



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 9, 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 be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Randal Okamura
Carol Lee White

Matthew Tramp

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

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

BOARD OF COUNTY COMMISSIONERS
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 August 12, 2025 and August 26, 2025. (For possible action)
- IV. Approval of the Agenda for September 9, 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)
- VI. Planning and Zoning
1. **PA-25-700037-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 5.51 acres. Generally located north of Maule Avenue and west of Buffalo Drive within Spring Valley. MN/mc (For possible action) **09/16/25 PC**
2. **UC-25-0574-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:**
USE PERMIT to allow a multi-family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking lot landscaping; 3) reduce buffering and screening; 4) reduce parking; 5) eliminate EV capable parking spaces; and 6) reduce driveway throat depth.
DESIGN REVIEW for a multi-family detached residential development on 5.51 acres in a CG (Commercial General) Zone. Generally located west of Buffalo Drive and north of Maule Avenue within Spring Valley. MN/rg/cv (For possible action) **09/16/25 PC**
3. **PA-25-700038-CHURCH BAPTIST FIRST KOREAN:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rk (For possible action) **10/07/25 PC**
4. **ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:**
ZONE CHANGES for the following: 1) reclassify 3.44 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 north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action) **10/07/25 PC**
5. **VS-25-0591-CHURCH BAPTIST FIRST KOREAN:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action) **10/07/25 PC**

6. **WS-25-0592-CHURCH BAPTIST FIRST KOREAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) eliminate street landscaping.
DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **10/07/25 PC**
7. **TM-25-500150-CHURCH BAPTIST FIRST KOREAN:**
TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action) **10/07/25 PC**
8. **VS-25-0595-AAA LAND INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Boulder Opal Avenue, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/bb/kh (For possible action) **10/07/25 PC**
9. **UC-25-0594-AAA LAND INVESTMENT, LLC:**
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 total acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley. JJ/bb/kh (For possible action) **10/07/25 PC**
10. **WS-25-0577-PREUS, JAMES PATRICK:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce separation; and 3) increase wall height in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Montessori Street within Spring Valley. JJ/lm/kh (For possible action) **10/07/25 PC**
11. **DR-25-0600-DECATUR POST, LLC:**
DESIGN REVIEW for a proposed restaurant in conjunction with a previously approved retail complex on a portion of 2.66 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Post Road and west of Decatur Boulevard within Spring Valley. MN/bb/kh (For possible action) **10/08/25 BCC**

12. **ET-25-400090 (UC-22-0433)-SUNSET & DURANGO PARTNERS PHASE 2, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a recreational facility; 2) live entertainment; 3) reduce separation from on-premises consumption of alcohol establishments to a residential use; and 4) reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; and 2) increase building height.
DESIGN REVIEWS for the following: 1) recreational facility (pickle ball) with restaurants, retail, offices, and parking garage; and 2) modifications to Phase 1 of this development on 9.7 acres in a CG (General Commercial) Zone. Generally located on the north of Sunset Road and west of Durango Drive within Spring Valley. JJ/rk/kh (For possible action) **10/08/25 BCC**
13. **VS-25-0584-REMINGTON SUNSET, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Tenaya Way and Montessouri Street within Spring Valley (description on file). MN/md/kh (For possible action) **10/08/25 BCC**
14. **UC-25-0583-REMINGTON SUNSET, LLC:**
USE PERMIT for offices.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce buffering and screening; and 3) reduce throat depth.
DESIGN REVIEW for a proposed office building on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action) **10/08/25 BCC**
15. **TM-25-500149-REMINGTON SUNSET, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Sunset Road and east of Tenaya Way within Spring Valley. MN/md/kh (For possible action) **10/08/25 BCC**
16. **WS-25-0593-KIM MICHELLE KYUNG IN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape area; and 2) driveway geometrics in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone in the Airport Environs Overlay (AE-60). Generally located north of Cressida Court and west of Montessouri Street within Spring Valley. MN/nai/kh (For possible action) **10/08/25 BCC**

VII. General Business

1. Take public input regarding suggestions FY2027 budget request(s) (For possible action).

- 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: September 30, 2025.

X. Adjournment.

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

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov>

09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700037-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Entertainment Mixed-Use (EM) on 5.51 acres.

Generally located north of Maule Avenue and west of Buffalo Drive within Spring Valley. MN/mc (For possible action)

RELATED INFORMATION:

APN:

176-04-601-023

EXISTING LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 5.51
- Existing Land Use: Approved for mixed-use project

Applicant's Justification

According to the applicant, the master plan designation does not permit multi-family development on the property. The EM land use supports a range of housing types up to a density of 50 du/ac. The subject site is approved for a mixed-use project, and the EM designation will meet the intent of what is currently permitted on the site under the existing zoning. Adjacent to the site to the south and east are multi-family developments. The site is appropriate for the EM designation because it is near the 215 Beltway and Buffalo Drive, and Buffalo Drive is a major bus route for the Valley. The area is trending toward high density, mixed-use development, states the applicant. This is compatible with the planned multi-family development portion of the approved mixed-use project on the subject site and the adjacent parcel to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500002	Tentative map for a 3 lot mixed-use commercial & residential subdivision	Approved by BCC	February 2025
ET-23-400138 (ZC-0827-17)	Third extension of time for U-V zoning for a mixed-use project	Approved by BCC	November 2023
WS-23-0320	Design review and waiver of development standards for lighting and signage	Approved by BCC	November 2023
ET-22-400034 (ZC-0827-17)	Second extension of time for U-V zoning for a mixed-use project	Approved by BCC	November 2023
ET-20-400129 (ZC-0827-17)	First extension of time for a mixed-use project	Approved by BCC	December 2020
ZC-0827-17	Reclassified 16.1 acres from C-2 to U-V zoning for a mixed-use project	Approved by BCC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Undeveloped
South	Business Employment	RM18	Multi-family residential (Coronado Palms Condominiums)
East	Business Employment	RM32	Multi-family residential (Maverik Apartments)
West	Business Employment	CG	Developing mixed-use project

The subject site and surrounding property are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-25-0574	Use permit for a multi-family development not in conjunction with a mixed-use development; waivers for increased building height, reduced parking and reduced parking lot landscaping; and design review for multi-family detached residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent

properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies. The Entertainment Mixed-Use (EM) land use category is intended for a mix of entertainment, retail, offices, gaming etc. as primary uses. Secondary land uses promoted in EM include high-density residential uses. The EM land use category is appropriate for this location because the subject parcel and the adjacent parcel to the west are approved for a mixed-use project. This approved use conforms to the EM land use category. The companion item for this request is for a multi-family development not in conjunction with a mixed-use development. The surrounding area includes two existing adjacent high-density residential developments, a condominium and an apartment complex. The nearest property with an EM land use designation is Durango Resort & Casino, located three-quarters of a mile west of the subject site adjacent to the 215 Beltway. The subject site is also located just south of the 215 Beltway, which is an appropriate location for uses related to mixed-use projects, including high-density residential. For these reasons, staff finds the request for the EM 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 October 22, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

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

TAB/CAC:

APPROVALS:

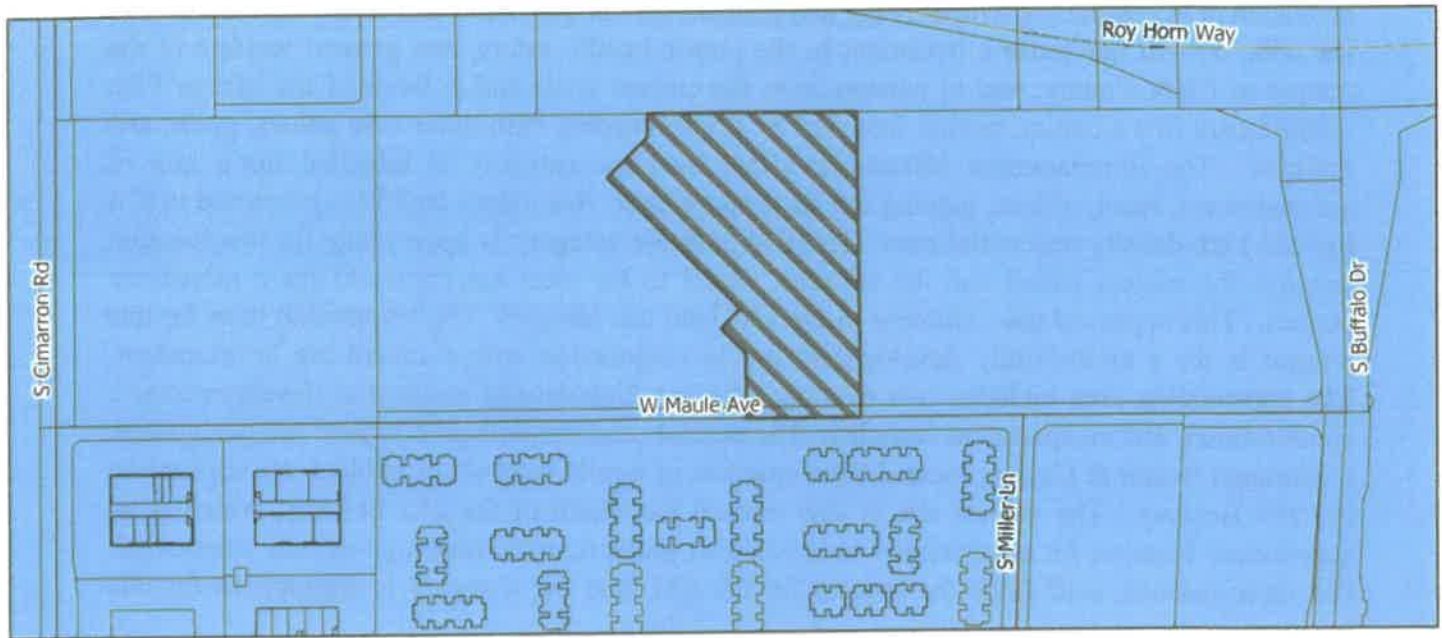
PROTEST:

APPLICANT: MARK MULHALL

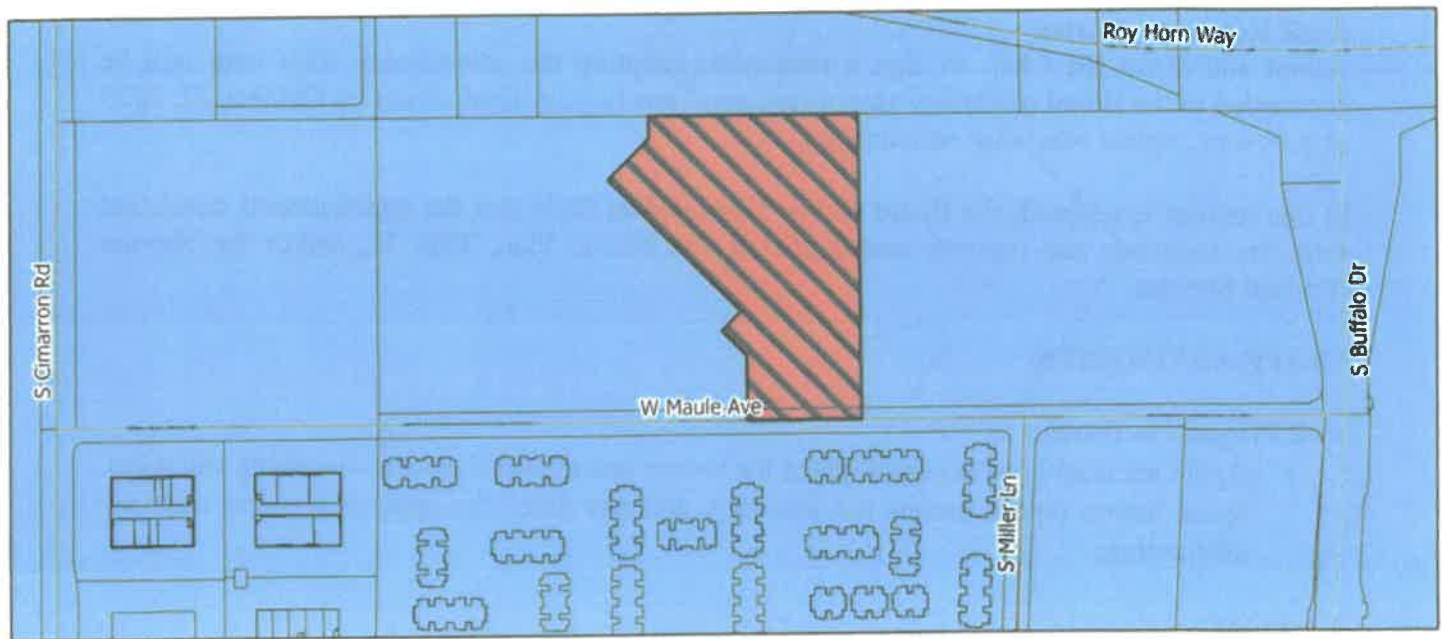
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-25-700037

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

**Spring Valley
Clark County, Nevada**

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





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 17604601023

PROPERTY ADDRESS/ CROSS STREETS: Buffalo/Maulc

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for residential development, SUP, WS, and MPA

PROPERTY OWNER INFORMATION

NAME: LMC Kaktuslife II Property Owner, LLC

ADDRESS: 100 Galleria Parkway, Suite 1800

CITY: Atlanta

STATE: GA

ZIP CODE: 30339

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Avison Development Partners

ADDRESS: 8475 Eastern Ave., Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 7097927000

CELL: n/a

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.

Digitized by: [Signature]
Property Owner (Signature)*

Paul Ogier

Property Owner (Print)

5/29/2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION: _____

DATE _____

July 30, 2025

VIA ONLINE SUBMITTAL

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

Re: *Justification Letter – Special Use Permit, Design Review, and Waivers for Multi-Family Development*
Avision Development Partners
APN: 176-04-601-023

To Whom It May Concern:

Please be advised this firm represents Avision Development Partners (the “Applicant”) in the above referenced matter. The site is approximately 5.51 acres located north of Maule Avenue and west of Buffalo Drive. The site is more particularly described as Assessor’s Parcel Number 176-04-601-023 (the “Site”). The Applicant is requesting a special use permit, design review, and associated waivers to allow for a multi-family residential development. A corresponding master plan amendment from Business Employment (BE) to Entertainment Mixed-Use (EM) has also been submitted.

The Site is currently zoned Commercial General (CG) under a resolution of intent for a previously approved mixed-use development on APNs 176-04-601-002 and 023. Both parcels are approved for a mixed-use development consisting of 614 residential units, commercial space, and a 3-level underground parking garage. A summary of the zoning history is below.

On December 29, 2017, the Board of County Commissioners (BCC) approved a request to reclassify 16.1 acres from General Commercial (C-2) to Urban Village Mixed-Use (U-V) via application ZC-0827-17. The Application was extended until December 20, 2024, and also included an increase in the number of units from 608 to 614.

On September 16, 2020, the BCC approved AG-20-900348, ORD-20-900347, and DA-20-0335, which provided for a negotiated Development Agreement and Performance Agreement for the mixed-used project. These agreements are consistent with the conditions associated with the entitlement approvals. Based on the staff report, a Decommissioning Plan has also been approved. The Decommissioning Plan was incorporated into the Development Agreement.

Phase 1 of the approved project, APN 176-04-601-022, was under construction when it was completely destroyed by a fire on June 20, 2023. The BCC approved a second extension of time on December 4, 2023 to allow for recommencement of the project. This approval extended

the approved entitlements until December 20, 2027. Phase 1 is currently under construction with a total of 356 units.

Most recently, On February 29, 2024, the Clark County Planning Commission approved a tentative map for the mixed-use project consisting of one commercial lot, two residential lots, and common elements via application TM-24-500002. This allowed for Phase 2, the Site, to be its own separate parcel.

Special Use Permit

The Applicant is now requesting to develop multi-family residential on the Site, which will be Phase 2 of the overall mixed-use development. Because the Applicant is amending the plans for Phase 2 and intends to develop multi-family only, we are requesting a special use permit to allow for multi-family without a commercial component within the CG zoning district. This request is appropriate and compatible for the Site and overall area when compared to what was previously approved on the Site. The multi-family development for Phase 2 will complete the overall project as originally intended, with some design changes as discussed below.

Design Review

The Applicant is requesting to develop 255 multi-family units dispersed throughout a single 5-story wrap building, a 3-story parking garage, surface parking, and open space consisting of a courtyard and private balconies. With the addition of 255 units, the total unit count for the mixed-use development will be 611 units, less than what is currently approved (614 units).

The building and the parking garage sit closer to the west property line toward Phase 1 of the mixed-use development while still being setback at least 10 feet from the west property line and is setback just over 35 feet at the closest point from the east property line.

There are 20 studio units, 160 1-bed units, 55 2-bed units, and 20 3-bed units. 30,802 square feet of open space is provided where only 25,500 square feet is required. The development provides several amenities for future residents, including a courtyard on the first level located within the center of the building. The courtyard has a pool, multiple fire pits, multiple lounge areas, and multiple BBQ areas across 17,202 square feet. The first level also houses the leasing office. There is a gym, theater room, workspace, roof top lounge, additional lounge space, and game room in the building.

The building's exterior has a sleek, modern look with private balconies. The building utilizes neutral colors that compliment the design of the building and surrounding uses. The main entrance features expansive windows offering a welcoming look to residents and visitors. The parking garage design is minimal and matches the building's aesthetic. The maximum height of the building is 67-feet where 50-feet is permitted. A waiver to increase the building height is discussed below.

The development features landscaping along all property lines with a large landscape strip along Maule Avenue. There is also landscaping internally throughout the surface parking area to ensure shade a visual relief.

This multi-family development is compatible with the overall mixed-use development. The development offers a variety of unit options to prospective residents within close proximity to commercial, office, and the 215. The design is aesthetically pleasing and fitting for the area. Additionally, Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The Site will be accessed from the eastern driveway on Maule Avenue. This driveway was originally approved as exit only but has since been widened to meet the 32-foot requirement for ingress and egress as Phase 1 is being developed with a crash gate on the originally approved shared access. Additionally, the Site does not have a gate near the Maule access. Rather, gates are provided at the parking garage for residents, which will allow for significant queuing on Site so as to not impact the public right-of-way.

Sustainability is provided as follows:

1. Providing more than 10% of trees – 1 point.
2. Provide 95% or more of plants with low or very low water needs – 1 point.
3. Orient plant materials on the south and west sides of the building – ½ point.
4. Provide cool roofs – 1 point.
5. Provide shade/awnings over 50% of south/west winders and doors – 1 point.
6. Provide amenity zone shade structures – ½ point.
7. Provide floor to ceiling heights of 9-feet on all floors – ½ point.
8. Provide low-emissivity glass on all south and west facing windows – ½ point.

Waivers of Development Standards

The Applicant is requesting the following waivers:

1. To increase the building height to 67-feet where 50-feet is permitted within the CG zoning district. The original approval permitted a building height of 68-feet, which is being developed to the west as part of Phase 1. The Site is located adjacent to the 215-Beltway and surrounded by existing multi-family developments. Therefore, the minimal 17-foot request is appropriate for the Site, and lower than what is currently approved.
2. To provide 346 parking spaces where 362 parking spaces are required by Section 30.04.04D. The proposed reduction is minimal, only 16 spaces, and will not create any parking issues on Site. Parking for residents within Clark County is not typical, as many

residents work night or graveyard shifts. Meaning, the typical high parking count times vary greatly within multi-family developments as not everyone will be home at the typical peak hours. Slight reductions for parking have been approved for other multi-family developments throughout Clark County and prove to be compatible. Therefore, the minimal 16 space reduction request is appropriate for the Site.

