
7. To allow side interior setbacks of 5 feet where development shall comply with the side zoning district setback adjacent to RNP-NPO lots along any shared lot lines per Section 30.04.06.G.2.i; for lots 30, 31, 37, 38, 44, 45, 51 and 52.
8. To allow for a rear yard setback of 15 feet where 30 feet is required per Section 30.04.06.G, where development shall comply with the rear zoning district setback of the adjacent RNP-NPO lot along any shared lot lines for lots 24 through 30.

5/27/25
**PLANNER
COPY**

Waiver #1

The applicant is requesting a waiver to allow for a 4-foot retaining wall along the western property boundary. The existing residence to the west is on the high side so the retaining wall will not be visible from their property. There is also a 4.2-foot maximum retaining wall height between interior lots as shown on "Detail I", that are interior to the development and will not impact the surrounding properties. This is due to the existing terrain of the property from west to east and to facilitate storm drainage and connection to existing utilities.

Waiver # 2

The applicant is requesting the waiver to allow for a reduced street offset between the proposed Private Street "A" and the existing private street to the south (Brookport Avenue) on the east side of Pioneer Way from 125 feet right of way to right of way to 83.05 feet. To minimize the impact to traffic on Agate and locate the community entrance away from the existing RS-20 neighbors, the main access has been designed to be at Pioneer. The shape of the parcel limits the available frontage along Pioneer to meet the standard separation from the existing gated community to the east. Adequate sight visibility between the intersections is available with the proposed design.

Waiver # 3

The applicant is requesting a waiver to allow for a back of curb radius at 15 feet where 20 feet is required. The 15-foot curb radius are all interior to the development and will not adversely impact residential and commercial vehicles traversing the property.

Waiver # 4

To allow reduced rear yard setback for lots 46 through 50 feet from 15 feet to 13 feet for the largest floor plan. Plan 2469 is 60 feet in depth, with a 20-foot setback to the garage and 13-foot rear yard setback.

Waiver # 5

To allow a screen wall at 8 feet where the maximum allowed is 6 feet along the western property line. This request is to provide additional privacy for the adjacent to the existing residence.

Waiver # 6

To allow lot sizes less than 10,000 square feet for lots 24 through 30 (Section 30.04.06. G. 2.i) as small as 3,324 square feet where residential development within abutting or adjacent RNP-NPO shall transition along RNP boundaries. The proposed lots will meet the minimum standards for the proposed RS-3.3 standards.

Waiver # 7

To allow side interior setbacks of 5 feet where development shall comply with the side zoning district adjacent to RNP-NPO lots along any shared lot lines per Section 30.04.06.G.2.i; for lots 30, 31, 37, 38, 44, 45, 51 and 52. The proposed lots will meet the minimum standards for the proposed RS-3.3 standards, however, section 30.04.06.G.2.i) requires a minimum side yard setback of 10 feet and a street side setback of 15 feet. The proposed lots are all larger than the minimum of the RS-3.3 district. In addition, these lots are adjacent to a 15-foot landscaping buffer along Agate Avenue, and a 60-foot public street which separates the lots from the existing RS-20 lots to the north. Combined, the separation distance between the proposed development and the existing residential RS-20 properties will far exceed the minimum requirements.

5/27/25
**PLANNER
COPY**

Waiver # 8

To allow for a rear yard setback of 15 feet where 30 feet is required per Section 30.04.06.G, where development shall comply with the rear zoning district setback of the adjacent RNP-NPO lot along any shared lot lines for lots 24 through 30.

The proposed lots will meet and exceed the minimum lot size standards for the proposed RS-3.3 standards, however the section 30.04.06.G.2.i, requires the rear yard setback back consistent with the RS-20 standards. These lots will be providing a minimum 15-foot rear yard setback, in addition to the 17-foot side yard setback of the existing residence provides over 32 feet of rear yard privacy.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Anthony Deleon, KB Home

5/27/25
**PLANNER
COPY**

WS-25 - 0429

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

TENTATIVE MAP consisting of 54 single-family residential lots and common lots on a 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. N/r/g/cv
(For possible action)

RELATED INFORMATION:

APN:

176-22-201-002; 176-22-201-003; 176-22-201-024

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.04
- Project Type: Single-family residential development
- Number of Lots/Units: 54
- Density (du/ac): 7.67
- Minimum/Maximum Lot Size (square feet): 3,324/5,134

Project Description

The plans depict a proposed single-family residential subdivision at the southwest corner of Agate Avenue and Pioneer Way. The subdivision will have only one access point to the site, which is located on Pioneer Way to the east. The internal street layout is comprised of private streets which ends in stub streets. Street A, an east/west street, serves as the entry point to the subdivision from Pioneer Way, which varies in width from 38 feet to 42 feet. Street B, a north/south street, varies in width from 38 feet to 42 feet. Streets C, D, and E are all north/south streets and are 30 feet wide. A 4 foot wide sidewalk is provided on one side of Streets A and B.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development
South	Neighborhood Commercial & Corridor Mixed-Use	CC	Mixed-use development
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS3.3	Single-family residential development
West	Neighborhood Commercial	RS20 (NPO-RNP)	Single-family residence

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

Related Applications

Application Number	Request
PA-25-700027	A plan amendment to redesignate the site from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0427	A zone change to reclassify the site from RS20 (NPO-RNP) to RS3.3 is a companion item on this agenda.
VS-25-0428	A vacation and abandonment to vacate government patent easements and a portion of right-of-way is a companion item on this agenda.
WS-25-0429	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the design of the subdivision lacks connectivity to a secondary street, with only a single point of entry and exit to the development via Pioneer Way. In accordance with Title 30.04.09C, single-family subdivisions on sites greater than 5 acres shall include a minimum of 2 through-access drives. Also, staff is not supporting the companion waivers of development standards and design review requests; therefore, staff recommends denial of the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 20, 2025 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet to the back of curb for Agate Avenue, 30 feet to the back of curb for Pioneer Way and associated spandrel;
- Lot 54 to be allotted only a one (1) car garage.

Building Department - Addressing

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

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 #0018-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 176-22-201-002, 003 and 024

PROPERTY ADDRESS/ CROSS STREETS: AGATE AVENUE & PIONEER WAY

DETAILED SUMMARY PROJECT DESCRIPTION

A PROPOSED 54-LOT RESIDENTIAL DEVELOPMENT - TENTATIVE MAP

PROPERTY OWNER INFORMATION

NAME: PETER J & ANGELA A BECKER REVOCABLE TRUST

ADDRESS: 6767 WEST TROPICANA AVENUE, SUITE # 110

CITY: LAS VEGAS STATE: NV ZIP CODE: 89103

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: KB HOME

ADDRESS: 5795 BADURA AVENUE, SUITE # 180

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: (702)266-8451 CELL _____ EMAIL: acdeleon@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: VTN-NEVADA

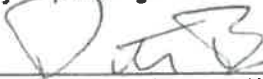
ADDRESS: 2727 SOUTH RAINBOW BOULEVARD

CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # 172217

TELEPHONE: (702)873-7550 CELL _____ EMAIL: jeffreya@vtnnv.com

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

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


Property Owner (Signature)*

PETER BECKER
Property Owner (Print)

4/7/25
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 checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-25-500101

PC MEETING DATE 7/15/25

BCC MEETING DATE 8/20/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY RG

DATE 5/27/25

FEES \$750

DATE 6/25/25

May 15, 2025, Revised 5/20/2025
W.O # 8424

CLARK COUNTY
Planning Department
500 Grand Canyon Parkway
Las Vegas, Nevada 89155

Attention: Planning Department

Subject: 1. Tentative Map

RE: APNs 176-22-201-002, 003 and 024 – 7.04 Gross Acres

Planning Department:

On behalf of our client KB Home Las Vegas Inc, VTN Nevada is requesting the approval of a Tentative Map in conjunction with an associated Plan Amendment, Zone Change, Design Review, Waiver of Development Standards and Vacation applications for the above reference parcels. KB Home Las Vegas Inc. is proposing to develop the subject parcel as a 54-Lot residential development with a proposed zoning of RS-3.3 (Residential Single Family 3.3) from RS-20 (Residential Single Family-20). A Plan Amendment with a proposed land-use designation of MN (Mid Intensity Suburban Neighborhood) within the Enterprise Land Use planning area, Commissioner Justin Jones's district.

Land Use Request:

1. Tentative Map: 54 Residential Lots

The proposed single family residential development is located south of Agate Avenue and west of Pioneer Way.

Project Information:

The subject parcels are currently zoned RS-20 (Residential Single Family-20) and are designated as LN (Low Intensity Suburban Neighborhood – Up to 5 du/ac) within the Enterprise Land Use Plan area.

The project site is bound by properties with the following zoning and planned land uses:

- South: CC (Commercial Core) and NC (Neighborhood Commercial)
- West: RS-20 (Residential Single Family 20) and NC (Neighborhood Commercial)
- North: RS-20 (Residential Single Family-20) and RE (Ranch Estate Neighborhood (up to 2 du/ac)
- East: RS-3.3 (Residential Single family-3.3) and LN (Low Intensity Suburban Neighborhood (up to 5 du/ac)

5/27/25
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The Project

The proposed 54-lot single family residential subdivision will be constructed on land located east of Buffalo Drive and south of Agate Avenue and west of Pioneer Way.

The plans depict a proposed single-family residential development consisting of 54 residential lots on approximately 7.04 acres for an overall density of 7.67 dwelling units per gross acre.

Product

The proposed single-family detached lot sizes range from 3,324 square feet to 5,134 square feet for an average lot size of 3,733 square feet. The lots will have access from the proposed internal street networking consisting of 42-foot-wide private streets, with 36 feet (flowline to flowline), 2 foot of "R" type curb and a 4-foot sidewalk on one (1) side of the street and also 30-foot private streets.

REQUEST:

1. Tentative Map
 - a. For a 54-lot residential subdivision

Utilities

Sanitary Sewer

The existing sanitary sewer service is provided from the existing (8) eight-inch sanitary sewer line located in Pioneer Way. The applicant is proposing connection to the line to provide service to the proposed development.

Water

The existing water service is also located in both Agate Avenue and Pioneer Way. The Pioneer Way line consists of an existing (8) eight-inch line and the Agate Avenue line consists of an existing twelve (12) inch line.

The applicant is proposing connection to these lines to provide service to the proposed development.

Storm Drainage

Drainage from the site will be directed through the internal private streets and will conform to Clark County standards.

Flood Zone

The subject property is not within a 100-year flood zone.

The subject property is within a shaded Zone "X" per Firm Panel # 32003C2545F.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

Jeffrey Armstrong
Jeffrey Armstrong
Planning Manager

cc: Anthony Deleon, KB Home

5/27/25
**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0395-REAL EQUITIES, LLC:

USE PERMIT to allow recreational or entertainment facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone.

Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-602-009

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9175 Las Vegas Boulevard South
- Site Acreage: 28.66
- Project Type: Recreation or entertainment facility
- Number of Stories: 1
- Square Feet: 3,799 (Suite 160)
- Parking Required/Provided: 519/1,226 (shopping center)

Site Plan

The site plan depicts an existing shopping center on the northwest corner of Las Vegas Boulevard and Serene Avenue. The proposed suite (suite 160) is approximately in the middle of the southern building with the front doors facing north. The applicant proposes to have an indoor golf simulator facility. Parking is centrally located within the shopping center. Access to the site is from Las Vegas Boulevard to the east and Serene Avenue to the south.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations show a recessed storefront under a colonnade that shades all storefront throughout the shopping center. The building is 1 story and is made of concrete with a beige color. The columns supporting the colonnade has a dark grey color.

Floor Plans

The floor plan depicts a suite that is 3,799 square feet. There is a check-in and waiting area followed by 4 golf simulator bays. A putting green and seating areas are adjacent to the golf simulator bays. An employee break room, storage area, and bathrooms are in the back of the suite.

