



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gillespie Street

Las Vegas, NV 89183

April 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](mailto:chayes70@yahoo.com).
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

Board/Council Members: David Chestnut, Chair  
Kaushal Shah

Barris Kaiser, Vice Chair  
Chris Caluya

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

County Liaison(s): Tiffany Hesser (702) 455-7388 [TLH@clarkcountynv.gov](mailto:TLH@clarkcountynv.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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 March 26, 2025. (For possible action)
- IV. Approval of the Agenda for April 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)
  2. Receive courtesy presentation on James Regional Sports Park softball complex (for discussion only).
- VI. Planning and Zoning
1. **UC-25-0120-WINDMILL & PLACID, LLC:**  
**USE PERMIT** to allow outdoor storage as a primary use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow outdoor storage as a primary use adjacent to a residential use; **2)** allow existing attached sidewalks to remain; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Placid Street and the west side of Fairfield Avenue within Enterprise. MN/hw/kh (For possible action) **04/16/25 BCC**
  2. **UC-25-0224-S RMF TOWN SQUARE OWNER, LLC:**  
**USE PERMIT** for a recreational facility in conjunction with an existing shopping center on a portion of 94.4 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/sd/kh (For possible action) **05/06/25 PC**
  3. **VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/rr/kh (For possible action) **05/06/25 PC**
  4. **WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; and **2)** modify residential adjacency standards.  
**DESIGN REVIEW** for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **05/06/25 PC**

5. **TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **05/06/25 PC**
6. **PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action) **05/06/25 PC**
7. **ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:**  
**ZONE CHANGE** to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action) **05/06/25 PC**
8. **PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk (For possible action) **05/06/25 PC**
9. **ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**ZONE CHANGES** for the following: 1) reclassify 15.0 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action) **05/06/25 PC**
10. **VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/rr/cv (For possible action) **05/06/25 PC**
11. **WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards; 4) allow attached sidewalks; and 5) reduce the street intersection off-set.  
**DESIGN REVIEW** for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action) **05/06/25 PC**

12. **TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**TENTATIVE MAP** consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/r/cv (For possible action) **05/06/25 PC**
13. **ET-25-400030 (ZC-21-0119)-MACKOVSKI, ALEXANDER:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) landscaping; 2) non-standard off-site improvements (landscaping); and 3) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) hotel; 2) commercial building; 3) lighting plan; 4) alternative parking lot landscaping; and 5) finished grade on 2.76 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action) **05/07/25 BCC**
14. **ET-25-400031 (WS-23-0396)-MACKOVSKI, ALEXANDER:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) landscaping; and 2) waive full off-site improvements in conjunction with a previously approved hotel and retail development on 2.76 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action) **05/07/25 BCC**
15. **ET-25-400032 (ZC-22-0143)-LACONIC LP:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduced driveway departure distance; and 2) reduced driveway throat depth.  
**DESIGN REVIEWS** for the following: 1) a proposed retail center; and 2) finished grade on 1.73 acres in a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise. MN/jm/kh (For possible action) **05/07/25 BCC**
16. **ET-25-400033 (UC-22-0459)-NV LAS DEC, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an approved 230kV substation with associated equipment on 9.0 acres in an IP (Industrial Park) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/my/kh (For possible action) **05/07/25 BCC**
17. **UC-25-0227-RICHMAR & REDWOOD, LLC:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce setbacks; 3) alternative screening; 4) reduce access gate setback; 5) reduce driveway throat depth; and 6) waive full off-site improvements.  
**DESIGN REVIEW** for outdoor storage with an office on 4.98 acres in an IL (Industrial Light) Zone. Generally located on the east side of Redwood Street and the north side of Richmar Avenue within Enterprise. JJ/nai/kh (For possible action) **05/07/25 BCC**