3. To reduce parking lot landscaping as required by Section 30.04.01D. Code requires trees/landscape islands every 6 spaces. This requires 58 parking lot trees/landscape islands. Currently, there are 29 parking lot trees. There is a plethora of landscaping on Site including landscaping strips in front of most parking spaces with select landscape islands throughout the parking lot. The difference in what is provided and what is required is minimal in practical effect, where compliance with this section results in a decrease of parking spaces which has a greater adverse impact on the Site's development. Moreover, the majority of parking will be within the proposed parking garage, providing full shade for future residents. In fact, there are 126 surface parking spaces, which would require 21 parking lot trees/landscape islands. The Applicant has exceeded the requirement for surface parking.
4. To reduce the buffer and screening requirement due to the adjacent, existing multi-family development to the east. The property to the east is zoned RM32, whereas the Site is zoned CG. While the Site is zoned CG, it will be developed as multi-family. Code requires a 15 foot wide buffer with double rows of trees and an 8 foot high decorative wall, where the Applicant has provided a 10 foot wide landscape buffer with a single row of trees and an existing 6 foot high wall. The intent behind this code provision is to buffer residential from commercial uses. As noted above, while the Site has a zoning designation of CG, the use of the Site is multi-family, matching the existing use to the east. The Applicant is still providing a sufficient buffer between two multi-family uses.
5. To reduce the required throat depth to 44 feet and 6.3755 inches where 150 feet is required along Maule Avenue. As noted above, the gates for residents are located at the parking garage to allow residents and guests significant space to enter and exit the Site along the eastern drive aisle. Therefore, this reduction will not create any stacking in the right-of-way.

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

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

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09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0574-LMC KAKTUSLIFE II PROPERTY OWNER, LLC:

USE PERMIT to allow a multi-family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking lot landscaping; 3) reduce buffering and screening; 4) reduce parking; 5) eliminate EV capable parking spaces; and 6) reduce driveway throat depth.

DESIGN REVIEW for a multi-family detached residential development on 5.51 acres in a CG (Commercial General) Zone.

Generally located west of Buffalo Drive and north of Maule Avenue within Spring Valley.
MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-04-601-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height to 67 feet where 50 feet is the maximum allowed per Section 30.02.14 (a 32% increase).
2. Reduce parking lot landscaping where required per Section 30.04.01D.
3.
 - a. Reduce the width of the landscape buffer along the east property line to 10 feet where 15 feet is required per Section 30.04.02C (a 67% reduction).
 - b. Allow single rows of mixed of evergreen and non-evergreen trees along the east property line where double rows of evergreen trees are required per Section 30.04.02C.
 - c. Allow a 6 foot high decorative screen wall along the east property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
4. Reduce the parking to 346 spaces where 362 spaces are required per Section 30.04.04 (a 4.4% reduction).
5. Eliminate EV capable parking where 91 EV capable parking spaces are required per Section 30.04.04 and Table 30.04-5.
6. Reduce the driveway throat depth along Maule Avenue to 44 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.51
- Project Type: Multi-family residential development
- Number of Lots/Units: 255
- Density (du/ac): 46.27
- Number of Stories: 5 (multi-family building)/4 (parking garage)
- Building Height (feet): 67 (multi-family building)/30 (parking garage)
- Parking Required/Provided: 362/346
- Sustainability Required/Provided: 5/6
- Open Space Required/Provided: 48,003/17,202

History, Request & Site Plan

In December 2017, ZC-0827-17 was approved for APN 176-04-601-019 for a mixed-use project with increased density and increased height to be completed in 2 phases. Later, the parcel was subdivided into APNs 176-04-601-022 & 176-04-601-023 for Phase 1 and Phase 2, respectively. While Phase 1 of that project is currently under construction, the applicant has decided to develop APN 176-04-601-023 as a separate project. Therefore, APN 176-04-601-023 is no longer part of the mixed-use project under ZC-0827-17, and is now proposed as a multi-family development.

The plan depicts a 255 unit multi-family development consisting of a multi-family building and a parking garage. The site will be accessed from Maule Avenue on the southeast corner. The proposed residential building is centrally located within the site with the parking garage located northwest of the multi-family building. There is a total of 346 parking spaces within the parking garage and parking lots, where 362 are required, which is subject of a waiver of development standards. In addition, a waiver has been requested to eliminate the EV-capable parking spaces where 91 spaces are required. However, EV-installed parking spaces have been provided to Title 30 standards. The development is separated from the development to the west with a 6 foot high metal view fence and pilasters. Also, there is existing CMU walls along the east and north property lines. Lastly, there is a 6 foot tall fence with 7 foot 4 inches tall pilasters proposed along the street, approximately 25 feet from the front property line.

Landscaping

The plan depicts a detached sidewalk along Maule Avenue, with 5 foot wide landscape strips on both sides. Large trees are provided within the street landscaping in accordance with Title 30 standards. The open space is located within the courtyard of the multi-family building comprising 17,202 square feet. The courtyard contains the pool, fire pits, lounge areas, and barbeque areas.

There is a 10 foot side landscape buffer along the east property line, adjacent to the existing multi-family development, with single row of mixed of evergreen and non-evergreen trees and a 6 foot high existing decorative screen wall along the east property line.

A waiver has been requested to reduce parking lot landscaping finger islands and trees where landscape islands are required every 6 spaces per Section 30.04.01D. Additional landscape strips and trees have been provided along the north and west property lines.

Elevations

The residential building is a 5 story structure with a maximum height of 67 feet, which is the subject of the waiver request. The building has variable parapet rooflines and exterior walls with a stucco finish. All floor units will have balconies with metal railings. The plans depict enhanced architecture on each side of the buildings, consisting of pop-outs, recesses, and other enhancements to break up the vertical and horizontal surfaces. The windows feature a storefront glazing system with an anodized clear finish and white vinyl unit windows. Modern architectural features comprise the proposed building.

The plan includes elevations for the proposed parking garage, which stands at a height of 30 feet. The parking garage features three levels and comprises a precast concrete exterior with metal stairs.

Floor Plans

The plans show a mix of studio to 3-bedroom units consisting of 20 studio units; 160, one bedroom units; 55, two bedroom units; and 20, three bedroom units. The sizes of the residential units range from 627 square feet to 1,224 square feet. Access to the residential units is within the interior hallway. A common area is depicted on the southwest corner of the building which will be in all the floors. The leasing office, gym, theater room, workspace, rooftop lounge, lounge space, and game room will all be in the common areas.

Applicant's Justification

The applicant states that this submittal pertains to Phase 2 of the multi-family development project approved in 2017 via ZC-17-0827 and that their intent is to develop the multi-family project without a commercial/mixed-use component on site. The applicant also states that this use is appropriate for the site and is an improvement on what was originally approved. Additionally, more open space is being proposed than is required by Title 30, and the building has been designed with a modern look meant to complement the designs of surrounding uses. The increases in height and decreases in required parking are also negligible; Phase 1 (being developed to the west) is already approved at 68 feet in height, and the requested waiver for parking is only a 2.21% reduction. The reduction of parking lot landscaping has been requested because of the plethora of landscaping on site including strips in front of most parking spaces with select landscape islands throughout the parking lot. The difference in what is provided and what is required is minimum in practical effect, where compliance with this section results in a decrease in parking spaces which has a greater adverse impact on the site's development. Most of the parking will be within the proposed parking garage, providing full shade for future residents. The applicant states that a reduction in buffering and screening standards should not be an issue, as these standards are in place to shield lower intensity uses from higher ones, and in this case the uses are both multi-family but simply have different zoning designations. The applicant is requesting to waive the EV-capable parking requirement. The intent behind this requirement is to have dedicated electrical capacity in the service panel and the conduits to the EV-capable charging station already in place; therefore, does not need to be disturbance to the

parking lot as those parking spaces are converted into EV-installed over time. This is to avoid having to tear up a previously paved parking lot to provide the electrical capacity. There is no risk of having to tear up a previously paved parking lot. While the proposed development does not meet the requirement currently, the entire parking garage is ready to be EV-capable. Within the parking garage, the conduits can run on the side and power will be prepared for it. Therefore, while the EV-capable requirement is not fully met, the applicant will be able to make the parking garage EV-capable. Lastly, the applicant is requesting a waiver to reduce the throat depth. The gates for residents are located at the parking garage to allow residents and guests significant space to enter and exit the site along the eastern drive aisle. This reduction will not create any stacking in the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500002	Tentative map for a mixed-use project consisting of 1 commercial lot, 2 residential lots and a common element	Approved by PC	February 2024
WS-23-0320	Design review and waiver of development standards for lighting and signage	Approved by BCC	November 2023
ET-23-400138 (ZC-0827-17)	Third extension of time for U-V zoning for a mixed use project	Approved by BCC	November 2023
ET-22-400034 (ZC-0827-17)	Second extension of time for U-V zoning for a mixed use project	Approved by BCC	November 2023
ET-23-400138 (ZC-0827-17)	First extension of time for U-V zoning for a mixed use project	Approved by BCC	November 2023
DA-20-0335	Development Agreement	Approved by BCC	September 2020
ET-20-400010 (VS-1079-17)	First extension of time to vacate and abandon easements	Approved by PC	March 2020
VS-1079-17	Vacated and abandoned easements	Approved by PC	February 2018
ZC-0827-17	Reclassified 16.1 acres from C-2 to U-V zoning for a mixed-use project	Approved by BCC	December 2017
VC-0984-08	Variance to increase height to 248 feet for 3 mixed-use buildings - expired	Approved by BCC	November 2008
UC-2125-04	Allowed three, 248 foot high mixed-use buildings for a total of 405 dwelling units - expired	Approved by BCC	January 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Undeveloped
South	Business Employment	RM18	Multi-family residential (Coronado Palms Condominiums)

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	RM32 (AE-60)	Multi-family residential (Maverik Apartments)
West	Business Employment	U-V (AE-60)	Approved mixed-use

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

Related Applications

Application Number	Request
PA-25-700037	A plan amendment to redesignate the site from Business Employment (BE) to Entertainment Mixed-Use (EM) 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

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 location of the proposed multi-family residential development will not impose an undue burden on the surrounding area. The site was previously approved for similar use as part of the mixed-use development. The applicant is proposing multi-family residential development, not part of a mixed-use development. The subject site is surrounded by high-density residential developments to the west, east, and south. Therefore, staff support this request.

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

Pursuant to Section 30.02.14, the maximum building height in the CG (Commercial General) zoning district is 50 feet. Staff finds that the increase is minimal, and the adjacent development to the west has been approved for 69 foot high buildings. Since the request is minimal and is consistent with what was previously approved, staff can support this request.

Waiver of Development Standards #2

The purpose of the parking area landscaping is to reduce the impacts of wind, dust, pollution, glare, and the heat island effect on human health and comfort. The reduction of the parking area landscaping does not meet the intent of Title 30. Although additional landscaping has been provided on the perimeter of the site, the purpose of providing landscaping in the parking lot is to create shade in that immediate area. Therefore, staff cannot support this request.

Waivers of Development Standards #3

The subject site is zoned CG (Commercial General), and the adjacent property to the east is zoned RM32 (Residential Multi-Family 32). The proposed multi-family residential development is similar to the existing development on the property located to the east side of the site in terms of the use and intensity. Staff finds that the modification of the buffering and screening standards will not impact the adjacent property to the east. Therefore, staff has no objection to these requests. However, since the design review request cannot be supported, staff recommends denial of these requests.

Waiver of Development Standards #4

Sufficient parking count provides safe and convenient interaction between vehicles and pedestrians and avoids unnecessary off-site parking. Staff finds that the reduction of the number of parking spaces is minimal, and the multi-family residential development provides a mixed variety of units, from studio to 3 bedroom units, which may not need as many parking spaces as a similar use with higher bedroom numbers would need. Therefore, staff has no objection to this request. However, since the design review request cannot be supported, staff recommends denial of this request.

Waiver of Development Standards #5

The purpose of the electric vehicle (EV) charging infrastructure is to accommodate a changing in vehicle market and emerging vehicle technologies, improve air quality, and reduce greenhouse gas emissions. Staff finds that the proposed multi-family development is providing 12 EV-installed spaces as required. However, Title 30 mandates the provision of 91 EV-capable spaces, or 25% of the site's required parking spaces. The applicant is not providing the number of EV-capable spaces and states that they can be provided at a later time. However, no justification has been provided as to why EV-capable spaces cannot be provided as the construction begins; therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed multi-family will provide additional high-density housing in the area and is compatible with the uses in the surrounding area. The design of the building and the site is modern, agreeable, and compatible with the surrounding area. However, staff finds the request for the reduction of the parking lot landscaping and the shortage in open space is significant. Staff is not supporting the parking lot landscaping waiver request and finds that the reduction in open space is a self-imposed hardship; therefore, staff recommends denial of this request.

Public Works - Development Review

Waiver of Development Standards #6

Although the throat depth does not comply with the minimum standard, staff find that the reduction will still allow vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to 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 of use permit, waivers of development standards #1 and #6; denial of waivers of development standards #2 through #5, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge ZC-0827-17 for APN 176-04-601-023;
- 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- Traffic study and compliance;
- Applicant is advised that off-site improvement permits may be required.

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.

Fire Prevention Bureau

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK MULHALL

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

2



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 17604601023

PROPERTY ADDRESS/ CROSS STREETS: Buffalo/Maulc

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for residential development, SUP, WS, and MPA

PROPERTY OWNER INFORMATION

NAME: LMC Kaktuslife II Property Owner, LLC

ADDRESS: 100 Galleria Parkway, Suite 1800

CITY: Atlanta

STATE: GA

ZIP CODE: 30339

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Avison Development Partners

ADDRESS: 8475 Eastern Ave., Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID #

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 7097927000

CELL: n/a

EMAIL:

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

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

DocuSigned by:

[Signature]
Property Owner (Signature)*

Paul Ogier

Property Owner (Print)

5/29/2025

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)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE

July 30, 2025

VIA ONLINE SUBMITTAL

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

Re: *Justification Letter – Special Use Permit, Design Review, and Waivers for Multi-Family Development*
Avision Development Partners
APN: 176-04-601-023

To Whom It May Concern:

Please be advised this firm represents Avision Development Partners (the “Applicant”) in the above referenced matter. The site is approximately 5.51 acres located north of Maule Avenue and west of Buffalo Drive. The site is more particularly described as Assessor’s Parcel Number 176-04-601-023 (the “Site”). The Applicant is requesting a special use permit, design review, and associated waivers to allow for a multi-family residential development. A corresponding master plan amendment from Business Employment (BE) to Entertainment Mixed-Use (EM) has also been submitted.

The Site is currently zoned Commercial General (CG) under a resolution of intent for a previously approved mixed-use development on APNs 176-04-601-002 and 023. Both parcels are approved for a mixed-use development consisting of 614 residential units, commercial space, and a 3-level underground parking garage. A summary of the zoning history is below.

On December 29, 2017, the Board of County Commissioners (BCC) approved a request to reclassify 16.1 acres from General Commercial (C-2) to Urban Village Mixed-Use (U-V) via application ZC-0827-17. The Application was extended until December 20, 2024, and also included an increase in the number of units from 608 to 614.

On September 16, 2020, the BCC approved AG-20-900348, ORD-20-900347, and DA-20-0335, which provided for a negotiated Development Agreement and Performance Agreement for the mixed-used project. These agreements are consistent with the conditions associated with the entitlement approvals. Based on the staff report, a Decommissioning Plan has also been approved. The Decommissioning Plan was incorporated into the Development Agreement.

Phase 1 of the approved project, APN 176-04-601-022, was under construction when it was completely destroyed by a fire on June 20, 2023. The BCC approved a second extension of time on December 4, 2023 to allow for recommencement of the project. This approval extended

the approved entitlements until December 20, 2027. Phase 1 is currently under construction with a total of 356 units.

Most recently, On February 29, 2024, the Clark County Planning Commission approved a tentative map for the mixed-use project consisting of one commercial lot, two residential lots, and common elements via application TM-24-500002. This allowed for Phase 2, the Site, to be its own separate parcel.

Special Use Permit

The Applicant is now requesting to develop multi-family residential on the Site, which will be Phase 2 of the overall mixed-use development. Because the Applicant is amending the plans for Phase 2 and intends to develop multi-family only, we are requesting a special use permit to allow for multi-family without a commercial component within the CG zoning district. This request is appropriate and compatible for the Site and overall area when compared to what was previously approved on the Site. The multi-family development for Phase 2 will complete the overall project as originally intended, with some design changes as discussed below.

Design Review

The Applicant is requesting to develop 255 multi-family units dispersed throughout a single 5-story wrap building, a 3-story parking garage, surface parking, and open space consisting of a courtyard and private balconies. With the addition of 255 units, the total unit count for the mixed-use development will be 611 units, less than what is currently approved (614 units).

The building and the parking garage sit closer to the west property line toward Phase 1 of the mixed-use development while still being setback at least 10 feet from the west property line and is setback just over 35 feet at the closest point from the east property line.

There are 20 studio units, 160 1-bed units, 55 2-bed units, and 20 3-bed units. 30,802 square feet of open space is provided where only 25,500 square feet is required. The development provides several amenities for future residents, including a courtyard on the first level located within the center of the building. The courtyard has a pool, multiple fire pits, multiple lounge areas, and multiple BBQ areas across 17,202 square feet. The first level also houses the leasing office. There is a gym, theater room, workspace, roof top lounge, additional lounge space, and game room in the building.

The building's exterior has a sleek, modern look with private balconies. The building utilizes neutral colors that compliment the design of the building and surrounding uses. The main entrance features expansive windows offering a welcoming look to residents and visitors. The parking garage design is minimal and matches the building's aesthetic. The maximum height of the building is 67-feet where 50-feet is permitted. A waiver to increase the building height is discussed below.

The development features landscaping along all property lines with a large landscape strip along Maule Avenue. There is also landscaping internally throughout the surface parking area to ensure shade a visual relief.

This multi-family development is compatible with the overall mixed-use development. The development offers a variety of unit options to prospective residents within close proximity to commercial, office, and the 215. The design is aesthetically pleasing and fitting for the area. Additionally, Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The Site will be accessed from the eastern driveway on Maule Avenue. This driveway was originally approved as exit only but has since been widened to meet the 32-foot requirement for ingress and egress as Phase 1 is being developed with a crash gate on the originally approved shared access. Additionally, the Site does not have a gate near the Maule access. Rather, gates are provided at the parking garage for residents, which will allow for significant queuing on Site so as to not impact the public right-of-way.

Sustainability is provided as follows:

1. Providing more than 10% of trees – 1 point.
2. Provide 95% or more of plants with low or very low water needs – 1 point.
3. Orient plant materials on the south and west sides of the building – ½ point.
4. Provide cool roofs – 1 point.
5. Provide shade/awnings over 50% of south/west winders and doors – 1 point.
6. Provide amenity zone shade structures – ½ point.
7. Provide floor to ceiling heights of 9-feet on all floors – ½ point.
8. Provide low-emissivity glass on all south and west facing windows – ½ point.

Waivers of Development Standards

The Applicant is requesting the following waivers:

1. To increase the building height to 67-feet where 50-feet is permitted within the CG zoning district. The original approval permitted a building height of 68-feet, which is being developed to the west as part of Phase 1. The Site is located adjacent to the 215-Beltway and surrounded by existing multi-family developments. Therefore, the minimal 17-foot request is appropriate for the Site, and lower than what is currently approved.
2. To provide 346 parking spaces where 362 parking spaces are required by Section 30.04.04D. The proposed reduction is minimal, only 16 spaces, and will not create any parking issues on Site. Parking for residents within Clark County is not typical, as many

residents work night or graveyard shifts. Meaning, the typical high parking count times vary greatly within multi-family developments as not everyone will be home at the typical peak hours. Slight reductions for parking have been approved for other multi-family developments throughout Clark County and prove to be compatible. Therefore, the minimal 16 space reduction request is appropriate for the Site.