Applicant's Justification

The applicant states that the proposed use fits in with the surrounding retail uses within the existing shopping center which includes billiards, tattoo studio, antique mall, coffee shop, and hookah lounge. Customers will be able to simulate a driving range or full rounds of golf courses from around the world all while indoors. The project has already received building permits, completed inspections, and obtained certificate of occupancy. The hours of operation are planned to be from 6:00 a.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0255	Use permit for a banquet facility	Approved by PC	May 2025
UC-23-0600	Use permit for service bar and hookah lounge	Approved by PC	November 2023
UC-22-0236	Use permit for hookah lounge	Approved by PC	June 2022
UC-21-0196	Use permit for billiard hall and on-premises alcohol consumption	Approved by PC	June 2021
UC-19-0082	Use permit for banquet facility	Approved by PC	March 2019
UC-18-0073	Use permit for minor training facility	Approved by PC	March 2018
UC-0412-17	Use permit & design review for daycare facility	Approved by PC	July 2017
UC-0148-14	Use permit for place of worship	Approved by PC	May 2014
UC-0062-14	Use permit for daycare	Approved by PC	March 2014
UC-0475-13	Use permits for on-premise alcohol consumption and reduced separation from residential	Approved by PC	October 2013
UC-0488-12	Use permit for secondhand sales	Approved by PC	October 2012
UC-0355-11	Use permit & design review for swap meet, farmer's market, and recreational facility & wall signs	Approved by PC	September 2011
UC-0009-11	Use permit for a place of worship	Approved by PC	March 2011
UC-0332-10	Use permit for banquet facility	Approved by PC	September 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0452-09	Use permit for communications tower, reduced separation from residential and another tower. Design review for communication town	Approved by PC	September 2009
UC-0929-08	Use permit for massage	Approved by PC	November 2008
UC-0849-08	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	October 2008
UC-0364-07	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	May 2007
ET-0017-07 (UC-1971-05)	Extension of time for use permit for massage	Approved by PC	March 2007
UC-1971-05	Use permit for massage	Approved by PC	February 2006
UC-1581-05	Use permit for major school	Approved by PC	November 2005
UC-0962-05	Use permit for daycare	Approved by PC	August 2005
ZC-0036-04	Zone change to H-1 use permit for shopping center	Approved by BCC	February 2004
UC-0229-02	Use permit for place of worship	Approved by PC	March 2002
UC-0497-99	Use permit for daycare & variance for temporary tent for daycare play area	Approved by PC	May 1999
UC-1315-98	Use permit for school	Approved by PC	September 1998
UC-0581-98	Use permit for school	Approved by PC	May 1998
TM-0210-95	Tentative map for shopping center	Approved by PC	September 1995
VS-0043-95	Vacate and abandon public right-of-way	Approved by BCC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hotel
South	Open Lands, Entertainment Mixed-Use	CR & RM32	Undeveloped & condominiums
East	Entertainment Mixed-Use	CR	Undeveloped & condominiums
West	Entertainment Mixed-Use	RM32 & RM18	Multi-family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the use of a golf simulator facility fits the surrounding existing retail establishments within the existing shopping center. Master Plan Policy EN-6.4 encourages the expansion of tourism-focused commercial uses along Las Vegas Boulevard South and Interstate 15 where appropriate. This recreational or entertainment facility use complies with the Master Plan vision along Las Vegas Boulevard South. Additionally, staff finds there is ample parking spaces for the site and the use is generally compatible and consistent with other uses within the shopping center. Therefore, staff can support the 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 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: JOHN CASTALDO

CONTACT: JOHN CASTALDO, GOLF OASIS LV, 9175 LAS VEGAS BOULEVARD
SOUTH, SUITE 160, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-20-602 009

PROPERTY ADDRESS/ CROSS STREETS: 9175 S Las Vegas Blvd. #160 Las Vegas, NV. 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Recreational facility (Golf Simulator)

PROPERTY OWNER INFORMATION

NAME: Real Equities LLC (Shawn Bidsal)
 ADDRESS: 14039 Sherman Way, Suite 201
 CITY: Van Nuys STATE: CA ZIP CODE: 91405
 TELEPHONE: _____ CELL: (818) 430-5477 EMAIL: weico@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: GOLF OASIS LV (John Castaldo)
 ADDRESS: 9175 S. Las Vegas Blvd. #160
 CITY: Las Vegas STATE: NV ZIP CODE: 8903 REF CONTACT ID # _____
 TELEPHONE: (702) 598-2911 CELL: (818) 430-5477 EMAIL: golf-oasis-lv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Castaldo
 ADDRESS: 11515 Monte Isola St.
 CITY: Las Vegas STATE: NV ZIP CODE: 89141 REF CONTACT ID # _____
 TELEPHONE: _____ CELL: (702) 289-0160 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.

Shahram Bidsal

Shahram Bidsal

5/16/2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-25-0395

PC MEETING DATE 7/15/25

BCC MEETING DATE

TAB/CAC LOCATION Enterprise

DATE 6/25/25

ACCEPTED BY

DATE

FEE\$

Jaw
5/19/25
1000.

John Castaldo / Golf Oasis LV
9175 S. Las Vegas Blvd, #160
Las Vegas, NV 89123
May 15th 2025

Clark County Comprehensive Planning
500 S. Grand Central Pky #1
Las Vegas, NV 89155

Planner
Copy

Subject: Justification for Use Permit for Property at 9175 S. Las Vegas Blvd, #160, Las Vegas, NV 89123.

Dear Respected Member of the Comprehensive Planning Department,

We are writing to formally request a Use Permit for the property located at 9175 S. Las Vegas Blvd, #160, Las Vegas, NV 89123, for recreational use. This business is a golf simulator facility used for the practice of golf similar to a driving range but indoors. Our guests are also able to play full rounds of virtual golf courses from all over the world. We are open daily to the public between the hours of 6am-10pm and are currently operating with 2 employees with plans to expand to 6.

This change is necessary to be granted a business license for a business that has already been fully constructed, inspected and approved by all local inspectors. We already have a certificate of occupancy.

The need for the Use Permit is to allow us to proceed with our business as was permitted from all other agencies in Clark County as well as the state of Nevada. Our business is a good fit for this area as our current neighbors are also various recreational businesses including an event center, billiards hall, tattoo studio, antique mall, coffee shop and a hookah lounge.

The local community has shown great appreciation for our business as they have thanked us personally for bringing this business to a shopping center in desperate need of attention

and traffic. I am confident that the proposed Use Permit will be mutually beneficial to the local community and contribute to Clark County's overall growth and prosperity.

I appreciate your consideration,

John Castaldo / Golf Oasis LV

Planner
Copy

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0413-KB HOME LAS VEGAS, INC.:

WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height in conjunction with an approved single-family residential development on a portion of 14.3 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Hinson Street and south of Richmar Avenue within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

177-19-812-058 through 177-19-812-065; 177-19-812-125 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Increase screen wall height to 9 feet where a maximum of 6 feet is allowed per Section 30.04.03B (a 50% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9540, 9536, 9532, 9528, 9524, 9520, 9516, 9512 Hinson Street
- Site Acreage: 14.3 (portion)
- Project Type: Increased screen wall height
- Number of Lots/Units: 8 (Lots 58 through 65)

Site Plan & History

In April 2013, ZC-23-0925 was approved by the Board of County Commissioners to reclassify 14.3 acres from an R-E (currently RS20) zone to an R-2 (currently RS3.3) zone for a single-family residential development. The approved plans depicted a single-family residential development consisting of 113 lots on 14.3 acres with a density of 7.9 dwelling units per acre.

The submitted application is for a waiver of development standards to increase the screen wall height to a maximum of 9 feet on rear property lines of Lots 58 through 65, as well as along the north property line of Lot 65 (adjacent to Richmar Avenue). Lots 58 through 65 are located on the northwest portion of the subdivision and have access from Hinson Street to the west. The proposed plans will change or alter the approved lot lines or create a redesign of these lots.

Landscaping

No changes are proposed by the applicant to the previously approved landscaping.

Applicant's Justification

The applicant states that for Lots 58 through 65 an increase in the screen wall from 6 feet to 9 feet due the slope in the rear of the lots. A standard 6 foot screen wall does not provide much privacy for these lots, so they are proposing a total screen wall height of 9 feet. The exposed height of the screen wall would be equal to the allowed 3 foot retaining with 6 foot screen wall. The applicant states the wall will be decorative and will provide privacy for these lots. In addition, the 9 foot screen wall will wrap around the northside of lot 65 along Richmar Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-24-0620	Design review for a single-family residential subdivision	Approved by BCC	December 2024
VS-23-0926	Vacated and abandoned easements	Approved by BCC	April 2023
ZC-23-0925	Reclassified 14.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone; Waiver of development standards to reduce street landscaping, eliminate landscaping adjacent to less intensive use & reduce street intersection off-set; Design Review for single-family residential development	Approved by BCC	April 2023
TM-23-500194	113 lot single family subdivision	Approved by BCC	April 2023
PA-23-700054	Redesignated the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN)	Approved by BCC	April 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped/remainder of the subdivision
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	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

Waiver of Development Standards

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

The reasoning behind reviewing the height of retaining walls is to assure that the walls are necessary for the proper functioning of the site, but also to assure the walls are compatible with the surrounding area and will not be visually intrusive. The surrounding area is a mix of single-family and multi-family residential developments that allow for 6 foot high screen walls. The existing 5 foot wide drainage easement and the slope of the lots have created a condition that necessitates an increase of wall height to provide for privacy. Staff finds the requested increase from 6 feet to 9 feet height for a screen wall will not be injurious to the surrounding neighborhood nor have adverse impact on the neighboring properties. The applicant will provide 6 foot high wall along the other property lines and the additional height request is only adjacent to APN 177-19-802-002. The proposed 9 foot screen wall is equal to a 3 foot retaining wall plus a 6 foot screen wall which is allowed by Title 30; therefore, the proposed 9 foot wall should not cause any additional undue hardship for the adjacent parcel to the east. Therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS, INC.

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



Department of Comprehensive Planning Application Form

7A

ASSESSOR PARCEL #(s): 177-19-812-057 thru 065, and 125

PROPERTY ADDRESS/ CROSS STREETS: Richmar / Valley View

DETAILED SUMMARY PROJECT DESCRIPTION

Novi - Waiver of Development Standards - Over Height Screen wall

PROPERTY OWNER INFORMATION

NAME: KB Home Las Vegas, Inc.

ADDRESS: 5795 Badura Ave., Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-266-8400

CELL

EMAIL: KBCCpermits@kbhome.com

APPLICANT INFORMATION (must match online record)

NAME: KB Home Las Vegas, Inc.

ADDRESS: 5795 Badura Ave., Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-266-8400

CELL

EMAIL: KBCCpermits@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-284-5300

CELL

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all 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.

Christa BILDREY
Property Owner (Signature)*

CHRISTA BILDREY
Property Owner (Print)

4.4.25
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-25-0413

PC MEETING DATE

7/15/25

BCC MEETING DATE

Enterprise

TAB/CAC LOCATION

Enterprise

ACCEPTED BY

DATE

FEES

5/22/25
\$ 800

DATE

6/25/25

April 4, 2025

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

RE: **Novi - Justification letter for Waiver of Standards**
APN Numbers: 177-19-812-057 thru 065, and 125

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home of Nevada, Inc., respectfully submits this application for a Design Review, Waiver of Development Standards.

The project site associated with the subject is approximately 14.30 \pm gross acres and covers 177-19-812-001 through 125. It is located at the southwest corner of Richmar Avenue and Valley View Boulevard.

Waiver of Standards

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

1. Section 30.04.03.B.1.II – Fences and Walls

Standard: Fences or walls proposed within the side or rear setback shall be limited in height as follows: (1) Residential zoning districts: 6-foot maximum.