18. **ZC-25-0200-KULAR GULZAR:**  
**ZONE CHANGE** to reclassify 2.31 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action) **05/07/25 BCC**
19. **VS-25-0201-KULAR GULZAR:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Schuster Street, and between Silverado Ranch Boulevard and Landberg Avenue; and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Schuster Street within Enterprise (description on file). JJ/sd/cv (For possible action) **05/07/25 BCC**
20. **UC-25-0199-KULAR, GULZAR:**  
**USE PERMITS** for the following: 1) gas station; and 2) vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a commercial center on 2.31 acres in a CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/sd/cv (For possible action) **05/07/25 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: April 30, 2025.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Gilespe Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>





# Enterprise Town Advisory Board

March 26, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Justin Maffett <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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

The meeting was called to order at 6:00 p.m.

Roxy Pais-Evia, Comprehensive Planning

### II. Public Comment

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

- None

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

Motion by David Chestnut

Action: **APPROVE** Minutes as published for DATE.

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

### IV. Approval of Agenda for March 26, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

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

Related applications to be heard together:

1. VS-25-0156-TPG AG EHC SD MULTI STATE 1, LLC:
2. WS-25-0207-TPG AG EHC SD MULTI STATE 1, LLC:
3. TM-25-500035-TPG AG EHC SD MULTI STATE 1, LLC:
  
4. PA-25-700012-PARAMOUNT INVESTMENTS CO:
5. ZC-25-0188-PARAMOUNT INVESTMENTS CO:
6. VS-25-0189-PARAMOUNT INVESTMENTS CO:
7. PUD-25-0190-PARAMOUNT INVESTMENTS CO:
8. WS-25-0191-PARAMOUNT INVESTMENTS CO:
9. TM-25-500043-PARAMOUNT INVESTMENTS CO:
  
14. ZC-24-0671-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
15. VS-24-0672-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
16. WS-24-0673-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
17. TM-24-500146-MATONOVICH, KENNETH & MI 1999 TR & MATONOVICH, KENNETH & MI SIK TRS:
  
18. VS-25-0176-NALA PROPERTIES, LLC:
19. WS-25-0175-NALA PROPERTIES, LLC:
20. TM-25-500040-NALA PROPERTIES, LLC:

V. Informational Items

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

VI. Planning & Zoning

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

Motion by Barris Kaiser

Action: **DENY**

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

2. **WS-25-0207-TPG AG EHC SD MULTI STATE 1, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase retaining wall height; and 2) increase fill height.  
**DESIGN REVIEW** for a proposed single-family residential subdivision on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/hw/kh (For possible action) **04/01/25 PC**
- Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
3. **TM-25-500035-TPG AG EHC SD MULTI STATE 1, LLC:**  
**TENTATIVE MAP** consisting of 41 lots and common lots on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and the west side of Cimarron Avenue within Enterprise. JJ/nai/cv (For possible action) **04/01/25 PC**
- Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
4. **PA-25-700012-PARAMOUNT INVESTMENTS CO:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise. JJ/rk (For possible action) **04/15/25 PC**
- Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
5. **ZC-25-0188-PARAMOUNT INVESTMENTS CO:**  
**ZONE CHANGES** for the following: 1) reclassify 19.4 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise (description on file). JJ/rk (For possible action) **04/15/25 PC**
- Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

Motion by Barris Kaiser  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

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

Motion by David Chestnut  
Action: **APPROVE** the applicant's request to hold this item to the Enterprise TAB meeting on April 9, 2025.  
Motion **PASSED** (4-0) /Unanimous

VII. General Business:

1. None.

## VIII. Public Comment:

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

- A citizen expressed concerns that large apartment projects degrade a neighborhood. The apartment residents are not as invested in the neighborhood as people who own their homes. He wishes the State and County would take a different approach.
- A TAB member requested a discussion regarding the impact of development applications up against RNP.

## IX. Next Meeting Date

The next regular meeting will be April 9, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

## X. Adjournment:

Motion by

Action: **ADJOURN** meeting at 8:22 p.m.