3. To reduce parking lot landscaping as required by Section 30.04.01D. Code requires trees/landscape islands every 6 spaces. This requires 58 parking lot trees/landscape islands. Currently, there are 29 parking lot trees. There is a plethora of landscaping on Site including landscaping strips in front of most parking spaces with select landscape islands throughout the parking lot. The difference in what is provided and what is required is minimal in practical effect, where compliance with this section results in a decrease of parking spaces which has a greater adverse impact on the Site's development. Moreover, the majority of parking will be within the proposed parking garage, providing full shade for future residents. In fact, there are 126 surface parking spaces, which would require 21 parking lot trees/landscape islands. The Applicant has exceeded the requirement for surface parking.
4. To reduce the buffer and screening requirement due to the adjacent, existing multi-family development to the east. The property to the east is zoned RM32, whereas the Site is zoned CG. While the Site is zoned CG, it will be developed as multi-family. Code requires a 15 foot wide buffer with double rows of trees and an 8 foot high decorative wall, where the Applicant has provided a 10 foot wide landscape buffer with a single row of trees and an existing 6 foot high wall. The intent behind this code provision is to buffer residential from commercial uses. As noted above, while the Site has a zoning designation of CG, the use of the Site is multi-family, matching the existing use to the east. The Applicant is still providing a sufficient buffer between two multi-family uses.
5. To reduce the required throat depth to 44 feet and 6.3755 inches where 150 feet is required along Maule Avenue. As noted above, the gates for residents are located at the parking garage to allow residents and guests significant space to enter and exit the Site along the eastern drive aisle. Therefore, this reduction will not create any stacking in the right-of-way.

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

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700038-CHURCH BAPTIST FIRST KOREAN:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road
- Site Acreage: 3.44
- Existing Land Use: Place of worship & parking lot

Applicant's Justification

The applicant is requesting a Master Plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). More specifically, the site is proposed for the development of a 27 lot single-family residential subdivision with a density of 7.85 dwelling units per acre. The applicant is also requesting a zone change for this site from RS20 to RS3.3. This zone change requires a Master Plan amendment to the Mid-Intensity Suburban Neighborhood land use category. According to the applicant, the proposed land use designation is compatible for the site and will operate as a transitional buffer from the existing commercial to the north and the less intense RN single-family residences to the south. Furthermore, the Master Plan amendment is compatible with the area as in-fill development located near 2 major arterials (Sahara Avenue and Decatur Boulevard) and existing commercial development to serve future residents.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels from R-E to RNP-I zoning	Approved by BCC	February 2011
UC-1234-06	Place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time on a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97 (ET-0301-98)*	Extension of time for a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98*	Design review for a church - expired	Approved by PC	August 1998
UC-1369-97*	Use permit for a church - expired	Approved by PC	September 1997

* APN 163-12-106-005 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Place of worship
South	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood	RS20 & RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
ZC-25-0590	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
TM-25-500150	A tentative map for 27 single-family residential lots is a companion item on this agenda.
VS-25-0591	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
WS-25-0592	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood 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 request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. This proposal will still maintain harmonious lower density residential development which will serve as a transitional buffer between the established Rural Ranch Estate homes to the south and the higher intensity commercial projects farther north toward Sahara Avenue. Additionally, the request complies with Policy 1.4.4 of the Master Plan which encourages efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources while considering community compatibility. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood 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 November 5, 2025 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MARK MULHALL

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

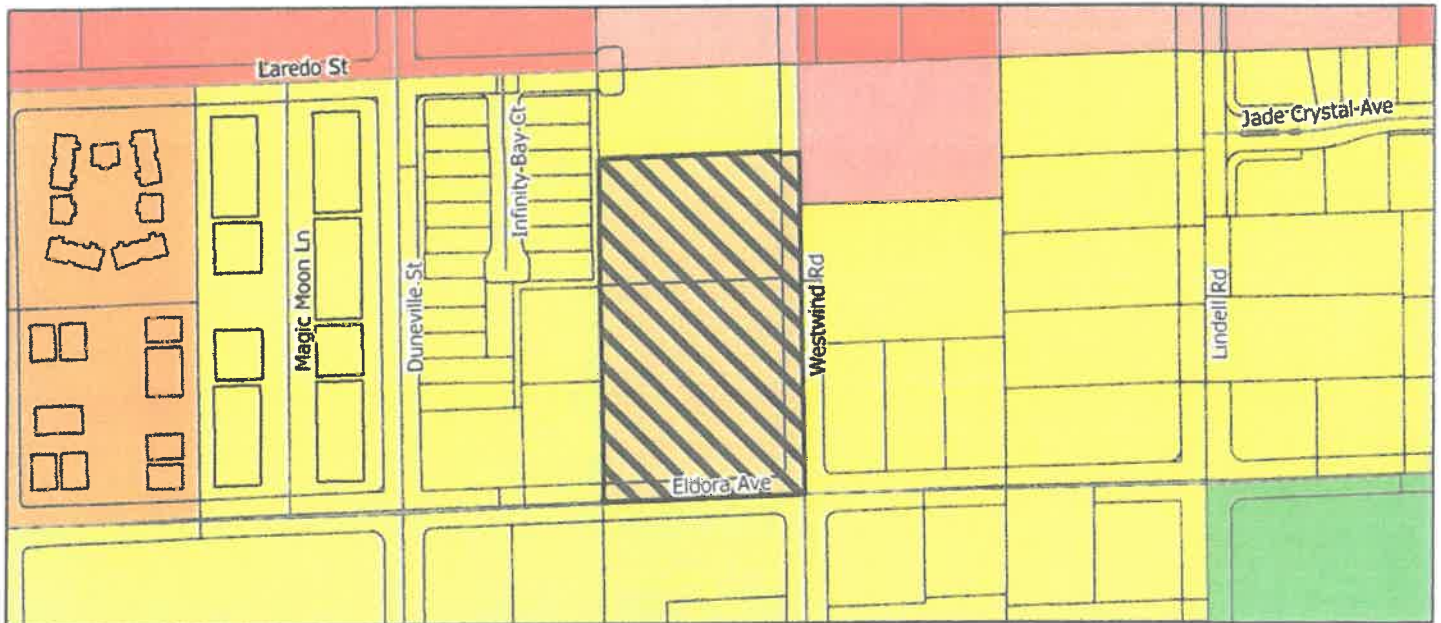
DRAFT

Planned Land Use Amendment PA-25-700038

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas
- Neighborhoods**
 - Outlying Neighborhood (ON)
 - Edge Neighborhood (EN)
 - Ranch Estate Neighborhood (RN)
 - Suburban Estate Neighborhood (SN)
 - Low-Intensity Suburban Neighborhood (LN)
 - Mid-Intensity Suburban Neighborhood (MN)
 - Compact Neighborhood (CN)
 - Urban Neighborhood (UN)

- Commercial and Mixed Use**
 - Neighborhood Commercial (NC)
 - Corridor Mixed-Use (CM)
 - Entertainment Mixed-Use (EM)
- Employment**
 - Business Employment (BE)
 - Industrial Employment (IE)
- Other**
 - Agriculture (AG)
 - Open Lands (OL)
 - Public Use (PU)
 - Major Projects (MP)

Spring Valley
Clark County, Nevada

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

3

APPLICATION NUMBER(s): PA-25-700038

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 09/09/25

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/07/25 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 11/05/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100692

ASSESSOR PARCEL #(s): 16312106004 & 16312106005

PROPERTY ADDRESS/ CROSS STREETS: Northwest Corner of Eldora Avenue & Westwind Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-family residential development requesting MPA, ZC, DR, & TM, & VAC & WS

PROPERTY OWNER INFORMATION

NAME: First Korean Baptist Church of Las Vegas

ADDRESS: 2625 Westwind Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Taylor Morrison of Nevada, LLC

ADDRESS: 1985 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL N/A

ACCELA REFERENCE CONTACT ID # 289392

*Correspondent will receive all project communication via the email entered in online application.

(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.

ByungKul Lee

07/01/25 3:39 PM

Property Owner (Signature)*

Property Owner (Print)

Date

August 14, 2025

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

Re: *Justification Letter – Waivers of Development Standards, Design Review, and Tentative Map for Single-Family Residential Development Taylor Morrison of Nevada, LLC*
APN: 163-12-106-004 & 163-12-106-005

To Whom It May Concern:

Please be advised this firm represents Taylor Morrison of Nevada, LLC (the “Applicant”) in the above referenced matter. The site is 3.44 acres generally located north of Eldora Avenue and west of Westwind Road. The site is more particularly described as Assessor’s Parcel Numbers 163-12-106-004 & 163-12-106-005 (the “Site”). The Site has a planned land use designation of Ranch Estate Neighborhood (RN) and a zoning designation of Residential Single-Family 20 (RS20) with the Rural Neighborhood Protection Overlay (RNP). The Applicant is requesting waivers of development standards, a design review for a detached single-family residential development, and a tentative map.

Waivers of Development Standards

The Applicant is requesting a waivers of development standards to: (1) allow lots 1-6, 12-14, 19 & 20, 22-24 & 27 to be less than 10,000 square feet where a minimum of 10,000 square feet is required abutting or adjacent to an RNP per section 30.04.06G.2.i; and (2) allow lots 12, 19 and 20 to have 5-foot side setbacks where 10 feet is required to comply with the side setbacks.

The Laredo and Duneville development directly to the west was originally on February 8, 2017 (NZC-0810-16). Under the previous Title 30, the two standards we are requesting to waive did not exist. However, even with public input regarding larger lot sizes and increased setbacks the approval was not conditioned to require these standards. This was the same for the development’s subsequent approval on December 16, 2017 (WS-0899-17) that increased the height of the homes to two story. The approved plan had ten lots adjacent to the RNP ranging in size from 4,354 square feet to 6,213 square feet (falling short of the 10,000 square foot standard now required). The proposed lots under this application that are adjacent to the RNP range from 3,652 square feet to 6,237 square feet. The vast majority of these lots are separated from RNP properties by a right of ways (Westwind Road & Eldora Ave). Additionally, lots 22-24 & 27 are adjacent to an undeveloped lot on the other side of Westwind Road. Lots 1, 12-14 that share a property line with RNP neighbors to the west will be similar to the development already approved

and adjacent to those neighbors. There is an existing driveway to the west creating additional setback between this proposed development and the existing residences. Lot 1 is proposed to have a 20' setback adjacent to the RNP lot to the west. Lots 19 & 20 share their north property line with an RNP property owned by the Ethiopian Church to the north that is bordered by two similar sized lots to the west from the aforementioned approvals. The existing lots to the west have not had any adverse effect on their adjacent RNP neighbors. Because this development is substantially similar to the previously approved development that shares property lines with RNP neighbors, the waiver to allow lots less than 10,000 square feet should be approved as it is following lot sizes that currently share property lines with the RNP neighbors this section is intended to serve.

Similarly, lots 12, 19 & 20 should be granted a waiver to allow 5 foot side setbacks as required by RS3.3 rather than 10 foot side setbacks under the RS20 standard. First, in the aforementioned approval to the north and west, lots 7, 8, and 9 all border RNP neighbors with the side of their lots. Yet, they all have 5 foot setbacks. Lots 7 & 8 from that plan have a 12 foot drainage parcel in between. However, lot 12 has a 30 foot driveway in between which warrants a waiver as the future home will be sufficiently setback from the existing residential structures to the west. Lot 19 & 20 will not adversely impact the lot to the north without increased side setbacks as that property already borders much more intense uses to its north.

The Applicant is also requesting waivers of development standards for (3) increasing retaining wall height to 6 feet where 3 feet is the maximum for lots 20-24, and (4) to allow 6 feet of fill less than 5 feet from a shared property line adjacent to Lot 20 where up to 3 feet of fill is the maximum. This is due to the front yard of the adjacent parcel to the north of Lot 20. The front yard slopes down to Westwind Road about 3 to 4 feet. This requires a retaining wall height of about 6 feet and the increased fill above 3 feet on Lot 20. The interior cul-de-sac needs to drain to the south and the natural flow of the site is to the northeast. In order to properly drain, the Applicant needs to go against grade at the northeast portion of the Site which requires the increased fill on Lot 20 and the increased retaining walls to push flows south and ultimately out on to Westwind Road.

Design Review

The Applicant requests a design review for a detached single-family residential development in a RS3.3 zoning district. The proposed development consists of 27 single-family homes. The lot sizes range from 3,325 square feet to 6,237 square feet (meeting the minimum lot size requirement of 3,300 square feet in RS3.3). There is access to the community off of Westwind Road. Lots 1-5 front onto Eldora Avenue. These lots have circular driveways as a safety precaution so that residents do not back out onto Eldora Avenue. Landscaping, trees and a sidewalk will be provided on Eldora Avenue. The houses will meet the setback standards contained within RS3.3 and Lot 1 will have an increased side setback to the east of 20 feet to increase the distance from the existing residence to the east (total separation will be approximately 60 feet). The proposed houses range in livable area from 1,856 square feet to 2,779 square feet. There are two-story and three-story options, however the three-story product option will be restricted to the northern lots (all product options are under the 35 foot standard). The designs will have multi-generational living

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:

ZONE CHANGES for the following: 1) reclassify 3.44 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 north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road
- Site Acreage: 3.44
- Existing Land Use: Place of worship & parking lot

Applicant's Justification

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 27 lot single-family residential subdivision with a density of 7.85 dwelling units per acre. According to the applicant, the request seeks to provide in-fill development similar to the existing RS3.3 subdivisions and is compatible with the surrounding community. Furthermore, the development is in an area that is already served by existing infrastructure and services.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels from R-E to RNP-I zoning	Approved by BCC	February 2011
UC-1234-06	Place of worship and waivers of development standards	Approved by BCC	March 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97 (ET-0301-98)*	Extension of time on a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98*	Design review for a church - expired	Approved by PC	August 1998
UC-1369-97*	Use permit for a church - expired	Approved by PC	September 1997

* APN 163-12-106-005 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Place of worship
South	Ranch Estate Neighborhood	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood	RS20 & RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
PA-25-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
TM-25-500150	A tentative map for 27 single-family residential lots is a companion item on this agenda.
VS-25-0591	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
WS-25-0592	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the properties north of Eldora Avenue have transitioned more towards residential suburban type development. The subject site is adjacent to an RS3.3 subdivision to the west and a RS3.3 subdivision a block farther to the east. Therefore,

the presence of RS3.3 zoning is compatible and compliments nearby land uses in the area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 5, 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:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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



Comprehensive Planning Application Form

4

APPLICATION PRE-REVIEW # 25-100692ASSESSOR PARCEL #(s): 16312106004 & 16312106005PROPERTY ADDRESS/ CROSS STREETS: Northwest Corner of Eldora Avenue & Westwind Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-family residential development requesting MPA, ZC, DR, & TM, 2 VAL & WS

PROPERTY OWNER INFORMATION

NAME: First Korean Baptist Church of Las VegasADDRESS: 2625 Westwind RoadCITY: Las VegasSTATE: NVZIP CODE: 89146TELEPHONE: N/ACELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Taylor Morrison of Nevada, LLCADDRESS: 1985 Festival Plaza Drive, Suite 200CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: N/ACELL N/AACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob GronauerADDRESS: 1980 Festival Plaza Drive, Suite 650CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: 702-792-7000CELL N/AACCELA REFERENCE CONTACT ID # 289392

*Correspondent will receive all project communication via the email entered in online application.

(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.

ByungKul Lee

07/01/25 3:39 PM

Property Owner (Signature)*

Property Owner (Print)

Date

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

July 15, 2025

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

Re: *Justification Letter – Vacation and Abandonment of Patent Easements and Existing ROW*
Taylor Morrison of Nevada, LLC
APN: 163-12-106-004 & 163-12-106-005

To Whom It May Concern:

Please be advised this firm represents Taylor Morrison of Nevada, LLC (the “Applicant”) in the above referenced matter. The site is 3.44 acres generally located north of Eldora Avenue and west of Westwind Road. The site is more particularly described as Assessor’s Parcel Numbers 163-12-106-004 & 163-12-106-005 (the “Site”). The Site has a planned land use designation of Ranch Estate Neighborhood (RN) and a zoning designation of Residential Single-Family 20 (RS20) with the Rural Neighborhood Protection Overlay (RNP). The Applicant is requesting a master plan amendment to Mid-Intensity Suburban Neighborhood (MN) and a zone change to Residential Single-Family 3.3 (RS3.3). The Applicant is requesting vacations of patent easements and a portion of an existing right of way, Westwind Road.

Vacation and Abandonment

The Applicant is requesting vacations of patent easements and a portion of an existing right of way, Westwind Road. The Applicant is requesting to vacate 5 feet of Westwind Road for a detached sidewalk. The Applicant is requesting the vacation of a 33-foot patent easement along the western portion of the Site to allow for the development of single-family homes on the Site. The Applicant is also requesting to vacate 8 feet of existing patent easements along the south and the east of the Site for landscaping and sidewalks. The portion fronting onto Eldora Avenue to the South does not have an additional 5 feet of common area landscaping because the lot begins after the sidewalk. There will be landscaping on those lots with designated trees for shade and to reduce the urban heat island effect.

July 15, 2025
Page 2

KAEMPFER

CROWELL

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'Mark W. Mulhall', is written over the printed name.

Mark W. Mulhall

MWM/mwm

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0591-CHURCH BAPTIST FIRST KOREAN:

VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans show the vacation and abandonment of portions of rights-of-way, being Eldora Avenue and Westwind Road. The vacation is necessary to accommodate the required detached sidewalks for the proposed residential subdivision. The plans also show the vacation and abandonment of easements within the site. The patent easements are being vacated since they are no longer needed for roadway access or utility installation and need to be vacated to fully develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels from R-E zoning to RNP-I zoning	Approved by BCC	February 2011
UC-1234-06	Use permit for place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time on a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97* (ET-0301-98)	Extension of time on a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98*	Design review for a church - expired	Approved by PC	August 1998

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1369-97*	Use permit for a church - expired	Approved by PC	September 1997

* APN 163-12-106-005 only

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	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
PA-25-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0590	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0592	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-25-500150	A tentative map for 27 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 patent 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 November 5, 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: MARK MULHALL

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

5

APPLICATION NUMBER(s): VS-25-0591

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 09/09/25

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/07/25 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 11/05/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilesbie Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100692

ASSESSOR PARCEL #(s): 16312106004 & 16312106005

PROPERTY ADDRESS/ CROSS STREETS: Northwest Corner of Eldora Avenue & Westwind Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-family residential development requesting MPA, ZC, DR, & TM, & VAC & WS

PROPERTY OWNER INFORMATION

NAME: First Korean Baptist Church of Las Vegas

ADDRESS: 2625 Westwind Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Taylor Morrison of Nevada, LLC

ADDRESS: 1985 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL N/A

ACCELA REFERENCE CONTACT ID # 289392

*Correspondent will receive all project communication via the email entered in online application.

(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.