Request: Total screen wall height of 9 feet.

Justification: Lots 58-65 are non-standard oversized depth lots which resulted in Type B lot drainage. The depth of the lots required Type B drainage to reduce the need for over height retaining along the adjacent private parcel owned by Donna Guseff (177-19-802-002). With the slope in the rear of the lots, a standard 6-ft screen wall does not provide much privacy for these lots, so we are proposing a total screen wall height of 9-ft. The exposed height of the screen wall would be equal to the allowed 3-ft retaining with 6-ft screen wall. This 9-ft screen wall is decorative and will be offset from the property line by a 5-ft drainage easement to add an additional buffer to the adjacent private lot to provide privacy.

There are no proposed changes to lot lines or redesign of any lots within the subdivision including Lots 58 through 65. There are no changes to the approved landscaping for the whole subdivision previously approved under TM-24-500136 and D-24-0620.

2. Section 30.04.01.D.7.III(a) – Tree Location

Standard: Trees planted on opposite sides of the detached sidewalk, shall be offset from one another at equal intervals.

Request: One (1) large tree every 30 linear feet.

Justification: There are multiple, 35-ft wide lots fronting Hinson Street. Due to the location of the driveways within the narrow lots, and the fact that the area behind the sidewalk is the homeowner's private property, the trees will be proposed every 30 linear feet within the area in front of the sidewalk.

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

Sincerely,
WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in black ink, appearing to read "Jon Poll", is written over the printed name.

Jon Poll,
Director of Land Development

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0358-FINDLAY FAMILY PROPERTIES LIMITED PARTNERSHIP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow on-site temporary construction activities; and 2) waive full off-site improvements in conjunction with a temporary construction yard on 5.0 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Maule Avenue and west of Bronco Street within Enterprise. MN/jam/syp (For possible action)

RELATED INFORMATION:

APN:

176-02-701-006; 176-02-701-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow on-site temporary construction activities without a building permit where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Maule Avenue, Badura Avenue, and Bronco Street where required per Section 30.04.08C

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Temporary construction activities
- Square Feet: 2,880 each (2 jobsite trailers)/2,160 each (3 jobsite trailers)

Site Plan

The plan shows 5 jobsite trailers; 2 are 2,880 square feet each, and the other 3 are 2,160 square feet each. Perimeter fencing is shown along the street frontages, and an existing block wall is on the west property line. There are 6 proposed temporary power poles carrying power from the existing developed parcel located directly west to the jobsite trailers. The proposed temporary construction yard will be used for the data center project that is currently under construction across Maule Avenue to the north.

Landscaping

Landscaping is not provided or required.

Elevations

The construction trailers are standard temporary office and storage units with a flat roof, door, and windows.

Applicant's Justification

The applicant is proposing to operate a temporary construction yard which will be operated in support of a data center project. No permanent improvements and no impervious hard surfaces are proposed with the construction yard. There is no grading expected, and the site will comply with State and County dust control requirements.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Data center - under construction
South	Compact Neighborhood	RM18	Multi-family residential
East	Business Employment	IP	Office/warehouse
West	Business Employment	IL	Office/warehouse

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

Waivers of Development Standards

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

Waiver of Development Standards #1

The use of the property will be limited to the coordination of construction activities in support of the construction of a data center which is located across the street to the north. The data center is being constructed across multiple parcels where there is limited available space to stage construction activities without hampering construction efforts. The use is temporary and will be concluded with the completion of the data center project. Therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support this request to not install full off-site improvements on Maule Avenue, Bronco Street and Badura Avenue when there are existing full improvements on the north, south, east and west sides of the street. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Department of Aviation

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

Staff Recommendation

Approval of waiver of development standards #1; denial of waiver of development standards #2.

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

- Drainage study and compliance with future development of the site;
- Full off-site improvements with future development of the site;
- Right-of-way dedication to include 30 feet for Maule Avenue, 30 feet for Bronco Street, 30 feet for Badura Avenue and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EXTENDED POWER

CONTACT: EXTENDED POWER, 8977 S. BRONCO STREET, LAS VEGAS, NV 89139

WS 25-0358



Department of Comprehensive Planning Application Form

8A
Planner
Copy

ASSESSOR PARCEL #(s): 176-02-701-006
176-02-701-007

PROPERTY ADDRESS/ CROSS STREETS: W Maule Ave & S Bronco St

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a Waiver of Standards to permit temporary power for construction trailers located on parcels 176-02-701-006 and 176-02-701-007. These parcels, leased by Martin-Harris Construction for the Switch LAS 17 & 18 project, are adjacent to the permitted construction site. The waiver is needed as the trailers are not on the same parcel as the building permit.

PROPERTY OWNER INFORMATION

NAME: Findlay Family Properties Limited Partnership, a Nevada Limited Partnership
ADDRESS: 310 N Gibson Road
CITY: Henderson STATE: NV ZIP CODE: 89014
TELEPHONE: CELL 702-558-8832 EMAIL: facilities@findlayauto.com

APPLICANT INFORMATION (must match online record)

NAME: Extended Power - Marc Decoste
ADDRESS: 8977 S Bronco St
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID #
TELEPHONE: 702-839-3855 CELL 702-741-4448 EMAIL: marc@extendedpower.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Extended Power - Marc Decoste
ADDRESS: 8977 S Bronco St
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID #
TELEPHONE: 702-839-3855 CELL 702-741-4448 EMAIL: marc@extendedpower.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)*

Cliff Findlay
Property Owner (Print)

4.23.25
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 checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS 25-0358

PC MEETING DATE X

BCC MEETING DATE 7/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY JM

DATE 5-1-25

FEES 1800

DATE 6/25/25



Extended Power LLC
(702) 839-3855 / (702) 741-4448
Please visit www.extendedpower.com
8977 S Bronco St, Las Vegas, NV 89139

04/29/2025

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

RE: Justification Letter for Waiver of Standards – Temporary Power Permit
(Parcels 176-02-701-006 & 176-02-701-007)

Planner
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WS 25-0758

Land Use Applications/entitlement requests:

Allow off-site temporary construction activities where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.

Please note, there are no additional on-site improvements planned outside of the five (5) construction trailers.

Public Works Waiver Requests:

Waive requirement for off-site improvements including curb, gutter, detached sidewalks, streetlights, and partial pavement, as this is a temporary compound yard leased by the general contractor tied to a permitted project.

Dear Jamie Miller:

Extended Power respectfully requests a Waiver of Development Standards to facilitate the installation of temporary electrical service to construction trailers located on parcels 176-02-701-006 and 176-02-701-007. These parcels are being leased by Martin-Harris Construction as part of the Switch LAS 17 & 18 data center development.

The trailers and contractor yard were sited on these adjacent parcels due to space constraints on the permitted construction parcels to the north. However, because the Clark County building permits are associated with the northern parcels only, standard routing for temporary power has not been possible under current code requirements.

To resolve this, we are seeking a waiver that would allow us to legally provide grid-connected temporary power to the trailer yard. This approach will allow Martin-Harris and its subcontractors to eliminate the use of large diesel generators—reducing both emissions and noise pollution—and improving the operational and environmental performance of the project. We estimate savings of ~100 metric tons CO2e over the life of the project, roughly equal to planting 100 trees or offsetting the emissions of 22 vehicles for a full year (see Appendix 1).

We are working closely with the property owner, utility provider, and all relevant agencies to ensure this installation is completed safely, efficiently, and with minimal impact to surrounding parcels. A signed permission letter from the adjacent property owner and a design have been included as part of this submittal.

www.extendedpower.com

marc@extendedpower.com

8977 S. Bronco St, Las Vegas, NV 89139

Toll Free: (877) 839-3855 Office: (702) 839-3855



Extended Power LLC
(702) 839-3855 / (702) 741-4448
Please visit www.extendedpower.com
8977 S Bronco St, Las Vegas, NV 89139

Planner
Copy

We appreciate your consideration of this request and are happy to provide any additional information needed.

Should you have any questions or concerns, please feel free to contact me at (702) 741-4448. Thank you for your time and consideration in facilitating a more efficient and environmentally friendly construction process.

Marc Decoste
Director

www.extendedpower.com

marc@extendedpower.com

8977 S. Bronco St, Las Vegas, NV 89139

Toll Free: (877) 839-3855 Office: (702) 839-3855



Extended Power LLC
 (702) 839-3855 / (702) 741-4448
 Please visit www.extendedpower.com
 8977 S Bronco St, Las Vegas, NV 89139

Planner
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Appendix 1

Emissions Comparison -- Extended Power

Generator Emissions Forecast

Forecasted Diesel Gallons	g	11,150
CO2e per Gallon of Diesel ¹	CO2e/ g	10.18
Total CO2e from Generator	MT CO2e	113.5

Generator Energy Output

Energy Content per gallon of diesel ²	kWh/ g	10.7
Total Raw Energy in Fuel	MWh	119.3
Efficiency of Diesel Generator ³		27.0%

Total Net Energy w/ Losses	MWh	32.2
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Grid Emissions Forecast

Net Energy Requirement	MWh	32.2
NV Energy Carbon Intensity ⁴	CO2e/ MWh (MT)	0.334
Total CO2e from Grid	MT CO2e	10.8

Total Net CO2e Savings	MT CO2e	(102.7)
<i>Proportional CO2e Savings</i>		<i>(90.5%)</i>

Lifetime Sequestration of 1 Tree ⁵	MT CO2e	1.0
Equivalent Number of Trees Planted		103

Avg. Annual Passenger Vehicle Emissions ¹	MT CO2e	4.6
Equivalent Number of Vehicles Offset		22

¹ US EPA conversion factors, <https://www.epa.gov/greenvehicles/greenhouse-gas-emissions-typical-passenger-vehicle>

² US Energy Information Administration, <https://www.eia.gov/energyexplained/units-and-calculators/british-thermal-units.php>

³ Estimated based on 175kVA generator output statistics at 50% load

⁴ NVE 2022 Sustainability Report, total owned plus purchased generator carbon intensity

⁵ USDA Forest Products Lab <https://www.fs.usda.gov/about-agency/features/trees-are-climate-change-carbon-storage-heroes>

www.extendedpower.com

marc@extendedpower.com

8977 S. Bronco St, Las Vegas, NV 89139

Toll Free: (877) 839-3855 Office: (702) 839-3855

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0421-HAND PROPERTY HOLDING COMPANY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate setbacks; 2) eliminate building separation; and 3) reduce throat depth.

DESIGN REVIEW for modifications to a previously approved multi-family affordable senior housing development on 6.47 acres in a CR (Commercial Resort) Zone.

Generally located south of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-20-701-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the front, side, and rear setbacks where a minimum of 20 feet is required per Section 30.02.11.
2. Eliminate building separation where a minimum of 10 feet is required per Section 30.02.11.
3. Reduce the driveway throat depth to 50 feet where a minimum of 150 feet is required per Section 30.04.08C and Uniform Standard Drawing 222.1 (a 67% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.47
- Project Type: Multi-family affordable senior housing development
- Number of Units: 281 (previously 282)
- Density (du/ac): 42.62 (Parcel 1)/47.62 (Parcel 2)/43.43 (overall)/43.59 (previous)
- Number of Stories: 4
- Building Height (feet): 58
- Square Feet: 222,595 (Parcel 1)/40,138 (Parcel 2)/262,733 (overall)/279,888 (previous)
- Open Space Required/Provided: 28,100/31,262
- Parking Required/Provided: 212/246
- Sustainability Required/Provided: 5/6

History & Request

The site was previously approved for a 4 story, 279,888 square foot, 282 unit affordable multi-family senior housing development in June 2024 through UC-24-0158 along with a companion application, WC-24-400046 (ZC-1926-03), which allowed rental units on the site. The applicant is requesting to modify the originally approved plans by removing the previously approved access gates, improving on-site circulation, reducing parking from 251 spaces to 246 spaces, reducing the unit count from 282 units to 281 units, reducing the building footprint from 279,888 square feet to 262,733 square feet, and adding a porte-cochere at the pick-up/drop-off area at the entrance of the building.