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

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-25-0120-WINDMILL & PLACID, LLC:**

**USE PERMIT** to allow outdoor storage as a primary use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow outdoor storage as a primary use adjacent to a residential use; 2) allow existing attached sidewalks to remain; and 3) alternative driveway geometrics.

**DESIGN REVIEW** for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone.

Generally located on the north side of Windmill Lane and the east side of Placid Street and the west side of Fairfield Avenue within Enterprise. MN/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-09-810-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow outdoor storage as a primary use adjacent to a residential use where not permitted per Section 30.04.06E.
2. Allow existing attached sidewalks to remain where detached sidewalks are required per Section 30.04.08C.
3.
  - a. Reduce the throat depth for the western driveway along Windmill Lane to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 40% reduction).
  - b. Reduce the departure distance from the intersection of Fairfield Avenue and Windmill Lane to 128 feet where 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 32% reduction).
  - c. Reduce the approach distance to the intersection of Placid Street and Windmill Lane to 141 feet where 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 6% reduction).

**LAND USE PLAN:**

**ENTERPRISE - NEIGHBORHOOD COMMERCIAL**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 300 E. Windmill Lane
- Site Acreage: 3.91
- Project Type: Outdoor vehicle storage lot

- Number of Stories: 1
- Building Height (feet): 11
- Square Feet: 3,100
- Parking Required/Provided: 7/9
- Sustainability Required/Provided: 7/7

#### Site Plans

The plans depict a currently undeveloped, 3.91 acre site located on the north side of Windmill Lane located between Placid Street and Fairfield Avenue. The plans show the site will be developed as an outdoor storage facility for the storage of vehicles that are awaiting to be sold off-site or online. A 3,100 square foot building is proposed in the southeast corner of the site and will be rectangular in shape. The proposed building will serve as an office and will be the only structure on-site.

The remainder of the site will be paved and will contain various strip vehicle storage spaces. There will be a mix of secure and unsecured storage based behind a proposed 8 foot tall security fence. The 8 foot tall security fence will be constructed of decorative wrought iron metal tubes and will run the full length of the west property and along the south property line until the western driveway. At the western driveway, the fence will run north for approximately 60 feet and then run east approximately 175 feet where it will connect with a two-way badge-based access control gate. After the gate, the fence continues another 10 feet to connect with the proposed building. After the proposed building, the fence continues east again to the east property line where it turns north and runs along the east property line. The fence along the east and west property line will connect with an 8 foot tall decorative block screen wall that runs the length of the north property line.

Within the fenced and gated area, there are 449 storage spaces within 4 main tandem storage areas. The main storage area is located in the western half of the site and consists of 255 tandem spaces in 17 rows that measure 270 feet long and 9 feet wide and run east to west. A similar tandem storage area is located 31 feet to the east of the northeast corner of the large tandem storage area and consists of four 180 feet long rows containing 40 storage spaces running east to west. A smaller tandem storage area, consisting of 24 storage spaces within 8 rows that are 9 feet wide and 54 feet long, is located at the southeast corner of the site. The fourth tandem storage area is located 24 feet south of the southwest corner of the large tandem storage area. This area will hold 21 storage spaces in 16 rows that are 9 feet wide and 36 feet long running north to south. The remainder of the storage spaces are single 9 feet by 18 feet spaces located along the west, north, and east properties line. The plans show there will be 22 spaces along the west property line, 60 spaces along the north property line, and 7 spaces along the northeast portion of the site. Additionally, there are 9 EV charging station spaces for the stored cars located directly north of the proposed building.

Outside of the fenced area are 35 unsecured storage spaces and 9 parking spaces for employees and visitors. Of the 35 unsecured storage spaces, 16 of these spaces will be located between the 2 proposed driveways and another 16 storage spaces located to the east of the eastern driveway. The 9 standard parking spaces will be located to the south of the proposed building with an

additional 3 storage spaces located to the east of the parking spaces. A total of 7 visitor/employee parking spaces are required for the proposed development.