ByungKul Lee

07/01/25 3:39 PM

Property Owner (Signature)*

Property Owner (Print)

Date

July 15, 2025

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

Re: *Justification Letter – Vacation and Abandonment of Patent Easements and Existing ROW*
Taylor Morrison of Nevada, LLC
APN: 163-12-106-004 & 163-12-106-005

To Whom It May Concern:

Please be advised this firm represents Taylor Morrison of Nevada, LLC (the “Applicant”) in the above referenced matter. The site is 3.44 acres generally located north of Eldora Avenue and west of Westwind Road. The site is more particularly described as Assessor’s Parcel Numbers 163-12-106-004 & 163-12-106-005 (the “Site”). The Site has a planned land use designation of Ranch Estate Neighborhood (RN) and a zoning designation of Residential Single-Family 20 (RS20) with the Rural Neighborhood Protection Overlay (RNP). The Applicant is requesting a master plan amendment to Mid-Intensity Suburban Neighborhood (MN) and a zone change to Residential Single-Family 3.3 (RS3.3). The Applicant is requesting vacations of patent easements and a portion of an existing right of way, Westwind Road.

Vacation and Abandonment

The Applicant is requesting vacations of patent easements and a portion of an existing right of way, Westwind Road. The Applicant is requesting to vacate 5 feet of Westwind Road for a detached sidewalk. The Applicant is requesting the vacation of a 33-foot patent easement along the western portion of the Site to allow for the development of single-family homes on the Site. The Applicant is also requesting to vacate 8 feet of existing patent easements along the south and the east of the Site for landscaping and sidewalks. The portion fronting onto Eldora Avenue to the South does not have an additional 5 feet of common area landscaping because the lot begins after the sidewalk. There will be landscaping on those lots with designated trees for shade and to reduce the urban heat island effect.

July 15, 2025
Page 2

KAEMPFER

CROWELL

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in blue ink, appearing to read 'MWA Mulhall', is written over the printed name.

Mark W. Mulhall

MWM/mwm

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0592-CHURCH BAPTIST FIRST KOREAN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) eliminate street landscaping.

DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
JJ/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the retaining wall height to 6 feet along the side (north) property line of Lot 20 where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
 - b. Increase the retaining wall height to 6 feet along the rear (east) property lines of Lots 20 through 24 where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
2.
 - a. Increase fill height to 6 feet along the side (north) property line of Lot 20 where 3 feet is the maximum height allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
 - b. Allow Lots 1 through 6, 12 through 14, 19, 20, 22 through 24, and 27 to be less than 10,000 square feet where a minimum of 10,000 square feet is required when abutting or adjacent to an NPO-RNP per Section 30.04.06G.
 - c. Allow Lots 12, 19, and 20 to have 5 foot side setbacks where 10 feet is required to comply with side setbacks of the adjacent NPO-RNP lot along the shared lot lines per Section 30.04.06G.
3. Eliminate street landscaping along Eldora Avenue where 2 landscape strips, 5 feet wide on each side of 5 foot wide detached sidewalk shall be provided per Section 30.04.01D.7.

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road

- Site Acreage: 3.44
- Project Type: Single-family detached residential
- Number of Lots: 27
- Density (du/ac): 7.85
- Minimum/Maximum Lot Size (square feet): 3,325/6,237
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 1,846 to 2,761

Site Plans

The plans show a proposed 27 lot single-family detached residential development. The overall site is 3.44 acres with a proposed density of 7.85 dwelling units per acre. The lots range in size from 3,325 square feet to 6,237 square feet. Lots 1 through 5 will be accessed via circular driveways along Eldora Avenue, an existing 60 foot wide local street on the south side of the development. Lots 6 through 27 are located on the northern portion of the site and access for Lots 6 through 27 is proposed from 2 new 49 foot wide public streets. The streets include Street A which runs east to west and connects to Westwind Road, which is an existing 60 foot wide local street on the east side of the development. Street B is a north-south cul-de-sac street which connects to Street A. Each lot for the proposed subdivision will be accessed from a 20 foot long, 16 foot wide driveway.

All lots will meet typical RS3.3 setbacks except for Lot 1 which is proposed to have a 20 foot side yard setback along its western interior side. The side yards of Lots 12, 19 and 20 are proposed to be 5 feet which is less than the minimum 10 foot side yards of the adjoining RS20 Zone within the NPO-RNP which is the subject of a requested waiver for residential adjacency standards.

Detached 5 foot wide sidewalks are provided along the perimeter streets, Eldora Avenue and Westwind Road. The sidewalk along Westwind Road is located within common elements. Attached 5 foot wide sidewalks are provided along the full lengths of Street A and Street B. Retaining walls are provided along portions of Westwind Road at the rear of Lots 20-24, along the northern (interior side) property lines of Lots 19 and 20, and along the western property lines adjacent to Lots 1 and 12 through 19. The retaining wall height exceeds 3 feet and is up to 6 feet adjacent to the eastern (rear) property lines of Lots 20 through 24 along Westwind Road and the northern (interior side) property line of Lot 20. Also, the fill depth is up to 6 feet adjacent to the northern (interior side) property line of Lot 20.

Landscaping

The plans depict the appropriate street landscaping along Westwind Road. The proposed street landscaping consists of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. The plans indicate that the landscape strips will contain 17 large trees including Shoestring Acacia and Southern Live Oak along with 4 species of shrubs with 3 shrubs per tree.

Along Eldora Avenue shrubs but no trees are provided in a 5 foot landscape strip between a 5 foot detached sidewalk and the street. Per the landscape plan the applicant is proposing trees within the front yards, but the applicant is not providing the required 5 foot wide landscape strip behind the detached sidewalk. Title 30 requires a minimum 15 foot wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet wide on each side of 5 foot wide sidewalk. Typically, 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage, and the trees should be planted on opposite sides of the detached sidewalk. As a result, a waiver of development standards to eliminate the street landscaping along Eldora Avenue is required.

An additional 10 large trees are provided along a portion of the west side of the site, the north end of Street B and in the front yards of Lots 6 and 27. Six significant trees are being removed from the site which are primarily on the northwestern portion of the site adjacent to an existing place of worship and along Eldora Avenue. Three large drought tolerant trees are provided for each significant tree lost in accordance with Title 30.

Elevations

The plans provided show single-family detached homes comprising 5 different 2 story models and one, 3 story model for the exterior design. The 2 story models range from 25 feet 4 inches to 26 feet, and the 3 story model has a maximum height of 35 feet. The concrete tile roofs consist of a pitched gable roof and a contemporary angled roof. The exteriors on all 4 sides of all models consist of stucco finish, variable rooflines, popouts, a railing for a balcony on the 3 story model, and a 2 car garage on all homes with a variety of garage door styles.

Floor Plans

The plans depict 2 and 3 story single-family residences. The 2 story models feature 5 different floor plans ranging from 1,846 square feet to 2,761 square feet with 3 to 4 bedrooms, a loft, an outdoor patio, an optional deck, and a 2 car garage. The 3 story model is 2,639 square feet with 5 bedrooms, a loft, outdoor patios with an optional deck, and a 2 car garage.

Applicant's Justification

The applicant plans to develop a 27 lot single-family detached subdivision and is requesting several waivers of development standards. The applicant requests to allow the lots that are abutting or adjacent to the NPO-RNP to be less than 10,000 square feet. Most of the proposed lots are separated from RNP properties by Westwind Road and Eldora Avenue. Additionally, Lots 22 through 24 and 27 are adjacent to an undeveloped lot on the other side of Westwind Road. Lots 19 and 20 share their north property line with an RNP property that is bordered on the west by developed RS3.3 properties. The proposed development is similar to the RS3.3 area to the west including the proposed lot sizes, which has not had any adverse effect on their adjacent RNP neighbors. The applicant also requests a waiver to allow 5 foot side yard setbacks for Lots 12, 19, and 20 rather than 10 feet to match the abutting RNP properties. The existing RS3.3 lots which border a portion of the RNP area west of Lot 12 have 5 foot side yards, also the RNP property north of Lots 19 and 20 borders much more intense uses to its north. The applicant is proposing a 20 foot side yard for Lot 1, providing a total separation of approximately 60 feet from the residence to the west.

Waivers are also requested for up to 6 feet of fill and a 6 foot retaining wall along the shared (north) property line of Lot 20 and a 6 foot retaining wall along the rear property lines of Lots 20 through 24. The increased fill is needed due to the front yard of the parcel north of Lot 20 which slopes down to Westwind Road about 3 to 4 feet. The interior cul-de-sac, Street B, needs to drain to the south and the natural flow is to the northeast requiring the fill and the increased retaining walls to push flows to the south and ultimately out on to Westwind Road.

The design will meet the requirements of RS3.3 with 2 and 3 story options. The 3 story option will be restricted to the northern lots. All designs will have multi-generational living options with feng shui considerations resulting in an aesthetically pleasing development that will be compatible with existing development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels from R-E zoning to RNP-I zoning	Approved by BCC	February 2011
UC-1234-06	Use permit for place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time on a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
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* APN 163-12-106-005 only

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	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
PA-25-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0590	A zone change from RS20 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0591	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
TM-25-500150	A tentative map for 27 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1a, #1b, & #2a

The applicant is requesting to allow up to a 6 foot high retaining wall along the side (north) property line of Lot 20 and the rear (east) property lines of Lots 20 through 24. Additionally, up to 6 feet of fill is proposed along the side (north) property line of Lot 20 at the northeast corner of the subject site less than 5 feet and 20 feet from the adjacent RNP property to the north. The retaining walls and proposed fill allow the lots in this area to be sloped so that the area may drain properly to the cul-de-sac, Street "B" and ultimately to Westwind Road. Staff finds that the requested fill and retaining walls are the result of necessary modifications to the site due to drainage needs of the proposed subdivision. Also, the property to the north, while located within the NPO-RNP, is a non-residential use and will likely be less impacted by increased fill and retaining wall heights than a single-family residence. Therefore, staff can support these requests.

Waivers of Development Standard #2b & #2c

The intent of the residential adjacency standards is to promote compatible transitions between land uses area of differing intensities. A transition to 10,000 square foot lots, particularly where the subject site is abutting or adjacent to the developed RNP properties to the southwest, south and southeast could provide an appropriate buffer to the denser RS3.3 areas to the northwest and commercial development further north. However, Eldora Avenue could instead serve as the logical transition point from the lower density residential areas to the south to the higher density

residential areas to the north. The increased side yard setbacks ordinarily help to maintain spacing between structures to not create over massing of buildings on the lots and ensure the placement of homes will be like the abutting RNP areas. In this case, the RNP lot north of Lots 19 and 20 is being used for non-residential purposes and would not necessarily benefit from having the additional side yard setbacks to the south. In the case of Lot 12, the existing homes in the RNP area to the west are set back significantly more than the minimum 10 foot requirement and, therefore, should not be negatively impacted by a 5 foot side yard on Lot 12. For these reasons, staff can support these requests.

Waiver of Development Standards #3

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Street landscaping also helps reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The applicant is proposing circular driveways for lots along Eldora Avenue which may create fragmented street landscaping. While the provision of circular driveways on Eldora Avenue may create some constraints the planting of the trees is still possible. The submitted plan shows large trees within the front yards of the lots 1 through 5; however, a 5 foot wide landscape strip for the trees at the back of the sidewalk is not designated. In addition, small and or medium size trees may be planted within the 5 foot wide landscape strip behind the street. Staff finds that continuing the street landscaping from Westwind Road to Eldora Avenue is possible; therefore, 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 plans for the proposed single-family subdivision show a variety of different design options and house sizes that should help prevent a monotonous streetscape. The developer has stated that the designs have multi-generational living options which would support Master Plan Policy 1.1.3. Additionally, Master Plan Policy 1.4.4 encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The proposed 2-story homes appear to be generally consistent with the existing 2-story homes located within the adjacent RS3.3 areas to the northwest. The specific proposal, at 7.85 units per acre, is also only slightly denser than the adjoining RS3.3 area to the northwest which is 7.14 units per acre. Staff finds that the proposed subdivision supports Master Plan Policy 1.5.1 and 1.5.2 and Spring Valley Specific Policy SV-1.2, which all support compatible infill development within and near existing ranch estate neighborhoods and Rural Neighborhood Protection areas. For these reasons, staff can support this request.

Staff Recommendation

Approval of waivers of development standards #1, #2, and the design review; denial of waiver of development standards #3.

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:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0592

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB 6:00 pm

Date: Click to enter a date. 09/09/25

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click to enter a date. 10/07/25 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 11/05/25 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100692ASSESSOR PARCEL #(s): 16312106004 & 16312106005PROPERTY ADDRESS/ CROSS STREETS: Northwest Corner of Eldora Avenue & Westwind Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-family residential development requesting MPA, ZC, DR, & TM, & VAC & W5

PROPERTY OWNER INFORMATION

NAME: First Korean Baptist Church of Las VegasADDRESS: 2625 Westwind RoadCITY: Las VegasSTATE: NVZIP CODE: 89146TELEPHONE: N/ACELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Taylor Morrison of Nevada, LLCADDRESS: 1985 Festival Plaza Drive, Suite 200CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: N/ACELL N/AACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob GronauerADDRESS: 1980 Festival Plaza Drive, Suite 650CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: 702-792-7000CELL N/AACCELA REFERENCE CONTACT ID # 289392

*Correspondent will receive all project communication via the email entered in online application.

(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.

ByungKul Lee

07/01/25 3:39 PM

Property Owner (Signature)*

Property Owner (Print)

Date

August 14, 2025

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

Re: *Justification Letter – Waivers of Development Standards, Design Review, and Tentative Map for Single-Family Residential Development*
Taylor Morrison of Nevada, LLC
APN: 163-12-106-004 & 163-12-106-005

To Whom It May Concern:

Please be advised this firm represents Taylor Morrison of Nevada, LLC (the “Applicant”) in the above referenced matter. The site is 3.44 acres generally located north of Eldora Avenue and west of Westwind Road. The site is more particularly described as Assessor’s Parcel Numbers 163-12-106-004 & 163-12-106-005 (the “Site”). The Site has a planned land use designation of Ranch Estate Neighborhood (RN) and a zoning designation of Residential Single-Family 20 (RS20) with the Rural Neighborhood Protection Overlay (RNP). The Applicant is requesting waivers of development standards, a design review for a detached single-family residential development, and a tentative map.

Waivers of Development Standards

The Applicant is requesting a waivers of development standards to: (1) allow lots 1-6, 12-14, 19 & 20, 22-24 & 27 to be less than 10,000 square feet where a minimum of 10,000 square feet is required abutting or adjacent to an RNP per section 30.04.06G.2.i; and (2) allow lots 12, 19 and 20 to have 5-foot side setbacks where 10 feet is required to comply with the side setbacks.

The Laredo and Duneville development directly to the west was originally on February 8, 2017 (NZC-0810-16). Under the previous Title 30, the two standards we are requesting to waive did not exist. However, even with public input regarding larger lot sizes and increased setbacks the approval was not conditioned to require these standards. This was the same for the development’s subsequent approval on December 16, 2017 (WS-0899-17) that increased the height of the homes to two story. The approved plan had ten lots adjacent to the RNP ranging in size from 4,354 square feet to 6,213 square feet (falling short of the 10,000 square foot standard now required). The proposed lots under this application that are adjacent to the RNP range from 3,652 square feet to 6,237 square feet. The vast majority of these lots are separated from RNP properties by a right of ways (Westwind Road & Eldora Ave). Additionally, lots 22-24 & 27 are adjacent to an undeveloped lot on the other side of Westwind Road. Lots 1, 12-14 that share a property line with RNP neighbors to the west will be similar to the development already approved

and adjacent to those neighbors. There is an existing driveway to the west creating additional setback between this proposed development and the existing residences. Lot 1 is proposed to have a 20' setback adjacent to the RNP lot to the west. Lots 19 & 20 share their north property line with an RNP property owned by the Ethiopian Church to the north that is bordered by two similar sized lots to the west from the aforementioned approvals. The existing lots to the west have not had any adverse effect on their adjacent RNP neighbors. Because this development is substantially similar to the previously approved development that shares property lines with RNP neighbors, the waiver to allow lots less than 10,000 square feet should be approved as it is following lot sizes that currently share property lines with the RNP neighbors this section is intended to serve.

Similarly, lots 12, 19 & 20 should be granted a waiver to allow 5 foot side setbacks as required by RS3.3 rather than 10 foot side setbacks under the RS20 standard. First, in the aforementioned approval to the north and west, lots 7, 8, and 9 all border RNP neighbors with the side of their lots. Yet, they all have 5 foot setbacks. Lots 7 & 8 from that plan have a 12 foot drainage parcel in between. However, lot 12 has a 30 foot driveway in between which warrants a waiver as the future home will be sufficiently setback from the existing residential structures to the west. Lot 19 & 20 will not adversely impact the lot to the north without increased side setbacks as that property already borders much more intense uses to its north.

The Applicant is also requesting waivers of development standards for (3) increasing retaining wall height to 6 feet where 3 feet is the maximum for lots 20-24, and (4) to allow 6 feet of fill less than 5 feet from a shared property line adjacent to Lot 20 where up to 3 feet of fill is the maximum. This is due to the front yard of the adjacent parcel to the north of Lot 20. The front yard slopes down to Westwind Road about 3 to 4 feet. This requires a retaining wall height of about 6 feet and the increased fill above 3 feet on Lot 20. The interior cul-de-sac needs to drain to the south and the natural flow of the site is to the northeast. In order to properly drain, the Applicant needs to go against grade at the northeast portion of the Site which requires the increased fill on Lot 20 and the increased retaining walls to push flows south and ultimately out on to Westwind Road.

Design Review

The Applicant requests a design review for a detached single-family residential development in a RS3.3 zoning district. The proposed development consists of 27 single-family homes. The lot sizes range from 3,325 square feet to 6,237 square feet (meeting the minimum lot size requirement of 3,300 square feet in RS3.3). There is access to the community off of Westwind Road. Lots 1-5 front onto Eldora Avenue. These lots have circular driveways as a safety precaution so that residents do not back out onto Eldora Avenue. Landscaping, trees and a sidewalk will be provided on Eldora Avenue. The houses will meet the setback standards contained within RS3.3 and Lot 1 will have an increased side setback to the east of 20 feet to increase the distance from the existing residence to the east (total separation will be approximately 60 feet). The proposed houses range in livable area from 1,856 square feet to 2,779 square feet. There are two-story and three-story options, however the three-story product option will be restricted to the northern lots (all product options are under the 35 foot standard). The designs will have multi-generational living

options with feng shui considerations resulting in an aesthetically pleasing development that will be compatible with existing development.

Tentative Map

The Applicant is requesting a tentative map for 27 lots. There are 49' wide right of ways internally with 5' sidewalks on each side with a 109.06' length stub street running east to west and a 267.82' internal street terminating in a cul de sac north to south. The tentative map is compliant.

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

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall

MWM/mwm

10/07/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500150-CHURCH BAPTIST FIRST KOREAN:

TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone.

Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley.
JJ/rk/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-106-004; 163-12-106-005

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2625 & 2675 Westwind Road
- Site Acreage: 3.44
- Project Type: Single-family detached residential
- Number of Lots: 27
- Density (du/ac): 7.85
- Minimum/Maximum Lot Size (square feet): 3,325/6,237

Project Description

The plans show a proposed 27 lot single-family detached residential development. The overall site is 3.44 acres with a proposed density of 7.85 dwelling units per acre. The lots range in size from 3,325 square feet to 6,237 square feet. Lots 1 through 5 will be accessed via circular driveways from Eldora Avenue, an existing 60 foot wide local street on the south side of the development. Lots 6 through 27 are located on the northern portion of the site and access for Lots 6 through 27 is proposed from 2 new 49 foot wide public streets. The streets include Street A which runs east to west and connects to Westwind Road, which is an existing 60 foot wide local street on the east side of the development. Street B is a north-south cul-de-sac street which connects to Street A. Detached 5 foot wide sidewalks are provided along the perimeter streets, Eldora Avenue and Westwind Road. Attached 5 foot wide sidewalks are provided along the full lengths of Street A and Street B.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels from R-E zoning to RNP-I zoning	Approved by BCC	February 2011
UC-1234-06	Use permit for place of worship and waivers of development standards	Approved by BCC	March 2007
UC-1327-00 (ET-0326-01)	Extension of time on a use permit for a church and waivers of development standards - expired	Approved by PC	October 2001
UC-1327-00	Use permit for a church and waivers of development standards - expired	Approved by PC	October 2000
UC-1369-97 (ET-0301-98*)	Extension of time on a use permit for a church - expired	Approved by PC	September 1998
DR-1089-98*	Design review for a church - expired	Approved by PC	August 1998
UC-1369-97*	Use permit for a church - expired	Approved by PC	September 1997

*APN 163-12-106-005 only

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	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & RS20 (NPO-RNP)	Undeveloped & single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
PA-25-700038	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0590	A zone change from RS20 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0591	A vacation and abandonment of easements and a portion of right-of-way is a companion item on this agenda.
WS-25-0592	Waivers of development standards and a 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**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 5, 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**

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2025 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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



Comprehensive Planning Application Form

7

APPLICATION PRE-REVIEW # 25-100692ASSESSOR PARCEL #(s): 16312106004 & 16312106005PROPERTY ADDRESS/ CROSS STREETS: Northwest Corner of Eldora Avenue & Westwind Road

DETAILED SUMMARY PROJECT DESCRIPTION

Single-family residential development requesting MPA, ZC, DR, & TM, & VAC & WS

PROPERTY OWNER INFORMATION

NAME: First Korean Baptist Church of Las VegasADDRESS: 2625 Westwind RoadCITY: Las VegasSTATE: NVZIP CODE: 89146TELEPHONE: N/ACELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Taylor Morrison of Nevada, LLCADDRESS: 1985 Festival Plaza Drive, Suite 200CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: N/ACELL N/AACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob GronauerADDRESS: 1980 Festival Plaza Drive, Suite 650CITY: Las VegasSTATE: NVZIP CODE: 89135TELEPHONE: 702-792-7000CELL N/AACCELA REFERENCE CONTACT ID # 289392

*Correspondent will receive all project communication via the email entered in online application.

(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)*

ByungKul Lee

Property Owner (Print)

07/01/25 3:39 PM

Date

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0595-AAA LAND INVESTMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Boulder Opal Avenue, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-05-401-027

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is proposing to vacate a 33 foot wide government patent easement located on the subject parcel. This easement is no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0495	Retail and restaurant additions to shopping center	Approved by BCC	November 2024
WS-0163-12	Waiver for full off-site improvements in conjunction with a future commercial development	Approved by BCC	May 2012
UC-0421-10	Allowed a retail center on a portion of the site	Approved by BCC	October 2010
UC-0461-07	Allowed a shopping center consisting of 3 retail buildings, tavern, and convenience store with a car wash - expired	Approved by BCC	July 2007
TM-0459-06	1 lot commercial subdivision	Approved by PC	December 2006
ZC-1646-00 (ET-0315-05)	Second extension of time to remove time limit and adopt zoning with previous conditions	Approved by BCC	February 2006
TM-0108-04	1 lot commercial subdivision - expired	Approved by PC	April 2004
ZC-1646-00 (ET-0248-03)	First extension of time for a zone change to C-2 zoning	Approved by BCC	November 2003
UC-1564-03	Reduced setback from a residential development to a proposed tavern in a shopping center	Approved by BCC	November 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1646-00	Reclassified the subject site to C-2 zoning	Approved by BCC	January 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-25-0594	A use permit for a proposed vehicle maintenance and repair facility and waivers of development standards is a companion 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 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AAA LAND INVESTMENT, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD,
LAS VEGAS, NV 89119



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-25-0595

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 9/9/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 10/7/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Comprehensive Planning Application Form

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APPLICATION PRE-REVIEW # APR-25-100058

ASSESSOR PARCEL #(s): 176-05-401-027

PROPERTY ADDRESS/ CROSS STREETS: 7282 S. Fort Apache Rd. Las Vegas, NV 89148

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation application to vacate an existing patent easement. This application will also includes use permit to build and Auto Repair Shop with office, storage and six (6) bays. (separate application provided) and Waiver of Conditions (separate application provided).

PROPERTY OWNER INFORMATION

NAME: AAA Land Investment LLC

ADDRESS: 4375 E. Craig Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-651-0797

CELL 702-591-4482

APPLICANT INFORMATION (information must match online application)

NAME: AAA Land Investment LLC

ADDRESS: 4375 E. Craig Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-651-0797

CELL 702-591-4482

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Simona Stephens-SUZANA RUTAR Architect LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176

CELL 702-234-3865

ACCELA REFERENCE CONTACT ID #

*Correspondent will receive all project communication via the email entered in online application.

(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)*

BAHUPINDER S BHATTI
Property Owner (Print)

7/9/25
Date

RUTAR

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

July 8, 2025

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pkwy.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Justification Letter for Vacation of Patent Easement**
7282 S. Fort Apache Rd. Las Vegas, NV 89148
APN # 176-05-401-027

To Whom It May Concern:

This is a Justification Letter for Vacation of the Patent Easement for the above referenced property. The above referenced property has an existing 33'-0" patent easement along the East property line. We are requesting for the easement to be vacated per the attached site plan.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at Simona@SRutar.com.

Sincerely,



Simona Stephens
President/ Principal Architect
SUZANA RUTAR Architect Ltd.
A Professional Corporation

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Email: Simona@SRutar.com
[www. SRutar.com](http://www.SRutar.com)

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0594-AAA LAND INVESTMENT, LLC:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduced buffering and screening.

DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 total acre site in a CG (Commercial General) Zone.

Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-05-401-026 and 176-05-401-027 portion

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow the largest structure (proposed vehicle maintenance and repair building) in a multi-building development not within the core of the development where required per Section 30.04.06G.
 - b. Allow parking areas for non-residential development within 30 feet of a residential district to have a 15 foot wide landscape buffer and non-decorative block wall height up to 6 feet where buffering and screening shall consist of a 15 foot wide landscape buffer with an 8 foot high decorative screen wall per Section 30.04.06L and Section 30.04.02C.
2. Allow an existing 6 foot screen wall where an 8 foot screen wall is required for buffering and screening along the east property line where required per Section 30.04.02.C (a 25% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7282 S. Fort Apache Road
- Site Acreage: 1.76 (portion of project site)/4.11 (overall)
- Project Type: Vehicle maintenance and repair facility
- Number of Stories: 1

- Building Height (feet): 33 (proposed vehicle maintenance and repair building)/20 (existing convenience store with vehicle wash)/17.5 (existing gasoline canopy)/10 (existing vacuum canopies)
- Square Feet: 3,770 (proposed vehicle maintenance and repair building)/6,341 (existing convenience store with vehicle wash)/4,740 (existing gasoline canopy)
- Parking Required/Provided: 27/31
- Sustainability Required/Provided: 7/7

Site Plan

The existing commercial development is located on APN 176-05-401-027, an expansion to this development was approved on the northern parcel (176-05-401-026) in 2024. The parcel to the north was approved for 2 restaurant buildings and 2 office/retail buildings. The applicant is requesting a use permit to allow a proposed vehicle maintenance and repair facility along the east property line of the southern parcel to be within 15 feet of the residential development to the east. Title 30 states that these types of establishments shall not be within 200 feet of any area subject to residential adjacency standards, unless separated by an arterial or collector street or buffered by a building.

Access to the site is provided via 1 existing driveway along Fort Apache Road on the northwest corner of site, and 2 existing driveways along the south property line adjacent to Warm Springs Road. The subject parcel (southern lot) includes an existing 4,740 square foot gas station canopy on the west side of the property, a 3,726 square foot convenience store, and a 2,625 square foot mechanical vehicle wash in the central part of the parcel. Existing parking spaces are located on the north, south, and west sides of the convenience store, with 8 vacuum spaces located along the north property line.

As a part of this application 8 new parking spaces are shown on the south and north sides of the proposed vehicle maintenance and repair building. However, a waiver of development standards for residential adjacency is required since the proposed parking south of the proposed building is within 30 feet of a single family residential development to the east and not adequately buffered. The required buffering and screening along the east property line does not meet the buffering and screening standards per Section 30.04.02. Although there is a 15 foot wide landscape area, Code requires an 8 foot high decorative wall and the applicant is requesting an additional waiver for the existing 6 foot wall along the east property line to remain.

Two bicycle racks are also located near the entrance of the proposed building. Pedestrian circulation is provided throughout the site extending from the public sidewalk and adjacent bus turn-out to all building entrances and include the use of pedestrian walkways and crosswalks with pavers or other changes to materials.

Furthermore, the applicant is requesting a waiver of development standards to allow the largest structure (proposed vehicle maintenance and repair building) in a multi-building development not within the core of the development where required per Section 30.04.06G. The site plan shows that the proposed building is along the east property line and is not within the core or center of the existing development, thus the applicant is requesting to modify this residential adjacency standard.

Landscaping

The plan shows existing street landscaping, parking area landscaping, and a landscape buffer along the east property line of APN 176-05-401-027. The existing landscaping along the east property line was installed as a temporary buffer, which was previously approved during the development of the gas station and vehicle wash via UC-0421-10. Per the Notice of Final Action (NOFA) of UC-0421-10, a design review as a public hearing is required to address future landscaping along the east property line.

With this application, the proposed vehicle maintenance and repair building is also subject to a design review to address proposed site modifications which includes this landscape area. The submitted plans show that a 15 foot wide landscape buffer is proposed along the east property line adjacent to the single-family residential development to the east. A double row of evergreen trees will be planted offset from one another and will be planted 20 feet apart on center. Buffering and screening per Title 30 standards includes an 8 foot high decorative screen wall in addition to a 15 foot wide landscape area. As previously mentioned, the applicant is proposing to keep the existing 6 foot wall and is the subject of a proposed waiver request.

Elevations

The plans depict all 4 sides of the proposed vehicle maintenance and repair building with a variety of siding texture, variations in roof plane, dormer windows, and aluminum storefront entrance facing Warm Springs Road. The maximum height is 33 feet to the top of the highest point of the roof, with most of the building being 22 feet high on the parapet walls. The building materials consist of smooth sand finish stucco, shot blast finish CMU block wall, and standing seam metal roof with several contrasting and complimentary colors. Design accents include stone veneers, painted metal awnings and strips, doors and windows with aluminum and glass store front doors and windows. Canopies are depicted over 2 out of 3 storefronts, windows, and building entrances along the west and south sides of the building.

Floor Plan

The plan depicts a proposed 3,770 square foot vehicle maintenance and repair building that includes 2,487 square feet with 6 service bays and roll up doors facing west into the interior of the property. The primary entrance is along the south facing wall with access to a 793 square foot sales area and 490 square feet of storage space.

Applicant's Justification

The applicant states that the proposed vehicle maintenance and repair building on a pad site was anticipated for commercial use since 2010. All vehicle maintenance activity will not include outdoor overnight parking of vehicles. Any vehicles remaining on-site will be kept inside the building in each bay area. No openings are proposed on the north or east sides of the building and only pedestrian access will take place on the south side of the building. Parking is set back behind the residential property to the east by a 15 foot landscape buffer with existing wall along the property line. The existing residential wall is approximately 6 feet high where an 8 foot high decorative wall is required. The new building is required to be setback 200 feet from an area subject to residential adjacency and only 15 feet is provided with this plan and is the subject of a use permit request with this application. The building and buffer area will adequately protect the

adjacent residential area from the vehicle repair uses with service bay doors facing the existing car wash and gas station building.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0495	Retail and restaurant additions to shopping center	Approved by BCC	November 2024
VS-24-0494	Vacate and abandon patent easements (for the northern parcel only)	Approved by BCC	November 2024
WS-0163-12	Waiver for full off-site improvements in conjunction with a future commercial development	Approved by BCC	May 2012
UC-0421-10	Allowed a retail center on a portion of the site	Approved by BCC	October 2010
UC-0461-07	Allowed a shopping center consisting of 3 retail buildings, tavern, and convenience store with a car wash - expired	Approved by BCC	July 2007
TM-0459-06	1 lot commercial subdivision	Approved by PC	December 2006
ZC-1646-00 (ET-0315-05)	Second extension of time to remove time limit and adopt zoning with previous conditions	Approved by BCC	February 2006
TM-0108-04	1 lot commercial subdivision - expired	Approved by PC	April 2004
ZC-1646-00 (ET-0248-03)	First extension of time for a zone change to C-2 zoning	Approved by BCC	November 2003
UC-1564-03	Reduced setback from a residential development to a proposed tavern in a shopping center	Approved by BCC	November 2003
ZC-1646-00	Reclassified the subject site to C-2 zoning	Approved by BCC	January 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0595	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden. The proposed vehicle maintenance and repair facility is not compatible with the residential uses to the east of this property. A 15 foot setback from the building to the property line and less than 200 foot separation from the residential area will have an adverse effect on the adjacent properties when considering noise related to the vehicle repair and maintenance operation. There are approximately 12 homes within 200 feet of the east side of the proposed vehicle maintenance and repair building. The proposed vehicle maintenance and repair use will adversely impact the character of the adjacent neighborhood; therefore, staff is unable to support the use permit.

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 proposed vehicle maintenance and repair building is lower than the homes located to the east of the property, but the proposed vehicle maintenance structure is as high as 32.5 feet. This makes the proposed building the highest and largest building on the site when compared to the existing convenience store and vehicle wash building. The proposed vehicle maintenance and repair building is about 10 feet higher than the convenience store. Title 30 and the residential adjacency standards require multi-building developments to configure the site with the largest/highest building in the core area of the lot. Furthermore, the parking spaces south of the proposed building are not adequately screened since the applicant is not willing to provide an 8 foot high decorative screen wall. For these reasons, staff cannot support the waiver requests.

Waiver of Development Standards #2

The existing wall along the east property line is approximately 5.5 feet high on the east side of the wall where the adjacent residential homes are located. The proposed building is approximately 3.5 feet lower in finished grade. Per the submitted cross-sections an area of sloped earth meets the wall at 3.5 feet above the proposed finished grade (west of the existing

wall), with the remaining exposed wall height being approximately 5.5 feet high. The applicant did not provide sufficient justification as to why an 8 foot high decorative screen wall cannot be provided. The proposed vehicle maintenance and repair facility will only have a setback of 15 feet from an existing residential development where 200 feet is required per Code. Staff finds that these residents would likely benefit from a higher decorative screen wall to help buffer additional noise pollution. Therefore, staff cannot support the waiver.

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 building and design are adequate with respect to the design requirement elements related to materials, texture, design, roof type, canopy cover, architectural accents, and orientation. Furthermore, the applicant has shown compliance with the sustainability standards by meeting 7 of 7 points from the checklist. However, the proposed use is not compatible with the character of the neighborhood. Since the staff is unable to support the use permit and waivers of development standards, staff is also unable to support the design review.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0110-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** AAA LAND INVESTMENT, LLC**CONTACT:** SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119



Comprehensive Planning Application Form

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APPLICATION PRE-REVIEW # APR-25-100058

ASSESSOR PARCEL #(s): 176-05-401-027 ✓

PROPERTY ADDRESS/ CROSS STREETS: 7282 S. Fort Apache Rd. Las Vegas, NV 89148

DETAILED SUMMARY PROJECT DESCRIPTION

Build and Auto Repair Shop with office, storage and six (6) bays.
This application will also include vacation
application to vacate an existing patent easement (separate application provided)

PROPERTY OWNER INFORMATION

NAME: AAA Land Investment LLC

ADDRESS: 4375 E. Craig Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-651-0797

CELL 702-591-4482

APPLICANT INFORMATION (information must match online application)

NAME: AAA Land Investment LLC

ADDRESS: 4375 E. Craig Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89115

TELEPHONE: 702-651-0797

CELL 702-591-4482

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Simona Stephens-SUZANA RUTAR Architect LTD.

ADDRESS: 1950 E. Warm Springs Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-263-6176

CELL 702-234-3865

ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

(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.

Simona Stephens
Property Owner (Signature)

BHUPINDER S BHATTI
Property Owner (Print)

7/9/25
Date

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

August 14, 2025

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pkwy.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

Re: **Justification Letter for UC/WS/DR**
7282 S. Fort Apache Rd. Las Vegas, NV 89148
APN # 176-05-401-027

To Whom It May Concern:

This is a Justification Letter for the above referenced property. We are requesting for a Design Review with Waivers of Development Standards. The project is located on the same parcel as already established convenience store with fuel pumps. All of the street improvements have been completed with pad provided for the future use. The owner is proposing to build an Auto Repair Shop with six (6) service bays. The project is located with Commercial General (CG) zoning with Vehicle maintenance or Repair as a conditional use. We will be asking for a Special Use Permit since project doesn't not meet all the required condition, such as separation of 200' from residential area.

All activities will take place indoors within an enclosed building, which is one of the conditions. There will not be any overnight storing of the vehicles as all needed repairs will be completed the same day or kept inside the building. All bays will face existing C-Store on site and not adjacent residential area.

We are proposing a single story building with sales, storage and service bays areas (3,770 SF) with overall height at 32' at the sales area, but with the majority of the building being at 22'. Building elevations have been articulated through elevation height changes of at least 2'-0" at the roof line, colors, and material textures. Building facades include projections and architectural features while uninterrupted lengths do not exceed 100'-0". Elevations were designed to meet requirements per Title 30.04.05 G. Building elevations also show 3'-0" deep canopies above windows and doors. The proposed design will complement the existing buildings on site.

Parking is provided per Table 30.04-8 spaces are required for the Auto Repair Shop (1 spaces per 500 square feet of indoor space) and provided with one (1) handicap accessible spaces. Total parking spaces required are 8 and 8 spaces are provided for the new added use. The existing convenience store has its own parking. Since the Auto

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

Repair is within an existing site, with other uses already existing, overall parking calculations are provided on the site plan. Overall, 27 spaces are required and 31 spaces are provided. The existing buildings were approved in 2010, and parking calculations for the C-Store and Carwash were provided per Title 30 calculations at the time. C-Store required 4 parking stalls per every 1000 S.F. (3,726 S.F.: 15 parking spaces) and carwash required 2 spaces, plus 1 space per employee (4 spaces).

With this application, we are also requesting the approval of the following Special Use Permit, Waivers of Development Standards and Design Review:

Special Use Permit:

- Per condition for Vehicle Maintenance or Repair within Commercial General zoning, the use needs to be located 200 feet away from residential use. The building, as proposed, is located 15 feet away from residential use.

Waiver of Development Standards:

- Keep existing 6'-0" CMU wall to the east as existing where 8'-0" wall is required. This is an existing property wall between project site and multiple adjacent residential properties and the owner would like to keep it as it exists.

Design Review:

- We are proposing a single story building with sales, storage and service bays areas (3,770 SF) with overall height at 32' at the sales area, but with the majority of the building being at 22'. Building elevations have been articulated through elevation height changes of at least 2'-0" at the roof line, colors, and material textures. Building facades include projections and architectural features while uninterrupted lengths do not exceed 100'-0". Elevations were designed to meet requirements per Title 30.04.05 G. Building elevations also show 3'-0" deep canopies above windows and doors. The proposed design will complement the existing buildings on site. Parking is provided per Table 30.04-8 spaces are required for the Auto Repair Shop (1 spaces per 500 square feet of indoor space) and provided with one (1) handicap accessible spaces. Total parking spaces required are 8 and 8 spaces are provided for the new added use. The existing convenience store has its own parking. Since the Auto Repair is within an existing site, with other uses already existing, overall parking calculations are provided on the site plan. Overall, 27 spaces are required and 31 spaces are provided. The existing buildings were approved in 2010, and parking calculations for the C-Store and Carwash were provided per Title 30 calculations at the time. C-Store required 4 parking stalls per every 1000 S.F. (3,726 S.F.: 15 parking spaces) and carwash required 2 spaces, plus 1 space per employee (4 spaces).