The applicant plans to submit a minor subdivision map to split the site into a 5.42 acre parcel (Parcel 1) and a 1.05 acre parcel (Parcel 2). Parcel 2 will be located in the southwest portion of the site. The parcel lines will run through the building, requiring waivers of development standards to eliminate front, side, and rear setbacks, and building separation.

Site Plans

The plans depict a 4 story, multi-family residential building with a footprint of approximately 72,631 feet, with a total square footage of 262,733 square feet situated in the central portion of the site. The building is split between Parcel 1 and Parcel 2. A total of 281 units will be provided for a density of 43.43 dwelling units per acre with 231 units located on Parcel 1 for a density of 42.62 dwelling units per acre and 50 units provided on Parcel 2 for a density of 47.62 dwelling units per acre. The overall 281 units are split between 239, one bedroom units and 42, two bedroom units. The building surrounds 2 courtyard areas with a pool in the northern portion and a programmed courtyard area in the southern portion. A clubhouse and office area are provided to the north of the pool courtyard. The building is surrounded by covered and uncovered parking spaces on all sides. The uncovered spaces are primarily provided in the northern portion of the site in front of the building, while the covered spaces are provided behind the front of the building along the entire southern portion of the site. A total of 212 parking spaces are required with 246 parking spaces provided throughout the site. The site has 1 access point off Serene Avenue with a 42 foot wide driveway consisting of a 24 foot wide entrance lane, a 12 foot wide exit lane, and a 6 foot wide median. The driveway leads to an east-west drive aisle that runs along the front of the building and allows access to an attached porte-cochere located centrally on the building. This east-west drive aisle then connects to north-south drive aisles that surround the building. An exit only gate is provided at the northeast corner of the site, and a cross access point to the adjoining 377 unit condominium development to the east is shown in the southeastern portion of the site. Overall, the building is set back 105 feet from Serene Avenue, 83 feet and 81 feet from the adjacent property to the south and west, respectively, and 62 feet from the adjacent condominium complex to the east.

Landscaping

Other than increasing the width of the landscape strip along Serene Avenue to 50 feet, no changes are proposed or required.

Elevations

The elevations depict a 4 story, 58 foot high multi-family residential structure with stucco, pop-outs, window treatments, parapets, and a flat roof with gabled extensions with concrete roof tiles.

The building contains several wall pop-outs and roofline elevations. The pop-outs and recesses are painted various colors such as clay, beige, and grey. The building features Low-E windows of various sizes on all sides. The north portion of the building contains the primary entrance, which is covered by a porte-cochere.

Floor Plans

The plans show there are a total of 281 units across 6 different floor plans. There are 4, one bedroom floor plans spread across the 4 floors with 2 models being standard units and the other 2 being corner units. There are between 52 and 63, one bedroom units on each floor. The 1 bedroom units are approximately 550 square feet and 650 square feet. There are 2, two bedroom models, which are approximately 750 square feet and 850 square feet, and there are 10 to 11, two bedroom units on each floor. Overall, there are 62 total units on the first floor, 72 units on the second floor, 74 units on the third floor, and 73 units on the fourth floor. The common spaces primarily include an office, multi-purpose room, mailroom, and laundry facilities, and lounges.

Applicant's Justification

The updated design provides improved site circulation and better serves the needs of mobility challenged residents. The proposed development does not adversely affect the neighborhood as affordable senior multi-family housing is typically deemed a low impact use. The Qualified Allocation Plan for Low-Income Tax Credit Program was revised for 2025 and resulted in some dwelling units being reduced in size, thus reducing the square footage of the building. The development will be financed with the State of Nevada tax exempt bonds and the 9% Low-Income Housing Tax Credit program and as a result 2 separate ownership entities will be involved, which will require separate parcels for each portion of the development. The development will not be constructed in phases, the development will be constructed as 1 complete building.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-24-400046 (ZC-1926-03)	Waived conditions of a zone change requiring all units be for sale and a 20 foot landscape buffer be provided along the southern and western property lines	Approved by BCC	June 2024
UC-24-0158	Senior affordable multi-family residential development with waivers	Approved by BCC	June 2024
WC-22-400128 (ZC-1926-03)	Waived conditions of a zone change requiring all units be for sale and a 20 foot landscape buffer be provided along the southern and western property lines	Withdrawn	July 2023
UC-22-0650	183 unit multi-family residential development (apartments)	Withdrawn	July 2023
UC-0312-08	Allowed a portion of an existing residential condominium complex to be converted to resort condominiums	Approved by PC	May 2008

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1630-05 (WC-0216-07)	Waived a requirement for an 8 foot wall on the south and west sides of the site	Approved by PC	August 2007
WS-0799-07	Allowed a freestanding sign where not permitted	Approved by PC	August 2007
WS-1630-05	Reduced wall height, parking, and trash enclosure separation	Approved by PC	December 2005
TM-0483-04	756 unit condominium complex	Approved by PC	September 2004
UC-0365-04	Allowed a 756 unit condominium complex	Approved by BCC	April 2004
ZC-1926-03	Reclassified the site from R-T to H-1 zoning for a future development	Approved by BCC	January 2004
DR-0735-97	279 space manufactured home park	Approved by PC	June 1997
ZC-1550-96	Reclassified the site from R-E and H-1 to T-C zoning for a manufactured home park	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR & RM18	Retail center & multi-family residential
South, East, & West	Entertainment Mixed-Use	CR	Manufactured home park, multi-family residential, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Waivers of Development Standards**

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

Waivers of Development Standards #1 & #2

Staff finds the purpose of both setbacks and building separations is to ensure buildings are separated sufficiently from each other for safety. The proposed structure is a unified building that

is not being constructed as separate buildings or in phases. Additionally, the building is sufficiently set back from the overall site boundaries and separated from other buildings on adjacent properties. As a result, staff finds the elimination of setbacks and separation in this instance would not create any unsafe conditions as the building on-site is 1 building with no other major structures. The reason the waivers are needed is only due to the requirement for portions of the building to have different ownership. For these reasons, staff can support these requests.

Design Review

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

Overall, staff finds the proposed changes will enhance the site by simplifying the circulation along the front of the proposed building. The addition of the porte-cochere adds an additional architectural element to the building. The changes to the unit floor plans and building size has helped to increase building setbacks to adjacent properties and has added a wider variety of available floor plans. Staff finds the requested modifications will not cause any undue impacts on the surrounding area and will enhance the proposed building and site and the quality of life for its residents. For these reasons, staff can support this request.

Department of Aviation

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

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the single driveway on Serene Avenue. The applicant worked closely with staff to provide landscape buffers. Since Serene Avenue dead ends and sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts.

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 June 5, 2026 to commence to match the current expiration date of UC 24-0158.
- Applicant is advised the application must commence by the date above 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

- Full off-site improvements.

Department of Aviation

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

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 #0096-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: JAMES BREWER

**CONTACT: JAMES BREWER, NEVADA HAND, 9121 W. RUSSELL ROAD, SUITE 219,
LAS VEGAS, NV 89148**



Department of Comprehensive Planning Application Form

9A

ASSESSOR PARCEL #(s): 177-20-701-014

PROPERTY ADDRESS/ CROSS STREETS: West Serene Avenue and South Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Serene Pines is a proposed four story building. The project will be financed with State Multi-unit House Revenue Bonds and 9% and 4% Low income Housing Tax Credits to provide affordable housing for seniors 55 years of age and older. The development will consist of 281 units. In addition to management and leasing offices, project amenities will include 2-courtyards, a swimming pool, 3- elevators, a multi-purpose room with community kitchen, 2-laundry rooms on each floor, computer rooms, library, theater, game

PROPERTY OWNER INFORMATION

NAME: HAND Property Holding Company
ADDRESS: 9121 West Russell Road, Suite 219
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: 702-739-3345 CELL: _____ EMAIL: information1@nevadahand.org

APPLICANT INFORMATION (must match online record)

NAME: Nevada HAND
ADDRESS: 9121 West Russell Road, Suite 219
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # 255836
TELEPHONE: 702-410-2713 CELL 702-528-0621 EMAIL: landdevelopment@nevadahand.org

CORRESPONDENT INFORMATION (must match online record)

NAME: Nevada HAND / James Brewer
ADDRESS: 9121 West Russell Road, Suite 219
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # 255836
TELEPHONE: 702-410-2713 CELL 702-528-0621 EMAIL: jbrewer@nevadahand.org

*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.

Audra Hamernik
Property Owner (Signature)*

Audra Hamernik - President & CEO
Property Owner (Print)

Date _____

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0421

PC MEETING DATE _____

BCC MEETING DATE 7/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY HW

DATE 5/22/25

FEES Fees Waived
Affordable housing

DATE 6/25/25



9121 West Russell Rd. Ste. 219
Las Vegas, NV 89148
(702) 739-3345
NevadaHAND.org

May 7, 2025

Hunter White

Principal Planner

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, Nevada 89155-1744

Reference: Justification Letter – Serene Pines Senior Housing Apartments – Design
Review & Waiver of Standards
Reference: UC-24-0158, WC-24-400046

Dear Mr. White:

Please accept this Justification Letter addressing the amended development plan for the above referenced parcel. We are requesting a Design Review and Waiver of Development Standards.

The property is located on the south side of East Serene Avenue between I-15 and Las Vegas Boulevard, within the Entertainment Mixed-Use (EM) land use with a Commercial Resort (CR) zoning designation. Previous entitlement approvals, UC-24-0158 & WC-24-400046 were approved on June 17, 2024.

Nevada HAND proposes to develop a four-story facility with 281 affordable senior apartments on the 6.47-acre property with a density of 43.0 units per acre where 50 units per acre are allowed. The proposed development will consist of one and two-bedroom apartments along with indoor and outdoor common area spaces and various amenities.

This development will be financed with the State of Nevada tax exempt bonds and the 9% Low-Income Housing Tax Credit program which is administered by the Nevada Housing Division and other funding sources. Rents are based on income as a percentage of Area Medium Income (AMI). Because two different tax credit sources will finance the project, two separate ownership entities will be involved and will require separate parcels for their portion of the property. A parcel map will be required to divide the property accordingly

Design Review

Nevada HAND is requesting a Design Review (DR) for minor modifications to the site development in association with the approved NOFA's UC-24-0158 & WC-24-400046. The development was originally approved as a 282 unit gated affordable senior housing community.

**Planner
Copy**

Our current design removed the gates and added a porte-cochere which provides improved site circulation and better serves the needs for our mobility challenged residents to access the building. Changes to the entry and parking were necessary to accommodate the porta-cochere. These revisions will require a waiver of development standards for Commercial and Multi-Family Driveway Geometrics standard drawing 222.1.

Dwelling Units

The original entitlement application was approved for 282 dwelling units. The revised building will be 281 dwelling units, which is less than 1% deviation from the original site plan.

Lot/ Floor Area Coverage

The Qualified Allocation Plan for Low-Income Tax Credit Program was revised for 2025. The changes resulted in some dwelling units to be reduced in size for senior housing. The building was reduced accordingly which resulted in a reduction in Lot Coverage. Lot coverage was reduced from 74,774 square feet to 72,631 square feet or approximately 3%. The floor area coverage was also reduced from 279,888 square feet to 262,733 square feet or approximately 6.5 % reduction.

Parking

There are some minor changes to parking from the original approved site due to the site revisions. The original number of parking spaces that were provided was 251. The revised site plan provides 246 parking spaces, which is still above the 212 required. This is only a 2% deviation from the original approved site plan.