The plans show the proposed gates will be set back between 96 feet and 103 feet from the Windmill Lane right-of-way. Access to the site will be provided by 2 driveways located on Windmill Lane with both 39 feet wide. The driveways will provide access to a series of drive aisles that will essentially loop around 2 east-west tandem storage areas and along the front of the site in front of the proposed building. The drive aisles will range in width from 24 feet up to 34.5 feet. The largest drive aisle is located to the south of the large tandem storage area, outside of the fenced area, and will partially serve as an unloading area for car carriers.

#### Landscaping

The plans show landscaping will be provided along the street frontages, with the visitors/employee parking area, and along the rear property line. Along the streets, 5 foot wide attached sidewalks are provided with a minimum 10 foot wide landscape area provided behind the sidewalks with the landscape area increasing up to 15 feet along the central and eastern portion of the Windmill Lane frontage. Within these street landscaping strips, Shoestring Acacia (*Acacia Stenophylla*) trees have been provided in a single row approximately every 30 feet on center. Overall, a total of 33 large trees are required along the street frontage with 9 trees provided along Fairfield Avenue, 18 trees provided along Windmill Avenue, and 9 trees provided along Placid Street where a total of 36 large street trees are provided.

In terms of parking lot landscaping, the only landscaping provided is within the lot in the southeast corner in front of the proposed building. There are 3 Mulga (*Acacia Aneura*) trees provided in landscape finger islands in the spaces directly adjacent to the proposed building. The applicant provided 5 additional Mulga trees for the row of storage spaces across from the proposed building placed primarily in the street landscaping strip.

Finally, the applicant has provided a screening landscape buffer along the northern property line. This buffer consists of a 15 foot wide landscape strip with an 8 foot tall decorative block wall. Within the buffer landscape strip area are 59 Texas Mountain Laurel (*Sophora Secundiflora*) trees placed in 2 staggered rows with trees generally spaced 10 feet apart.

#### Elevations

The plans depict a standard prefabricated office building measuring 11 feet in height. The exterior will primarily be constructed of painted fiber cement lapping. All facades will be a beige color with a dark brown trim. Grey painted metal doors are provided along the south, west, and north facades and commercial windows are provided on all facades. Air conditioning units will be screened and painted to match the exterior of the building.

#### Floor Plans

The interior of the building is shown to contain 3,100 square feet with a large open office space and breakroom. The interior of the building will also contain offices, a mailroom, restrooms, and a driver dispatch area.

### Applicant's Justification

The proposed outdoor storage facility and office will be for administrative use of the applicant. The site will allow the applicant to store a fleet of vehicles until resold into the market. There will be no sale or rental of vehicles directly to the public from the proposed location, like a traditional car dealership. The attached sidewalk should be allowed to remain as the sidewalks are consistent with the existing attached sidewalks to the east and west of the site on both sides of Windmill Lane. There are several existing wet and dry utilities on the site that would also be impacted by moving the sidewalks, including but not limited to, 3 separate telecom vaults in the sidewalk along Windmill Lane, domestic water on-site along Windmill Lane and Placid Street, 2 fire backflows on Windmill Lane and Placid Street. Finally, the proposed use will be separated from the residential to the north by a 15 foot landscape buffer and 8 foot block wall, and while it may look like a standard parking lot and may see high levels of traffic such as a commercial center; it is not. The site will operate as a vehicle remarketing facility during normal business and there will not be any loudspeakers on-site to disturb neighbors.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-23-0208	Vacated and abandoned patent easements	Approved by BCC	August 2023
ZC-23-0207	Reclassified the site from CRT to C-1 for a convenience store, gas station, restaurants, and retail buildings	Approved by BCC	August 2023
VS-0163-06	Vacated and abandoned driveway easements - recorded	Approved by PC	April 2006
WS-1940-05	Office complex development with reduced parking - expired	Approved by BCC	January 2006
TM-0378-05	1 lot commercial subdivision	Approved by PC	August 2005
ZC-0135-04	Reclassified the site from R-E to CRT for an office complex	Approved by BCC	April 2004