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A Professional Corporation

The project does meet **Sustainability Checklist** minimum requirements, as shown on plans, total of 7 points:

- All trees and shrubs are water-efficient and have low or very low water usage. (1 Point)
- More than 50% of the paved parking lot is covered by mature tree canopies. As shown in L1.0 sheet total parking area is 2,050 S.F. while tree coverage is 2,120 S.F. (1 point)
- The entire roof is TPO membrane which has SRI of 80 which is higher than 78, a cool roof. (1 point)
- All windows and doors that face south have a minimum of 3'-0" canopy/awnings above, all windows (not doors) that face west also have a minimum of 3'-0" canopy or awning above. (3 points)
- Floor to ceiling height at the office will be 11'-0" minimum. (0.5 points).
- The entire building will have low-e glazing and low solar heat gain coefficient (0.5 point).

Since the building is located 15'-0" away from the residential, and is within 200 residential adjacency, below are the points addressing **Residential Adjacency** requirements, as stated in Title 30, section 30.04.06:

Site and Building Orientation:

There are no doors facing residential houses. All of the roll-up doors and man doors face either the street or the interior of lot. All of the activities are being screened by the building. The proposed building and residential houses are also separated by a 15'-0" landscape buffer.

Building Configuration:

The tallest portion of the building, accent feature only, is located closest to the street. The building is single story in height.

Building Facades:

Building has four(4)-sided architecture with variations, materials and colors being consistent on all sides.

Height Step Back and Limits:

Overall building height does not exceed 35'-0" in height, measured from the finish grade. The tower feature of the building is the tallest portion of the building, and as indicated on elevations, it is 32'-4" in height.

Signs Adjacent to Residential:

No signs will be facing the residential. All signs will face the street and interior of the site.

Spillover Lighting:

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Web.: www.SRutar.com
Email: Simona@SRutar.com

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

Only shielded, wall mounted (10'-0" above finish grade) will be mounted on the elevation facing the residential houses, for security purposes only. The lighting will meet code requirements of not exceeding 0.2 FC at the property line.

Trash and Recycling Receptacles:

The site has an existing trash enclosure, which will remain. The trash enclosure is located more than 50'-0" away from the residence.

Parking Location and Screening:

Parking is located along the lot lines adjacent to the residential use and screened by 15'-0" landscape buffer.

Roll-Up Overhead Doors and Service/ Loading Areas:

Roll-up doors of the Auto Repair will not face the residential use, as shown on the site plan. All the roll-up doors face the interior of the lot and are screened from the street by the existing building.

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702.263.6176 or email at Simona@SRutar.com.

Sincerely,



Simona Stephens, Project Architect
SUZANA RUTAR Architect Ltd.
A Professional Corporation

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0577-PREUS, JAMES PATRICK:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce separation; and 3) increase wall height in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone in the Neighborhood Protection (RNP) Overlay.

Generally located south of Palmyra Avenue and east of Montessori Street within Spring Valley.
JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-10-803-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the side street setback of an existing accessory structure (shade structure A) along Montessori Street to 1 foot where 10 feet is required per Section 30.02.04 (a 90% reduction).
- b. Reduce the interior side setback of an existing accessory structure (shade structure B) along the east property line to 3 feet where 5 feet is required per Section 30.02.04 (a 40% reduction).
2. a. Reduce the separation distance between an existing accessory structure (shade structure A) from the primary residence to 5 feet where 6 feet is required per Section 30.02.04 (a 17% reduction).
- b. Reduce the separation distance between an existing accessory structure (shade structure B) from a residence to 5 feet where 6 feet is required per Section 30.02.04 (a 16% reduction).
3. Allow a 7.5 foot high decorative screen wall along the east, west, and south property lines where a maximum of 6 feet is permitted per Section 30.04.03.B (a 25% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7085 Palmyra Avenue
- Site Acreage: 0.55
- Project Type: Detached accessory structures and increase wall height
- Number of Stories: 1

- Building Height (feet): 14 feet 1 inch (existing shade structure A)/17 (existing shade structure B)
- Square Feet: 3,024 (primary residence)/624 (existing shade structure A)/1,008 (existing shade structure B)

Site Plans

The plans depict an existing single-family residence on a 0.55 acre corner lot. The primary residence is 3,024 square feet and has access to Palmyra Avenue to the north. There is a secondary driveway along the west property line which leads to an existing attached garage. The applicant is requesting to reduce the setback and separation distances for existing accessory structures on the site. West of the primary residence, there is an existing detached accessory building (Shade Structure A) that is 624 square feet and is set back 5 feet from the primary residence and 1 foot from the west property line (Montessori Street). East of the primary residence within the side yard, there is an existing 1,008 square foot detached accessory structure (Shade Structure B) which is set back 3 feet from the east property line and 5 feet from the primary residence. The applicant is requesting to increase the existing wall height to a maximum of 7.5 feet where 6 feet is allowed per Code. The subject walls associated with this waiver of development standards are located along the west, south, and east property lines, within the side and rear yards.

Elevations

The photos and plans depict that Shade Structure A is 14 feet, 1 inch high and Shade Structure B is 17 feet high. Both buildings are constructed of metal and painted tan brown color. The existing accessory structures are not architecturally compatible to the residence which includes painted stucco. The paint colors of the accessory shade structures match the residence.

The photos depict that along the side and rear, property line boundary walls have a height of 7.5 feet. These walls are painted white and have a stucco finish. The 6 foot front yard decorative fence include white painted stucco pilaster with brown painted decorative metal.

Floor Plans

The 3,024 square foot existing residence is centrally located on the site with the front yard facing north toward Palmyra Street with driveway and garage access from Montessori Street (west). The detached accessory structure (shade structure A) consists of an open 624 square feet. The detached accessory structure (shade structure B) consists of an open a 1,008 square feet.

Applicant's Justification

The applicant indicates that the west accessory structure is located where there is a stop sign at the intersection of Montessori Street and Palmyra Avenue and there is a gate that accesses the 3 car garage on the side where there is ample room to maneuver out of the shade structure on the property and exit safely. They also indicate that the reduction of 1 foot to the building separations will have no noticeable effect on the properties.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE22-01614 is an active Code Enforcement violation for accessory structures without a building permit.

STANDARDS FOR APPROVAL:

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

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

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

The intent of establishing minimum setbacks and separations along with maximum wall height is to maintain consistent development standards along street frontages. In this case, multiple structures and walls have been constructed without permits on both sides of the residence. While the existing accessory structures are not architecturally compatible to the residence (metal versus painted stucco), the paint colors match the residence. Staff does not typically support structures that do not meet the setback and separation standards which are required for safety reasons.

The existing walls along the side and rear yards along the east, south, and west property lines create a compound effect around the residence. Staff is aware the request to increase the wall height is for security and privacy purposes and has been painted to be more decorative than the grey wall that appears to have existed for some time. Additionally, the front yard decorative fence was constructed without permits while it does meet development standards. Staff finds the location of the proposed detached accessory structures and height of the existing rear and side yard walls is inconsistent with the surrounding single-family residences.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES PREUS

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134**



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0577

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 9/9/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 10/7/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: n/a Time: n/a

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:
Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Windmill Library
7060 W. Windmill Lane, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris/Joy Marchant, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 12/14/2023

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-10-803-001

PROPERTY ADDRESS/ CROSS STREETS: 7085 Palmyra Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Waivers to reduce setbacks for existing shade structures

PROPERTY OWNER INFORMATION

NAME: Preus Family Revocable Living Trust, Preus James & Claire Trustees

ADDRESS: 7085 Palmyra Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE:

CELL 702-274-4546

EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: same as owner

ADDRESS:

CITY:

STATE:

ZIP CODE:

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle, Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

TELEPHONE:

CELL

EMAIL:

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

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

James Preus
Property Owner (Signature)*

James Preus

Property Owner (Print)

6/3/25
Date

*LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell*

July 23, 2025

Ms. Lorna Phegley, Senior Planner
Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV. 89155

RE: APR 25-100588, 7085 Palmyra Street -updated

Dear Ms. Phegley:

Please accept this letter as our request for waivers of development standards for setbacks related to shade covers on a single-family home.

Background

The subject property is 0.55 acres located at 7085 Palmyra, the southeast corner of Palmyra and Avenue, and Montessori Street. In 2019, Mr. and Mrs. Preus hired Dreams Carport and Buildings, Inc. to build two shade structures for their recreational vehicles on their property, one structure on the east side of the house and one structure on the west side of the house. The company was hired to design the structures and obtain all necessary approvals from Clark County. The Preus' believed the company followed all the rules, and the structures were built. Unfortunately, the company never obtained the permits. The structures were built within the side setbacks, without the benefit of waivers to allow the reduction in the setbacks or building permits. CCPRO cited Mr. and Mrs. Preus, (Code Enforcement action number, CE22-01614), and they filed for building permits where they discovered the structures were built within the setback. In

November 2024, they requested that an architect prepare, file, and process the waivers for the setbacks. After six months, they discovered the architect had not filed anything for their property and moved on.

Applications Requested

Waiver of Development Standards-Request to reduce Structure A street setback (Montessori Street) to 1 foot where 10 feet is required per Section 30.02.04. Even though the structure on Montessori Street is one foot from the property line, the structure is 10 feet from the pavement (Montessori Street). There is a stop sign at the intersection of Montessori Street and Palmyra, causing traffic to slow down and come to a stop. There is a gate that accesses the three-car garage on their site, with a driveway providing ample room to maneuver out of the shade structure on the property and exit.

Waiver of Development Standards-Request to reduce the separation of Structure A from the residence to 5 feet, where 6 feet is required per Section 30.02.04. The shade structure is made of metal, so the risk of the main structure catching fire is minimal. A one-foot reduction will have no noticeable effect on the property.

Waiver of Development Standards-Request to reduce Structure B side setback (east) to 3 feet where 5 feet is required per Section 30.02.04. The structure on the east side is two feet closer to the property line than required. The adjacent parcel has a structure approximately 3 feet from the subject parcel line (see attached aerial). Therefore, there should be minimal impact on the adjoining parcel. We have a letter from the adjacent property owner indicating their support of this request.

Waiver of Development Standards-Request to reduce the separation of Structure B to 5 feet where 6 feet is required per Section 30.02.04. The shade structure is made of metal, so the risk of the main structure catching fire is minimal. A one-foot reduction will have no noticeable effect on the property.

Waiver of Development standards- Allow a wall height on the west, south and east side to 7.5 feet where 6 feet is the maximum height per 30.04.03. The wall existed when the property was purchased; the current owners placed stucco on the wall to enhance the appearance. They are requesting to legalize the wall.

There are several shade structures similarly situated within the neighborhood, and we believe this is a nice addition to the area. We respectfully request approval of this request.

Yours truly,

Lucy Stewar

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0600-DECATUR POST, LLC:

DESIGN REVIEW for a proposed restaurant in conjunction with a previously approved retail complex on a portion of 2.66 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Post Road and west of Decatur Boulevard within Spring Valley.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-811-001 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6315 Decatur Boulevard
- Site Acreage: 2.66 (portion)
- Project Type: Restaurant building with a drive-thru
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 1,921 (proposed restaurant building)
- Parking Required/Provided: 56/65 (includes 12 EV spaces and 6 accessible spaces)
- Sustainability Required/Provided: 7/7

History, Site Plan, & Request

The previously approved retail complex currently under construction on the site was approved under WS-23-0520 in October 2023. A tentative map was approved to modify the property into a 1 lot commercial subdivision in 2023. The applicant is requesting a design review for a new restaurant building with a drive-thru on an existing pad site at the southeast corner of the parcel. The previously approved retail complex is located at the southwest corner of Decatur Boulevard and Post Road. The retail center is currently under construction with a convenience store, gas station, restaurants with a drive-thru, and a vehicle maintenance and repair use. A combined 3,500 square foot convenience store and 1,258 square foot fast food service restaurant is proposed in the northwest portion of the site with a proposed gasoline station canopy located 56 feet to the east of the convenience store building. The convenience store building is set back 44.5 feet from the western property line, 76.5 feet from the northern property line, and 141 feet from

Decatur Boulevard. This building includes 1 drive-thru lane, the entrance is on the northeast corner of the building and vehicles maneuver in a counterclockwise direction eventually exiting on the southeast corner of the building. The gasoline canopy is set back an additional 40 feet from Decatur Boulevard.

To the southeast of the convenience store building and in the east-central portion of the site is a 1,130 square foot restaurant building with an accompanying 800 square foot outside dining area and 2 drive-thru lanes. This restaurant building is set back 39 feet from Decatur Boulevard and the drive-thru lanes can stack 10 cars combined and will be accessed through the central portion of the site. The outside dining area is located to the south of the restaurant building with a protective barrier located along the perimeter of the dining area.

In the southwestern portion of the site is a 5 bay, 4,800 square foot vehicle maintenance facility. The vehicle maintenance bays face Decatur Boulevard and is set back 8 feet from the western property line. The development proposed with this application was identified as a future pad site at the southeast corner of the parcel with a required design review as a public hearing.

As a part of this application, the applicant is proposing a restaurant building with a drive-thru area on the southeast corner of the site. The plan depicts that the drive-thru connects at 2 points on the pad site at the northeast and northwest corners of the restaurant building. Seven parking spaces are provided on the pad site with shared parking located by access agreement on the remainder of the parcel. A trash enclosure is located west of the building. Shared loading zones are provided throughout the retail complex with 1 located at the northwest corner of the pad site. Access to the drive-thru is from the northwest entrance driveway wrapping around the south end of the building and exiting at the northeast corner of the building. A shared access driveway is located north of the building and connects this pad site with the restaurant/drive-thru that is currently under construction to the north.

Landscaping

A variety of previously approved landscaping is provided along the street, the perimeter, and within the parking lot. Along Decatur Boulevard, 21 Desert Museum Palo Verde (*Parkinsonia x Desert Museum*) trees have been provided in 2 rows, where possible, in 5 foot and 10 foot landscaping strips with 1 row on each side of a 5 foot detached sidewalk. In some places, particularly in the southern portion of the landscape strip, trees have been spaced every 10 feet to screen the vehicle maintenance bays and drive-thru lanes, otherwise, trees are spaced every 20 feet on center. Along Post Road, 9 Desert Museum Palo Verde trees are provided where 9 medium trees are required. The trees are mostly provided in a single row 20 feet on center in the 5 foot landscaping strip on the south side of a 5 foot detached sidewalk, due to sight visibility zones. Within the parking lot, 23 Mulga Acacia (*Acacia Aneura*) trees are provided within the terminal landscape islands or landscaping strips and an additional 4 Mulga Acacia trees are provided in various landscape strips throughout the parking lot. A total of 21 trees are required with a total of 27 parking lot trees provided for the previously approved retail complex. The landscape plan depicts 4 large parking lot trees where 3 are required, and the streets trees and shrubs depict the previously approved required planting. This pad site is not subject to buffer landscaping.

Elevations

The plan depicts a single-story structure with stucco siding, decorative exotic wood plank with staggered siding on the north, west, and east elevations. A main entrance with glass doors and transom windows are located on the west side of the building, facing the parking lot. Three additional covered windows are located on the west façade on both sides of the main entrance. A parapet wall surrounds the rooftop mechanical, with 3 tower projections on the north, west, and east sides of the building. A cedar plank fence surrounds a cooler on 3 sides at the south end of the building. The north façade of the proposed restaurant building includes the exotic wood plank tower, a covered window, and transom window. The east façade of the building has a glass drive up window surrounded by glass windows set into the exotic wood plank siding. The proposed building will be 22 feet high at the highest point.

Floor Plan

The plan depicts a proposed 1,705 square foot restaurant building that includes a 218 square foot attached cooler with a customer area, restroom, counter space, prep area, drive-thru station, kitchen, and a walk-in cooler accessed through the restaurant on the south side of the building. The primary customer entrance is located on the west side of the building with employee access on the south side of the building separate from the walk-in cooler.

Applicant's Justification

The applicant states the site has been previously approved for the commercial retail development of 3 buildings currently under construction. The proposed pad site was included as future pad site development on the approved plans. Development of a restaurant and drive-thru is consistent with the previous plans, existing and proposed access, parking, landscaping, and architectural elements anticipated with development of this property. Access to and from local streets should not pose any undue burdens on surrounding property owners or the traveling public.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0251	Driveway modifications and modifications to a previously approved retail center	Approved by BCC	May 2025
TM-25-500110	1 lot commercial subdivision	Approved by BCC	October 2023
VS-23-0521	Vacated and abandoned patent easements and a portion of Decatur Boulevard - recorded	Approved by BCC	October 2023
WS-23-0520	3 building retail complex with a gas station	Approved by BCC	October 2023
ZC-22-0648	Reclassified the site from C-2 and R-E zoning to C-2 zoning for future commercial uses	Approved by BCC	February 2023
PA-22-700006	Redesignated the land use for the site to Corridor Mixed-Use from Business Employment	Adopted by BCC	February 2023
ZC-0814-05	Reclassified the site from R-E to C-2 zoning for a future commercial development	Approved by BCC	July 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1469-00	Reclassified the site from R-E and M-D zoning to C-2 and M-1 zoning for a convenience store, gas station, shopping center, taxing staging, and maintenance facility	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-65)	Motorcycle sales
South	Corridor Mixed-Use	CG (AE-65)	Undeveloped
East	Business Employment	CG & RS20 (AE-65)	Undeveloped
West	Business Employment	IL (AE-65)	Freight terminal

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 proposed new restaurant building is compatible with the approved commercial retail development that is currently being developed. This restaurant is not proposing additional access to public streets and is using a previously approved access plan. Development of this pad site will complete the perimeter landscaping, parking lot landscaping, and connect the interior driveways for safe and harmonious access. The aesthetic features of the building are decorative and enhance the development and are not unsightly or undesirable in appearance considering the decorative elements, covered windows, and variety of façade treatments and shielded mechanical equipment. Therefore, staff supports the design review.

Department of Aviation

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

The property lies within the AE-65 (65-70 DNL) noise contour for 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 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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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. The Determination of No Hazard must not be expired;
- 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;

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised 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 owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that operational permits and fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0108-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTERPLAN, LLC

CONTACT: INTERPLAN LLC, 220 E. CENTRAL PARKWAY, SUITE 4000, ALTAMONTE SPRINGS, FL 32701



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): DR-25-0600

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 9/9/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 10/7/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. _____ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16336801014

PROPERTY ADDRESS/ CROSS STREETS: 6315 South Decatur Boulevard, Las Vegas, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

Construction of a new typical 1,700sf HTeaO Tea Bar with a 154sf cooler/freezer, a single lane drive-thru, and a single bay dumpster enclosure with all associated site work.

PROPERTY OWNER INFORMATION

NAME: DECATUR POST LLC c/o J GERBER

ADDRESS: 3 Mohansic Road

CITY: Henderson

STATE: NV

ZIP CODE: 89052

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Interplan LLC - Monica Pomroy

ADDRESS: 220 E. Central Parkway, Suite 4000

CITY: Altamonte Springs

STATE: FL

ZIP CODE: 32701

REF CONTACT ID # _____

TELEPHONE: 407.645.5008

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Interplan LLC - Monica Pomroy

ADDRESS: 220 E. Central Parkway, Suite 4000

CITY: Altamonte Springs

STATE: FL

ZIP CODE: 32701

REF CONTACT ID # _____

TELEPHONE: 407.645.5008

CELL _____

EMAIL: _____

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

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

Property Owner (Signature)*

Jason Gerber

Property Owner (Print)

June 13 2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

August 12, 2025

Clark County Development Review Division

500 South Grand Central Parkway
Las Vegas, NV 89155

Reference: Letter of Justification for Design Review
Interplan Number: 2024.0540
HTeaO – NV-544 – Decatur & Post, Las Vegas

To Whom it May Concern:

The proposed HTeaO development is within the Decatur-Post development, which is located in Clark County, NV. The site is specifically located along the southern half of the southeast quarter of the site of the overall development, which is located at the southwest corner of the Post Road and Decatur Boulevard intersection.