Cumulative Change Table

Application #	Scope	Approved	Change	Diff	% Change from Base
UC-24-0158	Units	282	281	1 unit	minus <1%
WC-24-400046	Lot Coverage	74,774sf	72,631sf	2,143sf	minus 3%
	Floor Area	279,888sf	262,733sf	17,155sf	minus 6.5%
	*Parking	251 stalls	246 stalls	5 stalls	minus 2%
*Required parking is 212 stalls					
Cumulative changes are less than 10%					

Parcel Map

This development will be financed with the State of Nevada tax exempt bonds and the 9% Low-Income Housing Tax Credit program. Because two different tax credit sources will finance the project, two separate ownership entities will be involved and will require separate parcels for their portion of the development. A parcel map will be required to divide the property accordingly.

Parcel 1 will be financed with the State of Nevada tax exempt bonds and supplemented by the 4% Low Income Housing Tax Credits (LIHTC). Waivers to setbacks and building separation will be requested. The Density for Parcel 1 will be 42.62 units/acre

(231units/5.42ac). Fifty (50) units will be parceled off and shown as Parcel 2 on the Site Plan for the 9% Low Income Housing Tax Credit Program. The Density for Parcel 2 will be 47.6 units/acre (50units/1.05ac). Combined density will be 43.4 units/acre (281units/6.47ac).

The development will not be constructed in phases. A cross access, easement, and maintenance agreement will be recorded for the development.

Waiver of Standards

Waiver of Standard Drawing 222.1:

We are requesting a waiver of development standards for Commercial and Multi-Family Driveway Geometrics standard drawing 222.1 for a throat depth reduction. The original Site Plan showed a gated community without adequate accommodations for pick-up and drop-off of the residents at the main entrance to the building. Additionally, traffic circulation for access to residents' parking was confusing and limited to one location along the west side of the site.

Compelling Justification:

The revised Site Plan improves traffic circulation and safety for the residents. The addition of a porta-cochere provides direct access to the building for our mobility-challenged residents. We believe that Standard Drawing 222.1 is specifically designed for high volume commercial and multi-family use. The proposed development does not adversely affect the neighborhood as affordable senior multi-family housing is typically deemed low impact use. Traffic volumes for this senior development are very low.

There is more than adequate parking provided in front of the building, and it is also accessible for visitors, deliveries and residents and will be well marked and identified for safe pedestrian access and circulation. There will be a small parking area between Serene Avenue and the front of the building for overflow parking for guests and deliveries

We believe there is more than adequate vehicle storage with the revised design and request the throat depth requirement of 150-feet be reduced to 50-feet.

Waiver of Setbacks:

This development is a multi-family community within a Commercial Resort (CR) zoning area and is designed to Section 30.02.11 RM50 of Title 30. We propose to split the development into two parcels via a parcel map. However, there will only be one building constructed and it will not be a phased construction. The proposed property lines will bisect the parking and building through common walls.

We are requesting a waiver of setbacks standards as outlined in Section 30.02.11. Parcel 1 will require the rear and side setbacks to be reduced from twenty feet (20') to zero feet (0'). Parcel 2 will require the front and side setbacks to be reduced from twenty feet (20') to zero feet (0').

Additionally, both Parcel 1 and Parcel 2 will require the Building Separation to be reduced from ten feet (10') to zero feet (0').

Compelling Justification:

The development will be financed with the State of Nevada tax exempt bonds and the 9% Low-income Housing Tax Credit program. Because two different tax credit sources will finance the project, two separate ownership entities will be involved and will require separate parcels for their portion of the development. A parcel map will be required to divide the property accordingly.

Parcel 1 will be financed with the State of Nevada tax exempt bonds and supplemented by the 4% Low Income Housing Tax Credits (LIHTC). Fifty (50) units will be parceled off and shown as Parcel 2 on the Site Plan for the 9% Low Income Housing Tax Credit Program.

The development will not be constructed in phases and the building will be constructed as one complete building. Property lines will be placed within common walls which will be directly aligned from foundation to roof. Cross access, easement, and maintenance agreements will be recorded for the development.

Sustainability review: Pursuant to Title 30.04.05.J *Sustainability* for multi-family residential, we are required to achieve at least 5-points from the sustainability measures. No changes are being proposed from the original application therefore scoring will remain the same. We hereby submit for review this Sustainability list for the proposed development:

Landscaping:

- Title 30.04.05.J-3.i. - Provide 10% more trees than required: The tree requirement along Serene Avenue is 11 trees. We are proposing to install 13-trees. (18% increase). **(1-Point)**
- Title 30.04.05.J-3.ii. – 95% or more of the proposed landscaping will be Water-Efficient landscaping with plants that have very low or low water needs. **(1-Point)**
- Title 30.04.05.J-3.iii – The minimum required landscape buffer Along Serene Avenue is 10-foot wide. The proposed development is to provide a 20-foot-wide landscape buffer (100% increase). **(1-Point)**
- Title 30.04.05.J-3.vi - Landscaping for Energy Conservation and Solar Gains. The development will provide landscaping plant material along the south and west sides of the buildings. **(1/2-Point)**

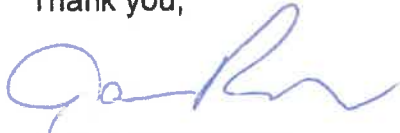
Building and Site Design Sustainability Options:

- Title 30.04.05.J-4.ii.C(3) – The building will be constructed with a floor-to-ceiling height of 9-feet. **(1/2-Point)**
- Title 30.04.05.J-4.ii.C(5) – All exterior glazing shall be a low Solar Heat Gain Coefficient (SHGC) which will meet or exceed Solar Ban glass. Note: Solar Ban is a brand name glass. **(1/2-Point)**
- Title 30.04.05.J-4.ii.C(6) – Providing a shade device such as an awning or portico above all building entrances and ADA **(1/2-Point)**

- Alternative Compliance:
 1. Title 30.04.05.J-4.ii (5) only requires the south and west windows to be low SHGC. The building will provide all exterior glazing to be low SHGC. Additionally, the building will reduce the area of glass to lower the overall SHGC. **(1/2-Point)**
 2. Title 30.04.05.J-3.vi – Only requires Landscaping for Energy Conservation and Solar Gains along the south and west sides of the buildings. The development will provide landscaping along all sides of the building. Additionally, the development will increase enhanced landscaping buffer beyond the streetscape buffer. **(1/2-Point)**
 3. Title 30.04.05.J-4.iii – Alternative Energy: Carports shall have solar panels installed to supply supplemental energy for the building and common areas. **(1/2-Point)**

In summary, Nevada Hand has reviewed the development code and believes the proposed development is complimentary and compatible with the surrounding community. Nevada Hand is pleased to submit this revised development plan for your review. We look forward to the opportunity to discuss this application in more detail.

Thank you,

A handwritten signature in blue ink, appearing to read 'James Brewer', is positioned above the printed name.

James Brewer, PE
Director of Development and Land Planning
Nevada HAND

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0822-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

AMENDED HOLDOVER ZONE CHANGE to reclassify 2.50 acres from an RS10 (Residential Single-Family 10) Zone (previously notified as an R-D (Suburban Estates Residential) Zone) to an RS5.2 (Residential Single-Family 5.2) Zone (previously notified as an R-1 (Single-Family Residential) Zone) for a future residential development.

Generally located on the southwest corner of Frias Avenue and Bermuda Road within Enterprise (description on file). MN/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-28-803-001

LAND USE PLAN:

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

BACKGROUND:**Project Description****General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for **RS5.2** zoning is appropriate for the site since there are existing developments with greater density in the area such as the **RM18** and **RS2** developments across Bermuda Road to the east and northeast. The request also addresses the need for in-fill development in Clark County and reduces urban sprawl.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0710-17	Reclassified the site to R-D zoning for a single-family residential development	Approved by BCC	October 2017
VS-0711-17	Vacated and abandoned easements - expired	Approved by BCC	October 2017
TM-0139-17	Single-family residential subdivision - expired	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family development residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family development residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family development residential

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

Related Applications

Application Number	Request
WS-25-0357	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0356	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
TM-25-500087	A tentative map for 10 single-family residential lots 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 reclassify the site to RS5.2 zoning to not be compatible with the existing single-family residential developments to the west and south. The proposed RS5.2 zoning does not provide for an appropriate transition for the RS10 zoned residences to the south or the RS20 (NPO-RNP) zoned residences to the west; or from the RS20 (NPO-RNP) zoned place of worship to the north to these residences. The request does not comply with Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with NPO-RNP areas and minimize future conflicts with higher intensity development planned on-sites that are adjacent to NPO-RNP areas. Suggested strategies in the Master Plan include providing transitioning densities with larger lots adjacent to NPO-RNP areas or clustering higher intensity housing units away from the shared edge of the NPO-RNP. Given the small size of the subject property (2.5 acres), utilizing such strategies would be hard to accomplish. Staff finds that the existing RS10 zoning for the site is more compatible with the surrounding area, as opposed to the RS5.2 zoning request. For these reasons, staff finds the request for RS5.2 zoning is not appropriate for this location.

Department of Aviation

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

Staff Recommendation

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Right-of-way dedication to include 50 feet for Bermuda Road, 30 feet for Frias Avenue and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

Department of Aviation

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

Fire Prevention Bureau

- 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 CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS: 13 cards, 3 letters, 1 petition (70 signatures)

COUNTY COMMISSION ACTION: February 7, 2024 – HELD – To 05/22/24 – per the applicant.

COUNTY COMMISSION ACTION: May 22, 2024 – HELD – To 07/17/24 – per the applicant.

COUNTY COMMISSION ACTION: July 17, 2024 – HELD – To 01/22/25 – per the applicant.

COUNTY COMMISSION ACTION: January 22, 2025 – HELD – No Date – per the applicant.

APPLICANT: KHUSROW ROOHANI

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	STAFF	PROPERTY OWNER	APPLICANT	CORRESPONDENT
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-803-001

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd and Frias Ave

PROJECT DESCRIPTION: Requesting rezone from R-D to R-1

(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)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-25-23 (DATE)

By Khusrow Roohani

NOTARY PUBLIC:

Dorothy Grace Shoen



DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

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

December 4, 2023

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

**Re: Bermuda & Frias
APR-23-101251
APN: 177-28-803-001
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 parcel is 2.5 gross-acres and is located west of Bermuda Road and south of Frias Avenue. The parcel is currently zoned R-D (Suburban Estates Residential), with a planned land use of LN (Low-Intensity Suburban Neighborhood). A Zone Boundary Amendment is 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 parcel to R-1 (Single-Family Residential District) from R-D (Suburban Estates Residential District). The parcel is adjacent to properties zoned R-E (Rural Estates Residential) to the north and west, R-3 (Multiple-Family Residential) to the east, and R-D (Suburban Estates Residential) to the south.

The rationale for this rezoning is grounded in the compatibility of the proposed R-1 (Single-Family Residential District) zoning category with the current land use designation. Additionally, considering the presence of more intense densities in neighboring developments, the request is deemed warranted and fitting for the area. This strategic shift in zoning aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the region.

Furthermore, this Zone Boundary Amendment acknowledges the urgent need for infill developments within Clark County. As urban areas expand, infill development becomes crucial for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The proposed zoning acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.

Moreover, this proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcel with due consideration for its specific geographical and

environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremiah Delci-Johnson', with a stylized, flowing script.