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Neighborhood Commercial	RS20 & CP	Place of worship & undeveloped
East	Neighborhood Commercial	CP	Office complex
West	Neighborhood Commercial	RS20	Single-family residential & undeveloped

### **STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### **Use Permit & Waiver of Development Standards #1**

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

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

The purpose of reviewing applications to allow outdoor storage as a primary use is to assure the proposed use is properly sited and the activities on-site will not be a burden or cause any safety hazards, particularly to neighboring residential properties. Staff finds, in this case, the primary surrounding land uses are residential in nature with some low intensity commercial buildings scattered along the Windmill Lane corridor. Additionally, most properties along the Windmill Lane corridor are planned for neighborhood commercial. Staff also finds the location of the site along an arterial street, like Windmill Lane, and within the vicinity of a second arterial street, in Bermuda Road, would support some higher intensity commercial on the site and in the area. As a result, staff finds the use of the site for outdoor storage is not compatible with the zoning, planned land use, and the general expectation of uses along high-capacity arterial streets. Staff also finds the site, while well buffered from the adjacent residential uses with landscaping and walls, has insufficient screening from the rights-of-way due to the use of larger trees and no mesh or similar material used on the wrought iron fence. Furthermore, staff finds the use of the site as an outdoor storage facility would have a relatively low traffic volume due to limited visitors and employees but is more industrial in nature and would be dissimilar to the other non-residential uses in the area that mainly consist of offices and small retail establishments. Staff finds such non-residential uses, like an office building or low-intensity commercial complex, would be more compatible and serve as a better buffer to the low intensity residential uses to the north than an outside storage use which is generally more industrial in nature. Additionally, staff is concerned that such a site could eventually include other uses such as vehicle repair, scraping of parts, storage of fuel, and the storage of vehicles remain in an inoperable condition, which could cause a significant safety issue or nuisance to the surrounding area. For these reasons, staff cannot support these requests.

#### **Design Review**

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

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

Staff finds the proposed design of the site situates the necessary uses and activities in a logical and efficient manner. The storage of the vehicle, particularly the areas with a high concentration of storage, are generally placed in the middle of the site setback significantly from both the surrounding rights-of-way and the adjacent residential uses to the north. The high intensity uses, such as the office and loading area are situated on the opposite side of the residential uses. Staff also finds significant landscaping is provided along the exterior of the site to aid with screening. Additionally, the site is secured by 3 access gates that are sufficiently setback and secured by a decorative security fence. Staff's main design concerns are the placement of the loading and unloading area within a large drive aisle in the front without additional screening and the design of the office building. Staff is also concerned the loading and unloading of car along the front of the site visible from the street would be visibly intrusive and potentially cause a safety issues. Additionally, staff finds the modular building portrays the site as more of an industrial site rather than a commercial site similar to those in the area. Staff finds if the building was constructed more to the design standards it would blend into the area more. Finally, staff is concerned the lack of full screening along the east and west sides of the site would also be visibly intrusive to surrounding properties. For these reasons, and staff's inability to support the use permit and waivers of development standards, staff cannot support this request.

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

##### Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Placid Street, Windmill Lane and Fairfield Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

##### Waiver of Development Standards #3a

Staff has no objection to the reduction in throat depth for the western driveway along Windmill Lane. The driveway should see minimal traffic as it will not be for public access. However, since staff cannot support this application in its entirety, staff cannot support this waiver.

##### Waiver of Development Standards #3b & #3c

Staff cannot support the reduction in approach and departure distances for the Windmill Lane commercial driveways. Staff has concerns with the volume of traffic the area creating conflicts with movements from both driveways. There is no reason why applicant cannot meet the minimum requirements as the site is a raw parcel.