We are submitting a request for a Design Review for a new 1,705sf HTeaO tea bar with 218sf cooler, a single lane drive-thru, single-bay dumpster enclosure, and associated site work on a ±0.44 acre site. In addition, the sustainability checklist reflects seven (7) total points for our development and a total of seven (7) provided parking spaces with the remainder of six (6) parking spaces being provided through a shared parking agreement. The calculations for the total parking required are as follows: Retail 1, 9 spaces; Retail 2, 12 spaces; Retail 3, 18 spaces; Retail 4, 7 spaces; C-Store, 14 spaces; QSR, 13 spaces; and Retail 2 Outdoor Dining, 4 spaces for a total of 77 required parking spaces. The center is proposing to provide the minimum required number of 77 parking spaces plus 6 handicap accessible spaces for a grand total of 83 provided and required parking spaces. In addition, 2 loading spaces and 6 bicycle parking spaces are provided.

TOTAL PARKING PROVIDED

STANDARD PARKING PROVIDED	77 SPACES
HANDICAP PARKING INCLUDED:	6 SPACES
TOTAL PARKING PROVIDED:	83 SPACES
LOADING SPACES REQUIRED:	2 SPACES
LOADING SPACES PROVIDED:	2 SPACES
BIKE PARKING REQUIRED:	4 SPACES
BIKE PARKING PROVIDED:	6 SPACES

TOTAL PARKING REQUIRED

RETAIL 1 – PROPOSED HTEAO	9 SPACES
RETAIL 2 – RESTAURANT (10/1000 SF)	12 SPACES
RETAIL 3 – AUTOSHOP (3/BAY + 4/1000 SF)	18 SPACES
RETAIL 4 – RETAIL BLDG	7 SPACES
C-STORE (4/1000 SF)	14 SPACES
QSR (10/1000 SF)	13 SPACES
RETAIL 2 OUTDOOR DINING (4/1000 SF)	4 SPACES
TOTAL PARKING REQUIRED:	77 SPACES

The project reflects a total of seven (7) sustainability points as shown on the Sustainability Checklist which is a part of this submittal package.

If you have any additional questions or need additional information, please contact me at mpomroy@interplanllc.com. If I am not available, Kevin Cabrera is the Civil Project Manager and he can assist with any questions by email at kcabrera@interplanllc.com or by telephone at 407.645.5008.

Sincerely,

IP LLC



Monica Pomroy

Director of Development Services

ec: C. Blurton, Interplan, LLC
K. Cabrera, Interplan, LLC
A. Cardo, Interplan, LLC
File

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400090 (UC-22-0433)-SUNSET & DURANGO PARTNERS PHASE 2, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) a recreational facility; 2) live entertainment; 3) reduce separation from on-premises consumption of alcohol establishments to a residential use; and 4) reduce separation from outside dining to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; and 2) increase building height.

DESIGN REVIEWS for the following: 1) recreational facility (pickle ball) with restaurants, retail, offices, and parking garage; and 2) modifications to Phase 1 of this development on 9.7 acres in a CG (General Commercial) Zone.

Generally located on the north of Sunset Road and west of Durango Drive within Spring Valley.
JJ/rk/kh (For possible action)

RELATED INFORMATION:

APN:

163-32-814-002; 163-32-814-003

USE PERMITS:

1. Recreational facility consisting of a pickle ball facility with multi-level indoor courts and grade level outside courts.
2. Live entertainment (e.g. live music, performances, single artist).
3. Reduce the required separation from on-premises consumption of alcohol establishments (supper clubs, taverns, and standalone small walkup bars) to a residential use to 37 feet where 200 feet is the standard per Table 30.44-1 (an 82% reduction).
4. Reduce the required separation from outside dining, drinking, and cooking establishments to a residential use to 37 feet where 200 feet is the standard per Table 30.44-1 (an 82% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required separation from outdoor live entertainment (e.g. live music, performances, single artist) to a residential use to 37 feet where 500 feet is the standard per Table 30.44-1 (a 93% reduction).
2. Increase building height to 59 feet where a maximum of 50 feet is permitted per Table 30.40-4 (a 2% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8700 W. Sunset Road
- Site Acreage: 9.7
- Project Type: Recreational facility, restaurants, retail uses, and office uses
- Number of Stories: Up to 3 (recreational/restaurant/retail/office)/5 levels (garage)
- Building Height (feet): Up to 59
- Phase 2 (square feet): 47,701 (pickle ball)/13,275 (restaurant)/19,700 (retail)/13,000 (office)
- Phase 1 (square feet): 57,544 (retail)
- Parking Required/Provided – Phase 2: 375/387/600/712 (Phase 1 & 2)

Site Plan

This site was originally proposed for a shopping center consisting of multiple retail buildings, including a luxury movie theater (Galaxy) and a subterranean parking garage. The project is providing cross access to the properties on the east and west sides of the site. Access to the site is shown off Sunset Road and Durango Drive.

Phase 2

The requested use permits and waivers of development standards apply to this phase of the project and do not extend to Phase 1. This phase consists of the previously approved movie theater which is located on the northern portion of the site. The current proposal consists of 2 proposed multi-level buildings consisting of a recreational facility (pickle ball) with indoor and outdoor courts, retail, restaurants including on-premises consumption of alcohol, live entertainment, offices, and a multi-level parking garage. Moreover, Building A will house the parking garage, retail uses, office uses, and the indoor pickle ball courts. At ground level, this building will also provide a bar with some outside dining/drinking areas. Building B will have a restaurant and the remaining outside dining/drinking areas. Behind Building B and between both buildings is the outdoor uses such as seating areas, yoga lawn, stage, walkup bar, bocce court, and outdoor pickle ball courts.

Phase 1

This phase consists of the previously approved shopping center and underground parking garage on the southern portion of the site. The current proposal consists of enlarging the sizes of the buildings and making slight shifts to the placement of the buildings on the site, in addition to removing the underground parking garage and associated driveway. The plans depict 3 buildings fronting Sunset Road, with 1 of the buildings being a restaurant with drive-thru; and two, 2 story retail buildings located near the center of the site. The 2 story retail buildings will have an extended central courtyard between the buildings where access to the subterranean parking garage was previously located. The buildings along Sunset Road will have patios and outside dining/drinking areas.

Landscaping Phase 2

Trees, shrubs, and groundcover will be located throughout the entire property. The project will also provide a landscape buffer with trees spaced 15 feet apart along the developed multi-family complex to the north.

Phase 1

The plans depict a 15 foot wide street landscape area with a detached sidewalk along Sunset Road. An extended central courtyard between the buildings where access to the subterranean parking garage was previously located now shows hardscape and sidewalks.

Elevations Phase 2

The proposed request will have combinations of 2 story and 4 story buildings ranging in height from 14 feet to 59 feet to the top of Building A. Both buildings will have a contemporary/modern architectural style with a variety of architectural elements. The exterior of the buildings will consist of a combination of stucco siding, metal and faux wood panels, reveal lines, and glass store fronts and windows. On top of Building B (above the restaurant) is a rooftop deck with outside dining and drinking.

Phase 1

The proposed shopping center will have a combination of 1 story and 2 story buildings. All buildings will have a contemporary/modern architectural style with a variety of architectural elements. The exterior of the building will consist of a combination of stacked CMU, decorative metal accents, smooth coat stucco finish, and glass store fronts and windows.

Floor Plans Phase 2

The 2 buildings and outdoor pickle ball court area total 93,676 square feet. More specifically, Building A will house the parking garage, retail uses, office uses, and the indoor pickle ball courts, and totals 45,900 square feet (does not include the parking garage square footage). Building B will have a restaurant, the remaining outside dining areas, and totals 13,275 square feet. The outdoor uses such as seating areas, yoga lawn, stage, walkup bar, bocce court, and outdoor pickle ball courts total 34,501 square feet.

Phase 1

The plans depict 3 buildings fronting Sunset Road, with 1 of the buildings being a restaurant with drive-thru; and two, 2 story retail buildings located near the center of the site. All 5 buildings total 57,544 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0433:

Current Planning

- 2 years to commence;
- 2 years to review live entertainment and sound attenuation as a public hearing;

- Live entertainment not to start before 10:00 a.m. or extend past 10:00 p.m.;
- All outdoor live entertainment to be restricted to the proposed stage area;
- Construction of stage to include sound mitigation materials;
- Increase landscaping along northern boundary wall to help shield adjacent residential from sound;
- 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 final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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 #0305-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that with the first phase of The Bend opened in January 2025 they have seen a lot of visitors to the establishments that are now open for business. Furthermore, the applicant states since the original land use approval, technical studies, and permits have been submitted to the various County departments. According to the applicant, on-site construction activity for Phase 2 is expected to begin in the near future.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0205	Increased building height in conjunction with an approved parking garage	Approved by BCC	July 2024
SDR-23-0381	Signage in conjunction with an approved shopping center	Approved by PC	February 2024
UC-22-0433	Original request for a recreational facility, retail, and office use	Approved by BCC	September 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400037 (VS-19-0025)	Extension of time for the vacation and abandonment of right-of-way for portions of Durango Drive and Sunset Road	Approved by PC	May 2021
ET-20-400084 (VS-18-0435)	Extension of time for the vacation and abandonment of easements	Approved by PC	September 2020
WS-19-0371	Comprehensive sign plan - expired	Approved by PC	July 2019
VS-19-0025	Vacated and abandoned right-of-way for portions of Durango Drive and Sunset Road - recorded	Approved by PC	March 2019
VS-18-0435	Vacated and abandoned easements - recorded	Approved by PC	July 2018
TM-18-500094	1 lot commercial subdivision	Approved by PC	July 2018
WS-18-0093	Shopping center consisting of multiple buildings, a movie theater, and subterranean parking garage	Approved by BCC	March 2018
ZC-0081-17	Reclassified the site to C-2 zoning for future commercial development	Approved by BCC	March 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Retail center
West	Corridor Mixed-Use	CG	Undeveloped
South	Entertainment Mixed-Use	CG	Retail

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

The applicant has demonstrated a significant amount of progress towards the commencement of the project. Phase 1 is now fully developed and technical studies and permits are in process for Phase 2. For these reasons, staff can support the extension of time request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until September 21, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: STARR MERMEJO

CONTACT: SUNSET & DURANGO PARTNERS PHASE 2, LLC, 5030 PARADISE ROAD,
C-214, LAS VEGAS, NV 89119



Comprehensive Planning Application Form

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APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 163-32-814-002 & 163-32-814-003

PROPERTY ADDRESS/ CROSS STREETS: 8670 W Sunset Rd. & 8700 W Sunset Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Request for extension of UC-22-0433, includes live entertainment, outside bar/ beer cart, outdoor stage, etc. as noted in the attached UC-22-0433.

PROPERTY OWNER INFORMATION

NAME: Sunset & Durango Partners LLC & Sunset & Durango Partners phase 2 LLC

ADDRESS: 5030 Paradise Rd., C-21

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-733-3622X1028

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Sunset & Durango Partners Phase 2 LLC

ADDRESS: 5030 Paradise Rd., C-214

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-733-3622X1028

CELL 720-425-3146

ACCELA REFERENCE CONTACT ID # PDAPPER

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Starr Mermejo

ADDRESS: 5030 Paradise Rd., C-214

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-733-3622X1028

CELL 720-425-3146

ACCELA REFERENCE CONTACT ID # PDAPPER

*Correspondent will receive all project communication via the email entered in online application.

(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.

J. Dapper
Property Owner (Signature)*

J Dapper
Property Owner (Print)

8/5/25
Date

August 12, 2025

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

RE: Justification Letter for Extension of Time NOFA UC-22-0433

To Whom This May Concern,

We would like to request an Extension of Time per NOFA UC-22-0433 and Conditions of Approval noting our commencement to be no later than 9/21/24. The following reasons for our request are noted below:

1. COVID had severely affected our trades and materials for developing The Bend, with our first inspection on Bldg. F in November of 2022 and our last inspection for Building D on 1/21/25. This development has taken more than 2 years to build and open to the public.
2. Our final Drainage Compliance Reports for Buildings D & E, the buildings that surround the courtyard, were submitted in December of 2024 after the sidewalks surrounding the buildings were completed.
3. Zoning had given our final Certificate of Compliance approval for Bldg. E in December 2024 when our property was complete per Zoning's landscaping standards and our entitlements for this property.

We are asking for this Extension of Time now because it is important to us as the property owner, developer, and landlord to our tenants for the public/ tenant's patrons to enjoy the courtyard and property as we intended. With our first phase of The Bend opening in January 2025, we've seen a lot of visitors to the establishments that are now open for business. We've hosted weekend car shows and our tenant Evolve Brewing by Aces & Ales has hosted events, the most recent with Michael Anthony of Van Halen. We've been on the news and social media, encouraging more visitors. Commissioner Jones visited Aces & Ales' grand opening and walked our development. The Commissioner's assistant commented on the possibility of the use of the Aces & Ales VIP room for future engagements and we would be thrilled to host the Commissioner.

The approval of the Extension of Time would mean a great deal to us and would help to keep our development lively and prosperous. We do appreciate your time and consideration. If there is any additional information needed from us, we are happy to provide.

Thank you for your consideration.

Sincerely,

Starr Mermejo
Permitting and Pre-Construction Manager



5030 Paradise Rd., Suite C-214
Las Vegas, NV 89119
Office: (702) 733-3622 ex 1028
Mobile: (720) 425-3146
sm@dapperdevelopment.com

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0584-REMINGTON SUNSET, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and Tenaya Way and Montessouri Street within Spring Valley (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-801-013

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a pedestrian access easement along Sunset Road. Furthermore, the plans depict the vacation of a north/south drainage easement centrally located within the project site. The vacation and abandonment of the easements is necessary to facilitate the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0012	Vacated patent easements - recorded	Approved by PC	March 2023
ZC-22-0448	Reclassified the subject parcel to an Industrial Park zone with a waiver of development standards to reduce throat depth and design review for warehouse buildings, alternative parking lot landscaping, and increased finished grade - waiver of development standards and design review - expired	Approved by BCC	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	RM-18 (AE-60)	Multi-family residential
East	Business Employment	RS20 (AE-60)	Undeveloped
West	Business Employment	CG (AE-60)	Commercial complex

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

Related Applications

Application Number	Request
UC-25-0583	A use permit for offices with waivers of development standards to increase retaining wall height, reduce buffering and screening, and reduce throat depth with a design review for an office building is a companion item on this agenda.
TM-25-500149	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of easements that are not 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: REMINGTON SUNSET

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



Comprehensive Planning Application Form

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APPLICATION PRE-REVIEW # APR-25-100788

ASSESSOR PARCEL #(s): 163-34-801-013

PROPERTY ADDRESS/ CROSS STREETS: Sunset Road and Tenaya Way

DETAILED SUMMARY PROJECT DESCRIPTION

Office Development and vacations of drainage easement and pedestrian access easement (driveway)

PROPERTY OWNER INFORMATION

NAME: Remington Sunset, LLC

ADDRESS: 5820 S. Rainbow Blvd Ste. 11

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Remington Sunset, LLC

ADDRESS: 5820 S. Rainbow Blvd Ste. 11

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)

NAME: Kemper Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

*Correspondent will receive all project communication via the email entered in online application.

(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)

DAVID DELZOTTO, Manager
Property Owner (Print)

7-8-25
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

July 17, 2025

VIA UPLOAD

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

**Re: *Justification Letter
Vacation and Abandonment of Easements APN: 163-34-801-013
(Sunset Road/Tenaya Way)***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing to develop an office building located on approximately 2.08 acres of property located on the north side of Sunset Road and just east of Tenaya Way, more particularly described as APN: 163-34-801-013 (the "Site"). Concurrently with the Applicant's special use permit and design review application for an office building, the Applicant is also requesting the vacation and abandonment of unnecessary easements and rights-of-way.

There is a drainage easement that bisects the Site from north to south. The drainage easement is no longer needed because of improvements in the area. Therefore, the Applicant is requesting to vacate and abandon the drainage easement.

The Applicant is also requesting to vacate and abandon a pedestrian access easement. The pedestrian access easement is also no longer needed.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

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10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0583-REMINGTON SUNSET, LLC:

USE PERMIT for offices.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce buffering and screening; and 3) reduce throat depth.

DESIGN REVIEW for a proposed office building on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Sunset Road and east of Tenaya Way within Spring Valley.
MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-801-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase retaining wall height to 4 feet along the north property line where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33.3% increase).
2.
 - a. Reduce the required landscape buffer width along the west property line to 10 feet where a 15 foot landscape buffer is required per Section 30.04.02C (a 33.4% reduction).
 - b. Allow a single row of large evergreen trees along the west property line where buffers require a double row of evergreen trees each row planted off-set from one another per Section 30.04.02C.
3. Reduce throat depth for a proposed driveway along Sunset Road to 28 feet where a minimum depth of 50 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 44% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7280 Sunset Road
- Site Acreage: 2.08
- Project Type: Office building
- Number of Stories: 3
- Building Height (feet): 50
- Square Feet: 41,207

- Parking Required/Provided: 103/149 (per parking demand study)
- Sustainability Required/Provided: 7/7

History & Request

The project site was reclassified to an IP (previously M-D) zone via ZC-22-0448 by the Board of County Commissioners in September 2022. A design review for warehouse buildings with waivers of development standards were also part of that request but have since expired. The applicant is now requesting a use permit for offices as a principal use with waivers of development standards to increase retaining wall height, reduce buffering and screening, and reduce throat depth with a design review for a proposed office building.

Site Plans

The plans depict a proposed 3 story office building centrally located within the project site surrounded by a parking lot. The office building will be designed with the following setbacks: 1) 85 feet from the front property line along Sunset Road; 2) 57 feet from the west property line adjacent to an existing commercial complex; 3) 55.5 feet from the east property line adjacent to an undeveloped parcel; and 4) 132.5 feet from the north property line adjacent to an existing warehouse development. Access to the site is granted via a single, proposed driveway along Sunset Road which requires a waiver of development standards to reduce throat depth to 28 feet. The proposed development requires 103 parking spaces where 149 parking spaces are provided. 10 EV-capable and 3 EV-installed spaces are required and have been provided for the office building. A 5 foot wide detached sidewalk is proposed along Sunset Road, with a 5 foot wide pedestrian walkway connecting the sidewalk to the building. A waiver of development standards is also requested to increase the height of a proposed retaining wall up to 4 feet along the north boundary of the project site. Decorative screen walls, measuring 8 feet in height, are proposed along the west and east property lines adjacent to the existing commercial complex and undeveloped parcel, respectively.

Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Sunset Road. Medium trees are planted 20 feet on center along Sunset Road, in addition to the required shrubs and groundcover within the street landscape area. Thirteen trees are required within the street landscape area where 16 trees are provided. An 8.5 foot wide landscape strip with a single row of evergreen trees is provided along the north property line adjacent to the parking spaces. A total of 52 trees are provided within the interior parking lot where 34 trees are required. A 10 foot wide landscape strip, with a single-row of evergreen trees, is proposed along the west property line adjacent to an existing commercial complex, necessitating a waiver of development standards to reduce buffering and screening.