Jeremiah Delci-Johnson
Senior Land Planner



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING 10A

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	STAFF	PROPERTY OWNER	APPLICANT	CORRESPONDENT
<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____	NAME: <u>Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust</u> ADDRESS: <u>9500 Hillwood Drive #201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u>	NAME: <u>Khusrow Roohani</u> ADDRESS: <u>9500 Hillwood Drive, 2nd Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-249-0777</u> CELL: _____ E-MAIL: <u>sevenvalleysrealty@yahoo.com</u> REF CONTACT ID #: _____	NAME: <u>Taney Engineering; Attn: Jessica Walesa</u> ADDRESS: <u>6030 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>jessicaw@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 177-28-803-001

PROPERTY ADDRESS and/or CROSS STREETS: Bermuda Rd and Frias Ave

PROJECT DESCRIPTION: Requesting rezone from R-D to R-1

(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)*

Khusrow Roohani
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-25-23 (DATE)

By Khusrow Roohani
NOTARY PUBLIC: Dorothy Grace Shoen



DOROTHY GRACE SHOEN
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 96-5387-1
MY APPT. EXPIRES DECEMBER 11, 2024

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December 4, 2023

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

**Re: Bermuda & Frias
APR-23-101251
APN: 177-28-803-001
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 parcel is 2.5 gross-acres and is located west of Bermuda Road and south of Frias Avenue. The parcel is currently zoned R-D (Suburban Estates Residential), with a planned land use of LN (Low-Intensity Suburban Neighborhood). A Zone Boundary Amendment is requested in support of a future single-family residential development that has not yet been designed.

Zone Boundary Amendment

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The rationale for this rezoning is grounded in the compatibility of the proposed R-1 (Single-Family Residential District) zoning category with the current land use designation. Additionally, considering the presence of more intense densities in neighboring developments, the request is deemed warranted and fitting for the area. This strategic shift in zoning aligns with the broader community's need for thoughtful development that adapts to the evolving dynamics of the region.

Furthermore, this Zone Boundary Amendment acknowledges the urgent need for infill developments within Clark County. As urban areas expand, infill development becomes crucial for optimizing land use and minimizing urban sprawl. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, promoting efficient land utilization and fostering a more connected and integrated urban fabric. The proposed zoning acts as a catalyst for infill development, ensuring a harmonious blend of residential spaces that enrich the existing community while addressing the increasing demand for housing in a responsible and sustainable manner.

Moreover, this proposed amendment not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The rezoning prioritizes a forward-thinking approach to land use planning. It aims to optimize the subject parcel with due consideration for its specific geographical and

environmental context, ensuring a sustainable and resilient development that aligns with the long-term vision for the region.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeremiah Delci-Johnson', with a stylized, flowing script.

Jeremiah Delci-Johnson
Senior Land Planner

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0356-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Bermuda Road and Fairfield Avenue and Frias Avenue and Rush Avenue within Enterprise (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-28-803-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate government patent easements that are no longer needed for the development of the site and the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0139-17	6 lot single-family residential tentative map - expired	Approved by BCC	October 2017
VS-0711-17	Vacated and abandoned patent easements - expired	Approved by BCC	October 2017
ZC-0710-17	Reclassified the site from R-E (RNP-I) to R-D zoning for a single-family residential development with reduced lot size - expired	Approved by BCC	October 2017
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Related Applications

Application Number	Request
ZC-23-0822	A zone change to reclassify the site from RS10 to RS5.2 is a companion item on this agenda.
WS-25-0357	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500087	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

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;
- Right-of-way dedication to include 45 feet to the back of curb for Bermuda Road, 20.5 feet to the back of curb for Frias Avenue and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KHUSROW ROOHANI

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



Department of Comprehensive Planning Application Form

11A

ASSESSOR PARCEL #(s): 177-28-803-001

PROPERTY ADDRESS/ CROSS STREETS: Bermuda Rd and Frias Ave

DETAILED SUMMARY PROJECT DESCRIPTION

10 lot single-family residential subdivision. Vacation review in support of previous application (ZC-23-0823)

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust

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)*

KHUSROW ROOHANI
Property Owner (Print)

12/27/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-25-0356

PC MEETING DATE

BCC MEETING DATE 7/16/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]

DATE 5/5/25

FEES \$1,200

DATE 6/25/25



TANEY ENGINEERING

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

April 15, 2025

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

**Re: Bermuda & Frias
APR-24-101508
APN: 177-28-803-001
Justification Letter**

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:

Patent Easement Vacations

This request is to vacate 33-feet of the patent easement, along the west and south boundaries; as well as 12.5-feet of the patent easement along the north boundary.

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

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0357-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce off-site improvements (streetlights).

DESIGN REVIEW for a proposed single-family detached residential development on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-28-803-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow reduced side setbacks for Lots 5 and 6 where developments shall comply with the rear or side zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines per Section 30.04.06G.
 - b. Allow reduced lots sizes for Lots 1 through 6 where developments within, abutting, or adjacent to an NPO-RNO area shall transition along RNP boundaries by providing lot sizes 10,000 square feet or greater per Section 30.04.06G.
2. Reduce on-site improvements (streetlights) along Bermuda Road and Frias Avenue where streetlights are required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family detached residential development
- Number of Lots: 10
- Density (du/ac): 4.0
- Minimum/Maximum Lot Size (square feet): 6,011/7,749
- Number of Stories: 2
- Building Height (feet): 30 (maximum)
- Square Feet: 3,276 (maximum)

Site Plans

The plans show a proposed 10 lot single-family detached residential development located on the east side of Bermuda Road and the south side of Frias Avenue. The overall site is 2.5 acres with a density of 4.0 dwelling units per acre. The lots range in size from 6,011 square feet to 7,749 square feet and will generally be 50 feet to 61 feet wide and 120 feet to 150 feet long. All lots will be accessed from a centrally located 43 foot wide private street inclusive of a 4 foot wide sidewalk located on the south side of the street. The private street will be directly accessed from Bermuda Road on the east side of the site and terminate in a hammerhead turnaround on the west side of the site. Five lots are shown on each side of the street, with the lots along the western property line of the site being over 7,000 square feet. Five foot wide detached sidewalks are provided along both Bermuda Road and Frias Avenue within common element areas. A total of 28 total parking spaces are required and a minimum of 40 parking spaces will be provided by the garages and driveways on-site.

The side setbacks on the west side of Lots 5 and 6 are shown at 5 feet where a minimum of 10 feet is required since the properties to the west are in the Rural Neighborhood Preservation Neighborhood Protection Overlay. Lots 1 through 6 are adjacent to or abutting existing development in the Rural Neighborhood Preservation Neighborhood Protection Overlays to the north and west, which mandates that these lots be a minimum of 10,000 square feet, but the proposed lot sizes range from 6,265 square feet to 7,749 square feet.

Landscaping

Along Bermuda Road and Frias Avenue, the street landscaping area will consist of a 5 foot wide landscape strip on each side of a 5 foot wide detached sidewalk.

Elevations

The elevations show 2 different models with 3 possible exterior designs for the homes for a total of 6 possible exterior design combinations. Each exterior corresponds with either a Modern, Mediterranean, or Craftsman style. All models are 2 stories high and will range in height from 25.7 feet to 29.3 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 3,004 square feet up to 3,276 square feet, not including garage, porch, and optional spaces which range in size between 67 square feet and 602 square feet, spread across 2 floors. Each model has 3 to 4 bedrooms with options that include walk-in closets, laundry rooms, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 to 3 cars.

Applicant's Justification

The necessity for a 5 foot side setback adjacent to the existing NPO-RNP to the west is to accommodate the house within the lot. This setback reduction is needed for Lots 5 and 6 that abut the NPO-RNP development to the west. The developer is also trying to align the homes being built as part of the same development and aim to maintain consistent setbacks with those

properties. The proposed lot size is consistent with neighboring residential developments that are being constructed. Lots 5 and 6 are close to the 10,000 square feet requirement. The proposed development is situated in an area where non-urban street standards have been previously accepted. The property to the north already has adequate lighting, and adding additional lights would result in excessive brightness for the area. The adjacent residential communities similarly lack off-site improvements, which establishes a precedent for no streetlights in the current development. The use of a hammerhead turnaround is acceptable as driveway parking spaces are provided throughout the development, and there are a low number of homes on the street.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0139-17	6 lot single-family residential tentative map - expired	Approved by BCC	October 2017
VS-0711-17	Vacated and abandoned patent easements - expired	Approved by BCC	October 2017
ZC-0710-17	Reclassified the site from R-E (RNP-I) to R-D zoning for a single-family residential development with reduced lot size - expired	Approved by BCC	October 2017
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Related Applications

Application Number	Request
ZC-23-0822	A zone change to reclassify the site from RS10 to RS5.2 is a companion item on this agenda.
VS-25-0356	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500087	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of requiring increased setbacks and lot sizes adjacent to existing NPO-RNP developed areas is to promote buffers that help to maintain the rural lifestyle of the residents within these areas, maintain the large lot design characteristics of NPO-RNP neighborhoods, and protect developing areas from the odors and other nuisances that come from being adjacent to livestock. In this case, staff is primarily concerned with Lots 5 and 6 as these 2 lots are directly adjacent to NPO-RNP residential uses, while Lots 1 through 4 are across Frias Avenue from a developed place of worship within the NPO-RNP. Staff's concern with Lots 5 and 6 is the reduced lot area and setbacks will limit the separation between structures allowing for more contact between non-rural lots and livestock uses, which could negatively impact both the existing and proposed residents. Additionally, the reduction in lot size and setbacks would represent a significant and immediate change in the design of area compared to the areas to the west. Finally, the site is raw land that could be designed to meet the required residential adjacency standards. For these reasons, staff cannot support this request.

Design Review

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

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The plans also have the option for different ways of accessing the house with the front-loaded homes having various covering styles. The proposed homes use materials and colors typical of the southwestern United States. The site is well parked with a minimum of 4 parking spaces provided for each lot along with on-street parking. With that said, staff is concerned the lack of an increased setback and lot size for the lots adjacent to the existing NPO-RNP area to the west will not provide a sufficient buffer

and will negatively impact the rural lifestyle of the neighboring properties. Additionally, the denial of the associated zone change would result in the proposed subdivision not complying with the required lot size of 10,000 square feet and the required setbacks of the RS10 (Residential Single-Family 10) zone. Staff finds the proposed subdivision does not support Master Plan Policies 1.3.1, 1.5.1, and 1.5.2 and Enterprise Specific Policy EN-1.1, which all support the development of compatible developments which foster the development of neighborhood features that support the livability of the area and protect existing RNP areas. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support this request to not install streetlights on Bermuda Road and Frias Avenue as streetlights not only provide safety for motorists, but they assist in improving security. Additionally, streetlights are already installed in the surrounding areas, leaving this parcel as the only parcel without streetlights.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Bermuda Road, 20.5 feet to the back of curb for Frias Avenue and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install conduit and pull boxes for streetlights;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Department of Aviation

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

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 #0049-2025 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

12A

ASSESSOR PARCEL #(s): 177-28-803-001

PROPERTY ADDRESS/ CROSS STREETS: Bermuda Rd and Frias Ave

DETAILED SUMMARY PROJECT DESCRIPTION

10 lot single-family residential subdivision. Waiver and design review in support of previous application (ZC-23-0823)

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust

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]

KHUSROW ROOHANI

12/27/24

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☒ WS

☐ ADR

☐ AV

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☐ ZC

☐ AG

☒ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s) WS-25-0357

ACCEPTED BY [Signature]

PC MEETING DATE

DATE 5/5/25

BCC MEETING DATE 7/16/25

FEES

TAB/CAC LOCATION Enterprise

DATE 6/25/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

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

TANEYCORP.COM

April 29, 2025

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

**Re: Bermuda & Frias
APR-24-101508
APN: 177-28-803-001
Justification Letter**

Planner
Copy

To whom it may concern:

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

Proposed Single-Family Residential Subdivision

The subject site is 2.50 gross acres and located south of Frias Avenue and west of Bermuda Road. This is a request to allow for the development of a 10-lot single-family residential subdivision with a density of 4 dwelling units per acre. The lots range in size from 6,017 square feet to 7,118 square feet, with an average lot size of 6,506 square feet. The site is currently zoned RS10 (Residential Single-Family 10). It has a planned land use of LN (Low-Intensity Suburban Neighborhood).