#### **Staff Recommendation**

Denial.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Expunge the use permit, waivers of development standards, and design review portions of ZC-23-0207;
- No vehicle repair or storage of fuel is permitted;
- All vehicles shall remain in an operable condition;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond improvement project.
- Applicant is advised that off-site improvement permits may be required.

### **Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0092-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ENTERPRISE LEASING COMPANY**

**CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135**

DRAFT



# Department of Comprehensive Planning Application Form

# 1A

ASSESSOR PARCEL #(s): 177-09-810-001

PROPERTY ADDRESS/ CROSS STREETS: 300 E. Windmill

## DETAILED SUMMARY PROJECT DESCRIPTION

Special use permit, design review and waivers of development standards for a proposed vehicle remarketing facility.

## PROPERTY OWNER INFORMATION

NAME: WINDMILL & PLACID L L C

ADDRESS: 7912 W. Sahara Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

## APPLICANT INFORMATION (must match online record)

NAME: Enterprise leasing company — west LLC

ADDRESS: 600 Corporate Park Dr.

CITY: Saint Louis

STATE: MO

ZIP CODE: 63105

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: N/a

CELL N/A

EMAIL: N/A

## CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # n/a

TELEPHONE: 702-792-7085

CELL 702-792-7085

EMAIL: mfehrman@kcnvlaw.com

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

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

Ken Brazil

Property Owner (Signature)\*

Ken Brazil

Property Owner (Print)

12/11/2024

Date

## DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☒ UC

☒ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☒ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) UC-25-0120

ACCEPTED BY [Signature]

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

DATE 11/23/25

BCC MEETING DATE 4/16/25

FEES \$1,800

TAB/CAC LOCATION Enterprise

DATE 3/26/25

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER  
[bjgronauer@kcnvlaw.com](mailto:bjgronauer@kcnvlaw.com)

January 24, 2025

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

Planner  
Copy

***Re: Justification Letter – Use Permit, Design Review, and Waivers of Development  
Standards - APN: 177-09-810-001***

To Whom It May Concern:

Please be advised this office represents Enterprise Leasing Company – West, LLC, the Applicant in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing a vehicle remarketing facility on approximately 3.91 acres, generally located on the northeast corner of Windmill Lane and Placid Street, more particularly described as APN: 177-09-810-001 (the “Site”).

The Site fronts onto Windmill Lane and is currently zoned Commercial General (CG) and planned Neighborhood Commercial (NC). To the north of the Site is single-family residential to zoned RS20, planned RE within the RNP overlay. To the west is single-family residential also zoned RS20 but planned NC. To the east across Fairfield Avenue is an existing office complex zoned CP and planned NC. To the south is a church and vacant property, zoned RS20 and planned NC.

**Use Permit – Outdoor Storage**

The proposed remarketing facility is for administrative use of the Applicant. This Site will allow the Applicant to essentially store a fleet of vehicles until resold into the market. There will be no sale or rental of vehicles directly to the general public from the proposed location like a traditional car dealership. This type of use is considered “Outdoor storage” under Title 30. Outdoor storage is a conditional use in CG zoning districts. In non-residential districts, the following conditions apply:

- (a) Outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02, Zoning Districts. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8’-high screened fence or wall.

January 24, 2025

Page 2

- (b) Outdoor storage and display shall be screened from any arterial or collector street, or right of-way and from any adjacent nonindustrial use with an 8'-high screened fence or wall.
- (c) Outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall. This standard shall not be waived or varied in the CG, CR, or IP districts.
- (d) In the CG district, limited to outdoor display only, accessory to an indoor primary use and shall not obstruct any pedestrian walkways. Outdoor storage is only allowed when storage is in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats, for those items used in connection with the activation of events held thereon.