Elevations

The plans depict a proposed 3 story office building, with varying rooflines, measuring up to 50 feet in height to the top of the parapet wall. The exterior of the building will consist of EIFS and aluminum framed windows. The south (front) elevation, oriented towards Sunset Road, will also feature a decorative stone accent base on the first floor of the building. All rooftop mounted

equipment will be screened from public view and the right-of-way by parapet walls. The exterior of the building will be painted with neutral colors consisting of a white and gray finish.

Floor Plans

The plans depict a proposed office building consisting of 3 floors. The first floor plan measures 13,357 square feet while the second and third floor plans each measure 13,925 square feet. The interior design of the floor plans will be determined at a future date based on the needs of the individual tenant(s).

Applicant's Justification

A special use permit for an office use is appropriate for the following reasons: 1) there are existing office uses along Sunset Road between Durango Drive and Rainbow Boulevard, including numerous offices within the IP zoning district; 2) Sunset Road is a major commercial arterial road; and 3) the site has easy access to the 215 Beltway. Therefore, an office use is compatible and complimentary to the area. While the applicant is requesting to reduce the throat depth, the reduction will not create an unsafe stacking of vehicles in the right-of-way as the shoulder lane along Sunset Road can accommodate approaching traffic to the site. The neighboring property is Master Planned BE and is surrounded to the north and west with developed office and light warehouse uses. Based on the Master Plan and developed office and warehousing uses adjacency to the undeveloped property, it is highly unlikely the property will be developed for a residential use. Therefore, the proposed landscape buffer reduction along the west property line is appropriate as well as providing a single row of trees. Due to the existing topography of the site sloping from west to east, an increase in retaining wall is required. Allowing a retaining wall height of up to 4 feet will allow flexibility and does not negatively impact the surrounding area. The land use was reviewed for parking demands via an alternative methodology. Parking demands were obtained from the ITE publication entitled "Parking Generation - 6th Edition". The project parking demand was calculated for peak weekday (Monday through Friday) demand. Based upon the published rate in the ITE publication, 149 parking stalls are recommended for the project. The project shall provide 134 parking stalls, or 15 less than the calculated number of parking stalls recommendation per the ITE publication. Based upon this analysis, the number of parking stall provided for the project is justified.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0012	Vacated patent easements - recorded	Approved by PC	March 2023
ZC-22-0448	Reclassified the subject parcel to an Industrial Park zone with a waiver of development standards to reduce throat depth and design review for warehouse buildings, alternative parking lot landscaping, and increased finished grade - waiver of development standards and design review - expired	Approved by BCC	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	RM-18 (AE-60)	Multi-family residential
East	Business Employment	RS20 (AE-60)	Undeveloped
West	Business Employment	CG (AE-60)	Commercial complex

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

Related Applications

Application Number	Request
TM-25-500149	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-25-0584	A vacation and abandonment for easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

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

The intent of the Business Employment (BE) land use category is to provide for concentrated areas of employment and ancillary commercial uses which include opportunities for stand-alone office parks or single-user campus facilities. The primary land uses associated with this land use category include offices, distribution centers, warehouse/flex space, technology, and light-industry. Staff finds the request to allow offices as a principal use is compatible with the commercial and industrial development within the surrounding area. Furthermore, the proposed office development complies with Policy SV-1.5 of the Master Plan which encourages the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs (including health and childcare) and potentially work within close proximity of their homes. Therefore, staff recommends approval of this request.

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 reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. Staff finds the request to increase the retaining wall height is necessary due to the existing topography of the site. The increased retaining wall height will occur along the north boundary of the site, adjacent to an existing warehouse development. Staff finds the proposed retaining wall should not have an impact on the adjacent property to the north; therefore, recommends approval.

Waiver of Development Standards #2

Staff typically does not support requests to reduce the required buffering and screening when adjacent to less intensive zoning districts. The intent of buffering and screening is to reduce the impacts of uses and activities on neighboring properties, reduce the heat island effect, and mitigate stormwater run-off. However, an existing commercial complex, zoned CG, is located immediately to the west of the proposed office building with IP zoning. The IP zoning district allows more intense land uses than the CG zoning district. However, staff finds the existing commercial complex to the west and the proposed office building are uses with comparable intensity. Reducing the landscape buffer along the west property line should have minimal to no impact on the adjacent commercial complex. Therefore, staff recommends approval of this request.

Design Review

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

The design of the proposed office building includes varying rooflines breaking-up the mass of the building. Landscape areas measuring 10 feet and 8.5 feet in width have been provided along the east and north property lines, respectively, where landscaping is not required per Title 30. The layout of the project site and parking lot is functional; however, staff is concerned with the lack of cross access to the undeveloped parcel immediately to the east, with a planned land use of Business Employment. The intent of providing cross access is to promote public safety, efficient on-site vehicular circulation, shared parking with adjacent properties, and to minimize curb cuts along streets. Staff typically does not support requests to waive cross access to adjacent, undeveloped properties with the same planned land use. Staff recognizes that it is difficult to anticipate the type of future development, or when development will occur, on the undeveloped parcel to the east. However, there is ample room along the east portion of the site to provide a designated area for cross access. The lack of cross access is a self-imposed burden; therefore, staff recommends denial of this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for the Sunset Road commercial driveway. Although the throat depth does not comply with the minimum standard, staff finds that the reduction will still allow vehicles to safely exit the right-of-way to gain access to the site.

Staff Recommendation

Approval of the use permit and waivers of development standards; denial of the design review.

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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

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 0192-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** REMINGTON SUNSET**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135



Comprehensive Planning Application Form

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APPLICATION PRE-REVIEW # APR-25-100788

ASSESSOR PARCEL #(s): 183-34-801-013

PROPERTY ADDRESS/ CROSS STREETS: Sunset Road and Terrace Way

DETAILED SUMMARY PROJECT DESCRIPTION

Office Development and vacations of drainage easement and pedestrian access easement (drive way)

PROPERTY OWNER INFORMATION

NAME: Remington Sunset, LLC

ADDRESS: 5820 S. Rainbow Blvd Ste. 11

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Remington Sunset, LLC

ADDRESS: 5820 S. Rainbow Blvd Ste. 11

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kemper Crowell - Jennifer Lazovich

ADDRESS: 1880 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 184674

*Correspondent will receive all project communication via the email entered in online application.

(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)

DAVID DELZOTO, MANAGER
Property Owner (Print)

Date

7-8-25

August 12, 2025

VIA UPLOAD

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

**Re: *Justification Letter
Special Use Permit & Design Review for Office Building; Design Review for
Alternative Landscape Plan; Waiver of Development Standards to Reduce
Throat Depth, Reduce Landscape Buffer, & Increase Retaining Wall Height;
and Tentative Map
APN: 163-34-801-013 (Sunset Road/Tenaya Way)***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing to develop an office building located on approximately 2.08 acres of property located on the north side of Sunset Road and just east of Tenaya Way, more particularly described as APN: 163-34-801-013 (the "Site"). The Site is master planned Business Employment (BE) and zoned Industrial Park (IP). As such, the Applicant is requesting a special use permit and design review for an office building with related waivers of development standards.

SPECIAL USE PERMIT AND DESIGN REVIEW

With special use permit approval, an office use is allowed in the IP zoning district. A special use permit for an office use is appropriate for the following reasons: (1) there are existing office uses along Sunset Road between Durango Road and Rainbow Boulevard, including numerous offices within the IP zoning district, (2) Sunset Road is a major commercial arterial road, and (3) the Site has easy access to the 215. Therefore, an office use is compatible and complimentary to the area.

The Applicant is proposing to build a 41,207 SF office building. The office building will be 3-stories with a maximum building height of 50-feet. The proposed building's elevation is highly articulated with architectural features including dual glazing with aluminum frames, shading devices, and light sand finish on the building.

Access to the Site is from Sunset Road. There is an internal access drive aisle around the building. Parking is evenly distributed throughout the Site. The Site will provide 134 parking spaces where 103 parking spaces are required. Pursuant to Title 30.04.04(D)(2), nonresidential developments are not to exceed 15% of the minimum parking required. The Applicant is requesting the increased parking because the Applicant is expecting parking demands for the project to be around 4 parking spaces per 1,000 SF. Concurrent with the application, the Applicant has also submitted a Parking Demand Study for the increased parking.

The Applicant is requesting to eliminate cross-access between the Site and the adjacent properties. The properties to the north and west are developed within no cross-access points available. Additionally, the property to the east is undeveloped with unknown development plans

The Site will comply with perimeter landscaping and parking lot landscaping requirements. Additionally, the Site's offsite improvements show a detached sidewalk.

The Site will provide 7 sustainability points as follows:

- Title 30.04.05(J)(3)(i) – The Applicant will provide 57 trees where 37 trees are required which is greater than 10% more trees than required. **1 Point.**
- Title 30.04.05(J)(3)(ii) – The Applicant will provide water efficient landscaping. **1 Point.**
- Title 30.04.05(J)(3)(iii) – The proposed landscape plan will exceed the buffer width by 10%. **0.5 Points.**
- Title 30.04.05(J)(4)(i) – The building will provide a cool roof. **1 Point.**
- Title 30.04.05(J)(4)(ii) – The building's roof orientation will be within 30 degrees of true east-west or sloped to the south. **1 Point.**
- Title 30.04.05(J)(4)(ii)(b)(1) – The proposed building will provide shades or awnings over 50% of the south/west windows and doors. **1 Point.**
- Title 30.04.05(J)(4)(ii)(c)(4) – The floor-to-ceiling height will be a minimum of 11-feet. **0.5 Points.**
- Title 30.04.05(J)(4)(ii)(c)(5) – The building's glass will be low-emissivity on all south and west facing windows. **0.5 Points.**
- Title 30.04.05(J)(4)(ii)(c)(6) – The building will provide shading above all building entrances and ADA ramps. **0.5 Points.**

DESIGN REVIEW FOR ALTERNATIVE LANDSCAPE PLAN

The Applicant is requesting a design review for alternative landscaping along Sunset Road. The Applicant is proposing medium trees every 20-feet on center in lieu of providing large trees every 30-feet on center. Even though the Applicant is requesting to provide medium size trees instead of large trees, the Site will have more trees along the Sunset Road frontage.

WAIVER OF DEVELOPMENT STANDARDS

- **Reduce Throat Depth**

The throat depth at the ingress point will be 28-feet and 2-inches and the egress point will be 39-feet where a minimum of 50-feet is required. While the Applicant is requesting to reduce the throat depth, the reduction will not create an unsafe stacking of vehicles in the right-of-way as the shoulder lane along Sunset Road can accommodate approaching traffic to the Site.

- **Reduce Landscape Width & Provide Single Row of Landscaping**

The undeveloped property to the east (APN: 163-34-801-014) of the Site is currently zoned RS20. Because the Applicant is developing a more intense nonresidential use next to the undeveloped property to the east, the Applicant is required to provide an enhanced landscaping buffer of a single row of large trees planted 20-foot on-center along the Site's east property line and provide enhanced residential adjacent setbacks. However, the neighboring property is master planned BE and is surrounded to the north and south with developed office and light warehouse uses. Based on the master plan and developed office and warehousing uses adjacency to the undeveloped property; it is highly unlikely the property will be developed for a residential use. Therefore, the proposed landscape buffer reduction along the west property line from 15-feet to 10-feet is appropriate as well as providing a single row of trees.

- **Increase Retaining Wall Height**

The preliminary cross-section depicts a 3-foot retaining wall, however, once on-site work commences it could increase up to approximately 4-feet. Due to the existing topography of the Site sloping from west to east, an increase in retaining wall is required. Allowing a retaining wall height of up to 4-feet will allow flexibility. The increase in retaining wall height does not negatively impact the surrounding area.

TENTATIVE MAP

The Applicant is requesting a one-lot tentative map to develop the office building project.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

10/08/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500149-REMINGTON SUNSET, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Sunset Road and east of Tenaya Way within Spring Valley.
MN/md/kh (For possible action)

RELATED INFORMATION:

APN:
163-34-801-013

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 7280 Sunset Road
- Site Acreage: 2.08
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plans depict a proposed 1 lot commercial subdivision located on the north side of Sunset Road and 300 feet east of Tenaya Way. Access to the site is granted via a single proposed driveway along Sunset Road. A 5 foot wide detached sidewalk will also be provided along Sunset Road. The tentative map will facilitate the development of the proposed office building on the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0012	Vacated patent easements - recorded	Approved by PC	March 2023
ZC-22-0448	Reclassified the subject parcel to an Industrial Park zone with a waiver of development standards to reduce throat depth and design review for warehouse buildings, alternative parking lot landscaping, and increased finished grade - waiver of development standards and design review - expired	Approved by BCC	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	RM-18 (AE-60)	Multi-family residential
East	Business Employment	RS20 (AE-60)	Undeveloped
West	Business Employment	CG (AE-60)	Commercial complex

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

Related Applications

Application Number	Request
UC-25-0583	A use permit for offices with waivers of development standards to increase retaining wall height, reduce buffering and screening, and reduce throat depth with a design review for an office building is a companion item on this agenda.
VS-25-0584	A vacation and abandonment for easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

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 0192-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: REMINGTON SUNSET

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



Comprehensive Planning Application Form

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APPLICATION PRE-REVIEW # APR-25-100788

ASSESSOR PARCEL #(s): 163-34-801-013

PROPERTY ADDRESS/ CROSS STREETS: Sunset Road and Tenaya Way

DETAILED SUMMARY PROJECT DESCRIPTION

Office Development and vacations of drainage easement and pedestrian access easement (drive way)

PROPERTY OWNER INFORMATION

NAME: Remington Sunset, LLC

ADDRESS: 5820 S. Rainbow Blvd Ste. 11

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: Remington Sunset, LLC

ADDRESS: 5820 S. Rainbow Blvd Ste. 11

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)

NAME: Kemper Crowell - Jennifer Lazovich

ADDRESS: 1880 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

*Correspondent will receive all project communication via the email entered in online application.

(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)

DAVID DELZOTO, Manager
Property Owner (Print)

Date

7-8-25

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0593-KIM MICHELLE KYUNG IN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape area; and 2) driveway geometrics in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone in the Airport Environs Overlay (AE-60).

Generally located north of Cressida Court and west of Montessori Street within Spring Valley.
MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-610-051

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase hardscape within the front and side yards to 76% where 60% is the maximum allowed per Section 30.04.01.D (a 27% increase).
2. Eliminate distance from the driveway to property line where 6 feet is the minimum distance per Uniform Standard Drawing 222 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7176 Cressida Court
- Site Acreage: 0.12
- Project Type: Hardscape
- Building Height (feet): 24 (primary residence)
- Square Feet: 2,088 (primary residence)

Site Plans

The plans depict an existing single-family residence on 0.12 acres. Access to the site is along the south property line adjacent to Cressida Court. Surrounding the property is a 5 feet and 6 inch tall boundary wall. The site plan also shows an access gate 19 feet and 6 inches from the front property line. There is also a shade structure in the center of the rear yard.

The applicant is requesting to waive the hardscape along the front and side yards to be 76% when 60% is required. Along the south and east property lines, the property has been hardscaped.

Landscaping

In the side yard, along the west property line, there is 7 foot and 6 inch wide landscape area that extends from the front of the property until the rear edge of the house. Pictures depict this space is all gravel, without any plants.

In the rear yard, along the north property line, there is an existing 11 foot wide landscape strip. Pictures depict there are existing deciduous and pine trees.

Elevations

Photos depict there is an existing boundary wall along the north, west, and east property lines. The wall is made from concrete blocks that have a brown-red color and is 5 feet and 6 inches tall.

Photos also depict there is an existing access gate that is 5 feet and 8 inches tall and made out of black metal.

Applicant's Justification

The applicant used to have dessert landscaping along the front and side yard of the house. Unfortunately, maintaining the landscaping was very difficult. After receiving the approval from her home association, the applicant installed concrete to replace the landscaping area. The applicant was not aware of the Clark County Title 30 regulation, which is to have only 60% of hardscape along the front and side yards.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1238-99	Vacated and abandoned patent easements	Withdrawn	August 1999
TM-0238-98	Single-family subdivision	Approved by PC	November 1998
ZC-1054-98 (WC-0367-98)	Waiver of conditions for a zone change and use permit for compact lots	Approved by BCC	September 1998
ZC-1054-98	Reclassified 12.5 acres from R-E (Rural Estates Residential) (AE-65) zone to R-2 (Medium Density Residential) (AE-65) and use permit for compact lots	Approved by BCC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood (up to 8 du/ac)	RS3.3 (AE-60)	Single-family residence

Clark County Public Response Office (CCPRO)

CE24-31844 is an active code enforcement violation for installing hardscape over 60% along the front and side yards.

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 Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the number of impervious surfaces. The addition of any street facing landscaping would help the property come closer to the intent of Title 30 and the goals of the Master Plan, but the applicant has opted to attempt to waive it almost completely. The heat island effect is still prevalent in hard surfaces and the increase percentage of on-site hardscape is excessive. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the distance from the driveway to the property line. The existing block wall creates separation from the adjacent property preventing a shared driveway and conflicts.

Staff Recommendation

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

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

- Off-site permit will be required;
- Applicant to install a second curb cut along Cressida Court not within 6 feet of the above ground electrical transfer box per Uniform Standard Drawing 222.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHELLE KIM

CONTACT: MICHELLE KIM, 567 E. FASHION CREEK COURT, MURRAY, UT 84107



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

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APPLICATION NUMBER(s): WS-25-0593

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 9/9/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 10/7/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE

Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE

Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespe Street, Las Vegas

GOODSPRINGS

Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS

Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN

Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON

Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA

Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY

Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS

Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON

Tracy Chaney, Secretary
(702) 372-2333
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE

Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK

Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY

Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT

Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY

Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR

Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY

Mia Davis, Secretary
(702) 443-6878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER

Mallory Cristales, Secretary
(213) 949-0805
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16334610051

PROPERTY ADDRESS/ CROSS STREETS: 7176 Cressida Ct., Las Vegas, NV 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Applying for a Waiver of Development Standards to increase hardscape along the front and side yard to be 80% when 60% is required per Section 30.01.01.

PROPERTY OWNER INFORMATION

NAME: Michelle Kyungin Kim

ADDRESS: 567 E Fashion Creek Ct.

CITY: Murray

STATE: UT

ZIP CODE: 84107

TELEPHONE: _____ CELL 213-590-5900

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Same as property Owner

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as property Owner

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Michelle Kyungin Kim
Property Owner (Print)

7/28/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

I use to have dessert landscaping on my front and side yard of the house. Unfortunately, I had lots of weeds growing in-between the rocks of dessert landscaping all the time and causing extreme hardship managing nice and clean yard. One day, I saw my nearby neighbor pouring concrete on their front and side yard to make extra RV Parking and I thought that would be perfect for my house to take care of my weed problems as long as HOA approves. So, I called my HOA to get an approval and they said they have no regulations on the hardscape and I can do whatever I would like. Then I turned my right front and side yard into a concrete floor, hardscape, without knowing that there was regulation with the Clark County of the hardscape of "no more than 60%." Because HOA did not have any restrictions on hardscape, I did not realize that there was with Clark County.

I am summiting this application asking if you could waive the 60% Hardscape Limitation for my property. Per Section 30.04.01 Front and side yards of detached single-family dwellings shall have no more than 60% hardscape. The hardscape on my property is 76%. The total square footage of the side and front yard is 2,190. While the total hardscape is 1,665 square feet, which equals to 76%, I really hope I would have known better but, the work has already been done and it will be very difficult financially, mentally, and physically to undo my yard. I sincerely hope you can waive the Landscaping Limitation of 60% for my property.

Thank you kindly!

Michelle Kim

Dec. 18, 2024

Phone : 213-590-5900

Email : topkiss78@yahoo.com