Bermuda Road and Frias Avenue will receive full off-site improvements including curb, gutter, sidewalk, and paving. Lots 1-10 will be accessed via a 43-foot-wide private street with a sidewalk of 4 feet that terminates in a hammerhead. Lots 1-10 will be accessed through Bermuda.

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 driveway parking spaces are provided throughout the development. The Hammerhead streets are approx. 272-ft long with 5 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 and the south are approximately 50 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 detached 5-foot sidewalks, will be provided along Bermuda Road and Frias Avenue.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	LN (Low-Intensity Suburban Neighborhood - up to 5 du/ac)	Residential Single-Family 10 (RS10)
North (Developed)	RN (Ranch Estates Neighborhood – up to 2 du/ac)	Residential Single-Family 20 (RS20)
South (Undeveloped)	LN (Low-Intensity Suburban Neighborhood - up to 5 du/ac)	Residential Single-Family 10 (RS10)
East (Undeveloped)	RN (Ranch Estates Neighborhood – up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Developed)	CN (Compact Neighborhood – up to 18 du/ac)	Residential Multi-Family 18 (RM18)

Waiver of Development Standard – Reduction for Side Setback

This request is to reduce the rear lot yard setbacks 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 lot 5 & 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.

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. Lot 5 & lot 6, located immediately west of the existing NPO adjacent to the project site, is proposed to have an area of 7,749 and 7,392 square feet. This lot size is consistent with neighboring residential developments that are being constructed. The subdivision to the east has a zoning of RM18 (Residential Multi-Family RM18). Lots 5 & 6 are close to the 10,000 square feet requirement. This proposed subdivision creates a buffer between high intensity to the east and low intensity to the west. Consequently, waiving the residential adjacency requirements for the proposed subdivision is unlikely to adversely impact any future development.



Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C requiring partial off-site improvements on Bermuda Road and Frias Avenue to not include streetlights. This waiver is to not install only streetlights as part of the offsite improvements, all other offsites will be provided include curb, gutter, sidewalk, and paving. The proposed development is zoned RS5.2 (Residential Single-Family 5.2) and LN (Low-Intensity Suburban Neighborhood) and situated in an area where streetlight near and NPO/RNP rural street standards have been previously accepted. The property to the north already has adequate lighting, and adding additional lights would result in excessive brightness for the area. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for no streetlights in the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing only no streetlights as part of the offsite improvements.

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 3,004 to 3,276 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 combination 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. 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	26'-9"	3 car garage total
Sage (L658)	3,276	2 Story	29'-3 13/16"	2 car garage total

Plan Name	Project Number	Architectural Features
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



Sage		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
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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

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500087-ROOHANI FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Bermuda Road and south of Frias Avenue within Enterprise. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-28-803-001

LAND USE PLAN:

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

BACKGROUND:**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Single-family detached residential development
- Number of Lots: 10
- Density (du/ac): 4.0
- Minimum/Maximum Lot Size (square feet): 6,011/7,749

Project Description

The plans show a proposed 10 lot single-family detached residential development located on the east side of Bermuda Road and the south side of Frias Avenue. The overall site is 2.5 acres with a density of 4.0 dwelling units per acre. The lots range in size from 6,011 square feet up to 7,749 square feet and will generally be 50 feet to 61 feet wide and 120 feet to 150 feet long. All lots will be accessed from a centrally located 43 foot wide private street inclusive of a 4 foot wide sidewalk located on the south side of the street. The private street will be directly accessed from Bermuda Road on the east side of the site and terminate in a hammerhead turnaround on the west side of the site. Five lots are shown on each side of the street, with the lots along the western property line of the site being over 7,000 square feet. Five foot wide detached sidewalks are provided along both Bermuda Road and Frias Avenue within common element areas.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0139-17	6 lot single-family residential tentative map - expired	Approved by BCC	October 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0711-17	Vacated and abandoned patent easements - expired	Approved by BCC	October 2017
ZC-0710-17	Reclassified the site from R-E (RNP-I) to R-D zoning for a single-family residential development with reduced lot size - expired	Approved by BCC	October 2017
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

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

Related Applications

Application Number	Request
ZC-23-0822	A zone change to reclassify the site from RS10 to RS5.2 is a companion item on this agenda.
VS-25-0356	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-25-0357	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The lots are only accessible from internal private streets and there are no double frontage lots, as common lots or other lots are used to separate lots from secondary frontages. Additionally, the hammerhead turnaround should not greatly affect the design and safety of the subdivision given the small number of lots and the length of the private street. Staff, however, finds the denial of the associated zone change would result in the proposed subdivision having lots that would not be compatible with the minimum lot size requirements of the RS10 (Residential Single-Family 10) zone of 10,000 square feet. Additionally, staff's recommendation for denial of the

accompanying waivers of development standards and design review will result in design changes that will affect the layout of the tentative map. As a result, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Bermuda Road, 20.5 feet to the back of curb for Frias Avenue and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install conduit and pull boxes for streetlights;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- The street shown as Venkman shall have the suffix of Court;
- Approved street name list is required from the combine Fire Communication Center.

Department of Aviation

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

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 #0049-2025 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

13A

ASSESSOR PARCEL #(s): 177-28-803-001

PROPERTY ADDRESS/ CROSS STREETS: Bermuda Rd and Frias Ave

DETAILED SUMMARY PROJECT DESCRIPTION

10 lot single-family residential subdivision. Tentative map review in support of previous application (ZC-23-0823)

PROPERTY OWNER INFORMATION

NAME: Khusrow Roohani, Trustee of the Khusrow Roohani Family Trust

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)*

KHUSROW ROOHANI
Property Owner (Print)

12/27/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-25-500067

PC MEETING DATE

ACCEPTED BY KW

DATE

5/5/25

BCC MEETING DATE

7/16/25

FEES

\$750

TAB/CAC LOCATION

Enterprise

DATE 6/25/25

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0384-CUVA, JOHN A.:

ZONE CHANGE reclassify 3.98 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

176-27-801-016; 176-27-801-017

LAND USE PLAN:

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

BACKGROUND:**Project Description****General Summary**

- Site Address: N/A
- Site Acreage: 3.98
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to an RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 31 lot single-family residential subdivision with a density of 7.78 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties to the north and west of this site. Furthermore, the development is in an area that is already served by County and service providers.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0434-05	Vacated and abandoned rights-of-way on APN 176-27-801-016	Approved by PC	May 2005
ZC-1313-02	Reclassified the southern parcel APN 176-27-801-017 to C-2 (now CG) zoning	Approved by BCC	December 2002

*Additional Mountain's Edge land use applications have been previously approved on the above mentioned subject parcels but are not relevant to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Commercial center
East	Business Employment	IL	Undeveloped

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

Related Applications

Application Number	Request
DR-25-0386	A design review for a single-family residential development is a companion item on this agenda.
VS-25-0385	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500092	A tentative map for a 31 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. Rainbow Boulevard is an arterial street and can accommodate this proposal. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0532-

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119

DRAFT



Department of Comprehensive Planning Application Form

14A

ASSESSOR PARCEL #(s): 176-27-801-016 & 176-27-801-017

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Blvd & Cactus

DETAILED SUMMARY PROJECT DESCRIPTION

A residential subdivision for 31 lots, we are requesting a Tentative map, vacation of patent easements and public right-of-way, Design Review and a Zone Change.

PROPERTY OWNER INFORMATION

NAME: Signature Land Holdings, LLC

ADDRESS: 801 S. Rancho Drive, Suite E-4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: (702) 671-6000

CELL (702) 994-3610

EMAIL: LandFP@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: Signature Land Holdings LLC

ADDRESS: 801 S. Rancho Drive, Suite E-4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID #

TELEPHONE: (702) 671-6000

CELL (702) 994-3610

EMAIL: LandFP@signaturehomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sonia Macias @ TCE

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # 170761

TELEPHONE: 702-932-6125

CELL 702-336-4071

EMAIL: smacias@tce-lv.com

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

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

Digitally signed by

Rick Barron

Property Owner (Signature)*

Rick Barron, Authorized Signer

Property Owner (Print)

4/30/2025 | 11:39 AM PDT

Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> IPUD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> 7C
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SER	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER <u></u>

APPL. CATCH # 2C-25-0384

AD. ENTERED BY RG

PE. M. K. DATE 7/16/25

DATE 5/8/25

B. I. DATE 6/25/25

FEES \$1,200

REMARKS Enterprise

DATE 6/25/25

April 22, 2025

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

**Re: Rainbow/Cactus West
Conforming Zone Change
APN# 176-27-801-016 and 176-27-801-017
Project#: 273-24011**

On behalf of Signature Homes, we respectfully request your approval of a conforming Zone Change for the proposed Rainbow/Cactus West residential subdivision.

The project proposes the development of a 31-lot single family detached residential development on approximately 3.98 acres at a density of 7.78 units per acre. The vacant parcels are zoned RS-20 and CG under a Master Plan designation of Mid-Intensity Suburban Neighborhood within the Enterprise Land Use planning area.

Location: The proposed project is located on the west side of Rainbow Boulevard approximately 660' north of Cactus Avenue in Section 27, Township 22 South, Range 60 East. Access is provided by Rainbow Boulevard.

Zone Change: Approval of a conforming zone change for the site from RS-20 and CG to RS-3.3 for a proposed 31-lot single family detached residential subdivision. The parcels are designated for Mid-Intensity Suburban land use within the Enterprise Land Use Plan area.

The proposed zone change conforms with the Enterprise Land Use plan and the Enterprises Planning Area Goals and Policies as follows:

1. *Goal EN-1*
 - a. *Policy EN-1.1: Neighborhood Integrity*
The project provides contiguous and uniform development as compatible infill development.
2. *Goal EN-6.5*
 - a. *Policy EN-6.5: Contiguous Development*
The project is an infill development that utilizes existing public infrastructure for access and service providers with minimal required service extensions.

3. *Goal EN-6.6: Cost-Effective Growth*

The project is developed in an area that is already served by the County and service providers.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias

Sonia Macias

Digitally signed by Sonia
Macias
DN: C=US,
E=smacias@tce-nv.com,
CN=Sonia Macias
Date: 2025.05.06
07:04:28-07'00'

5/8/25
**PLANNER
COPY**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0385-CUVA, JOHN A.:

VACATE AND ABANDON easements of interest to Clark County located between Cordite Road (alignment) and Cactus Avenue, and Rainbow Boulevard and Mopan Road (alignment); and a portion of right-of-way being Rainbow Boulevard located between Cordite Road (alignment) and Cactus Avenue within Enterprise (description on file). JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-27-801-016; 176-27-801-017

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The applicant requests the vacation and abandonment of patent easements and a portion of Rainbow Boulevard that are not necessary to support the development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0434-05	Vacated Frias Avenue on APN 176-27-801-016	Approved by PC	May 2005
ZC-1313-02	Reclassified APN 176-27-801-017 to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Shopping center
East	Business Employment	RS20 & IL	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0384	A zone change to reclassify the site from RS20 and CG to RS33 is a companion item on this agenda.
TM-25-500092	A tentative map for a 31 lot single-family residential subdivision is a companion item on this agenda.
DR-25-0386	A design review for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

15A

ASSESSOR PARCEL #(s): 176-27-801-016 & 176-27-801-017

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Blvd & Cactus

DETAILED SUMMARY PROJECT DESCRIPTION

A residential subdivision for 31 lots, we are requesting a Tentative map, vacation of patent easements and public right-of-way, Design Review and a Zone Change.

PROPERTY OWNER INFORMATION

NAME: Signature Land Holdings, LLC

ADDRESS: 801 S. Rancho Drive, Suite E-4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: (702) 671-6000 CELL (702) 994-3610 EMAIL: LandFP@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: Signature Land Holdings LLC

ADDRESS: 801 S. Rancho Drive, Suite E-4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID #

TELEPHONE: (702) 671-6000 CELL (702) 994-3610 EMAIL: LandFP@signaturehomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sonia Macias @ TCE

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # 170761

TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-tv.com

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

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

DocuSigned by

Rick Barron

Property Owner (Signature)*

Rick Barron, Authorized Signer

Property Owner (Print)

4/30/2025 | 11:39 AM PDT

Date

DEPARTMENT USE ONLY

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<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 <u></u>

APPLICANT ID # VS-25-0385

RECEIVED DATE 7/16/25

RECEIVED DATE 7/16/25

TAX MAP LOCATION Enterprise

DATE 6/25/25

APPLICANT ID # RG

RECEIVED DATE 5/8/25

RECEIVED DATE 5/8/25



April 10, 2025

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

**Re: Rainbow/Cactus West
Vacation of Patent Easement and Public Right-of-Way
APN# 176-27-801-016 and 176-27-801-017
Project: 273-24011**

On behalf of Signature Homes, we respectfully request your approval of a Vacation of Patent Easement and Public Right-of-Way for the proposed Rainbow/Cactus West residential subdivision.

Location: The proposed project is located on the west side of Rainbow Boulevard, approximately 600' north of Cactus Avenue Section 27, Township 22 South, Range 60 East. Access is provided by Rainbow Boulevard.

Justification: The patent easement area and the public right of way along Rainbow Boulevard proposed to be vacated are not necessary to support the development. The roadway easements are not necessary for the development of the subdivision as a private street is proposed to provide access to the proposed subdivision. This private street will be dedicated with the Final Map for the project. Public access to the project is provided by Rainbow Boulevard.

If you have any questions or require additional information, please feel free to contact us at 702-932-6125 or smacias@tce-lv.com

Sincerely,

Sonia Macias
Project Coordinator


Digitally signed by Sonia Macias
DN: c=US
E=smacias@tce-lv.com,
CN=Sonia Macias
Date: 2025.04.10
16:09:18-0700

7080 La Cienega Street #200
Las Vegas, NV 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 2 of 2

5/8/25
**PLANNER
COPY**

VS-25-0385

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0386-CUVA, JOHN A.:

DESIGN REVIEW for a single-family residential subdivision on 3.98 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-27-801-016; 176-27-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.98
- Project Type: Single-family residential development
- Number of Lots: 31
- Density (du/ac): 7.79
- Minimum/Maximum Lot Size (square feet): 3,672/6,653
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 1,614 to 2,643

Site Plan

The plan depicts a proposed single-family residential subdivision with 2 internal private streets. Sonata Point Street is a short entry street connecting Grand Rue Avenue to Rainbow Boulevard. Five foot wide sidewalks are shown on each side of Sonata Point Street. Grand Rue Avenue is a north/south street that serves all the residences and terminates as a stub street on the south side and a hammerhead on the north side. Four foot wide sidewalks are shown on 1 side of the street. A 5 foot wide detached sidewalk is shown on Rainbow Boulevard.

Landscaping

The plan shows 5 foot wide landscape strips on both sides of the 5 foot wide detached sidewalk on Rainbow Boulevard. Large trees and shrubs are provided for every 30 linear feet of street frontage.

Elevations

The plans depict 2 story models with a maximum height of 25 feet. The elevations on all 4 sides consists of a concrete tile roof, stucco exterior with variable rooflines, foam trim, stone veneer on some elevation options, porches, and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 3 to 4 bedrooms, 2.5 to 3.5 bathrooms, and a 2 car garage.

Applicant's Justification

The applicant proposes a 31 lot single-family detached residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0434-05	Vacated Frias Avenue on APN 176-27-801-016	Approved by PC	May 2005
ZC-1313-02	Reclassified APN 176-27-801-017 to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Shopping center
East	Business Employment	RS20 & IL	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0384	A zone change to reclassify the site from RS20 and CG to RS3.3 is a companion item on this agenda.
VS-25-0385	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
TM-25-500092	A tentative map for a 31 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

Design Review

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

The elevations and aesthetic features are not unsightly or undesirable in appearance. The architectural features provided on all 4 sides of the homes meet the minimum design required by Code. The landscaping is compatible with the surrounding area. Therefore, 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

- 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.

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 #0532-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

16A

ASSESSOR PARCEL #(s): 176-27-801-016 & 176-27-801-017

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Blvd & Cactus

DETAILED SUMMARY PROJECT DESCRIPTION

A residential subdivision for 31 lots, we are requesting a Tentative map, vacation of patent easements and public right-of-way, Design Review and a Zone Change.

PROPERTY OWNER INFORMATION

NAME: Signature Land Holdings, LLC

ADDRESS: 801 S. Rancho Drive, Suite E-4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: (702) 671-6000 CELL (702) 994-3610 EMAIL: LandFP@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: Signature Land Holdings LLC

ADDRESS: 801 S. Rancho Drive, Suite E-4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID #

TELEPHONE: (702) 671-6000 CELL (702) 994-3610 EMAIL: LandFP@signaturehomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sonia Macias @ TCE

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # 170761

TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-nv.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.

Declassified by

Rick Barron

Property Owner (Signature)*

Rick Barron, Authorized Signer

Property Owner (Print)

4/30/2025 | 11:39 AM PDT

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
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APP. #/IN #/J

DR-25-0386

PC MEETING DATE

7/16/25

PT MEETING DATE

Enterprise

TAB LOCATION

DATE

6/25/25

APPROVED BY

DATE

FEE

RG

5/8/25
\$1,000



March 18, 2025

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

**Re: Rainbow/Cactus West
Design Review
APN# 176-27-801-016 and 176-27-801-017
Project#: 273-24011**

On behalf of Signature Homes, we respectfully request your approval of a Design Review for the proposed Rainbow/Cactus West residential subdivision.

The project proposes a 31-lot single family detached residential development on approximately 3.98 acres at a density of 7.78 units per acre. The vacant parcels are zoned RS-20 and CG under a Master Plan designation of Mid-Intensity Suburban Neighborhood within the Enterprise Land Use planning area. A proposed zone change to RS-3.3 is submitted as a companion item.

Location: The proposed project is located at on the west side of Rainbow Boulevard approximately 600' north of Cactus Avenue Section 27, Township 22 South, Range 60 East. Access is provided by Rainbow Boulevard.

Design Review: Approval of a design review for a 31-lot single family detached residential subdivision under proposed RS-3.3 zoning for parcels with planned land use of Mid-Intensity Suburban that allows up to 8 units per acre within the Enterprise Land Use area. The project proposes private internal streets for that connect to Rainbow Boulevard to provide direct access to the proposed residential lots. The proposed lot sizes range from approximately 3,357 to 6,808 square feet with an average lot size of approximately 3,709 square feet. The proposed project will consist of four two-story homes that range in size from approximately 1,845 to 2,555 square feet that provide varying elevations with stucco finish in earth tone color palettes and concrete tile roofs at a typical height of 25'. The homes each provide two car garages, recessed covered entry and front windows, and options for stone veneer finish enhancements and expanded covered patios.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

A blue ink signature of Sonia Macias.

Sonia Macias

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 2 of 2

5/8/25
**PLANNER
COPY**

DR-25-0386

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500092-CUVA, JOHN A.:

TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 3.98 acres in an RS3.3 (Residential Single-Family) Zone.

Generally located west of Rainbow Boulevard and north of Cactus Avenue within Enterprise. JJ/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-27-801-016; 176-27-801-017

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.98
- Project Type: Single-family residential subdivision
- Number of Lots: 31
- Density (du/ac): 7.79
- Minimum/Maximum Lot Size (square feet): 3,672/6,653

Project Description

The plan depicts a proposed single-family residential subdivision with 2 internal private streets. Sonata Point Street is a short entry street connecting Grand Rue Avenue to Rainbow Boulevard. Five foot wide sidewalks are shown on each side of Sonata Point Street. Grand Rue Avenue is a north/south street that serves all the residences and terminates as a stub street on the south side and a hammerhead on the north side. Four foot wide sidewalks are shown on 1 side of the street. A 5 foot wide detached sidewalk is shown on Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0434-05	Vacated Frias Avenue on APN 176-27-801-016	Approved by PC	May 2005
ZC-1313-02	Reclassified APN 176-27-801-017 to C-2 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Shopping center
East	Business Employment	RS20 & IL	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0384	A zone change to reclassify the site from RS20 and CG to RS3.3 is a companion item on this agenda.
VS-25-0385	A vacation and abandonment for easements and right-of-way is a companion item on this agenda.
DR-25-0386	A design review for a single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the applicant's justification for the street to terminate as a hammerhead instead of a cul-de-sac does not satisfy the factors enumerated in Section 30.04.09. Their justification states that the hammerhead will allow the builder to offer a larger home footprint to potential buyers, which is a self-imposed hardship. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- 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 Grand Rue Avenue shall have an approved suffix that is not Avenue or Court;
- The street shown as Sonata Pointe Street shall have an approved suffix that is not Street or Court.

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 #0532-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA STREET,
SUITE 200, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

17A

ASSESSOR PARCEL #(s): 176-27-801-016 & 176-27-801-017

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Blvd & Cactus

DETAILED SUMMARY PROJECT DESCRIPTION

A residential subdivision for 31 lots, we are requesting a Tentative map, vacation of patent easements and public right-of-way, Design Review and a Zone Change.

PROPERTY OWNER INFORMATION

NAME: Signature Land Holdings, LLC

ADDRESS: 801 S. Rancho Drive, Suite E-4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: (702) 671-6000 CELL (702) 994-3610 EMAIL: LandFP@signaturehomes.com

APPLICANT INFORMATION (must match online record)

NAME: Signature Land Holdings LLC

ADDRESS: 801 S. Rancho Drive, Suite E-4

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

REF CONTACT ID # _____

TELEPHONE: (702) 671-6000 CELL (702) 994-3610 EMAIL: LandFP@signaturehomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sonia Macias @ TCE

ADDRESS: 7080 La Cienega St. #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # 170761

TELEPHONE: 702-932-6125 CELL 702-336-4071 EMAIL: smacias@tce-tv.com

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

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

DocuSigned by
Rick Barron
Property Owner (Signature)*

Rick Barron, Authorized Signer
Property Owner (Print)

4/30/2025 | 11:39 AM PDT
Date

DEPARTMENT USE ONLY.

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

APPLICATION # TM-25-500092

PERMIT DUE DATE 7/16/25

BUDGETED FEE Enterprise

TAX MAP LOCATION Enterprise

ACCEPTED BY R6

DATE 5/8/25

FEE \$750

DATE 6/25/25



April 22, 2025

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

**Re: Rainbow/Cactus West
Tentative Map Justification Letter
APN# 176-27-801-016/017
Project#: 273-24011**

On behalf of Signature Land Holdings LLC, we respectfully request the approval of a Tentative Map for a 31-lot single family residential subdivision located on the west side of Rainbow Boulevard approximately 660' north of Cactus Avenue. A zone change from the existing RS-20 and CG zoning to RS-3.3 zoning for this project has been submitted as a companion item.

The project proposes an internal private street to that connects to Rainbow Boulevard to provide access to the subdivision lots. Although there are existing subdivisions located to the north and west of the project, it is not feasible to connect to the existing public streets within these subdivisions as the neighboring streets do not connect to this project's parcels.

The proposed development's internal private street terminates in a hammerhead configuration to provide maximum lot depth for the lots located at the terminal end of the street. The additional lot depth realized on the affected lots allows the builder to offer a larger home footprint to future home buyers. All of the homes in this project provide two car garages with driveways that provide two off-street parking spaces as well.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Thomason Consulting Engineers

Sonia Macias
Project Coordinator



5/8/25
**PLANNER
COPY**

7080 La Cienega Street, Suite 200
Las Vegas, Nevada 89119
Phone (702) 932-6125 • Fax (702) 932-6129
Page 2 of 2

TM-25-500042