Meeting subsections (a) and (b), the Site is screened by a 8' security fence on the east, west and south property lines. There is also an existing 8' block wall along the northern property line. Further, storage will not be stacked or piled above 8'. The Site meets all conditions but for section (d). The primary use is for the outdoor storage of vehicles with the office use as accessory where business will be conducted, however, it is not proposed in conjunction with an outdoor racetrack. Therefore, a use permit is required.

#### **Design Review – Remarketing Facility**

The Applicant is requesting a design review of a remarketing facility comprised of one modular office building at 3,100 SF along the eastern portion of the Site. The modular will house office space, a breakroom, bathrooms and a janitor closet. The building's tallest height is approximately 11'. The remainder of the Site is comprised of 544 remarketing storage parking spaces secured by two access-controlled gates and one exit gate, all central to the Site. There are 12 additional employee parking spaces made up of 9 parking spaces and 2 ADA spaces. There are also 21 non-secured loading spaces and 6 proposed EV charging spaces.

Existing attached sidewalks are located along Windmill Lane, Placid Street and Fairfield Avenue. There are two 39'-wide driveways along Windmill Lane each of which allows ingress/egress movement. There is a 15' landscape buffer along the north, west and south property lines and a 10' along the eastern and western property line. Pedestrian connectivity is provided throughout the Site. There will be no loudspeakers throughout the Site.

#### **Sustainability**

The Site meets 7 of the 7 sustainability points required for non-residential developments per Section 30.04.05(J). The following sustainability measures will be taken:

- Trees (more than 10%) = (1 point)
- Water Efficient Planting = (1 Point)
- Landscape Buffer Width (exceed by 10%) = (1 Point)



January 24, 2025

Page 3

- Energy Conservation/Solar Gains = (1/2 point).
- Cool Roofs = (1 point)
- Building Orientation = (1 point)
- Daylighting strategies = (1/2 point)
- Nonresidential Ventilation = (1/2 Point)
- Low-Emissivity Glass on all south and west facing windows (1/2 point)

### **Waivers of Development Standards**

#### **1. Existing Attached Sidewalks**

The Applicant requests a waiver to allow the existing attached sidewalks along Windmill Lane, Placid Avenue and Fairfield Steet to remain in place. This is consistent with the existing attached sidewalks to the east and west of the Site on both sides of Windmill Lane. Even more, there are several existing wet and dry utilities on the Site that would also be impacted by moving the sidewalks, including but not limited to, three separate telecom vaults in the sidewalk along Windmill, domestic water onsite along Windmill and Placid, two fire backflows on Windmill and Placid. Worth noting is the immense financial impact on the Applicant if it were to demolish the existing sidewalks to install detached sidewalks. Leaving the conditions as is will not negatively impact the surrounding area and is justified in this particular circumstance.

#### **2. Throat Depth**

The Applicant requests a waiver for a 15' throat depth where 25' is required on the westerly driveway. This is a slight reduction that will not negatively impact the site. The two driveways each have full ingress/egress movement which further mitigates any concern of stacking in the right-of-way. Further, this Site will experience much less traffic compared to a commercial shopping center.

#### **3. Reduced Departure Distance**

The Applicant requests a waiver for reduced departure distance for the westerly driveway along Windmill Lane as there is 123'-4" provided where 190' is required. Additionally, there is a request for reduced departure distance for the easterly driveway of 128'-5" where 190' is the required distance. This proposed lot is not open to the public like a typical car dealership; the use is more like vehicle storage which see less traffic.

#### **4. Reduced Approach Distance**

The Applicant requests a waiver for reduced approach distance for the westerly driveway along Windmill Lane of 141'-7" where 150' is required. This is a slight reduction in distance which will not negatively impact the Site.

January 24, 2025

Page 4

**5. To allow Primary Use of Vehicle Storage Subject to Residential Adjacency 30.04.06.**

The Applicant requests a waiver to allow vehicle storage adjacent to residential. The vehicle storage is separated from the residential to the north by a 15-foot landscape buffer and 8-foot existing block wall. While it may look like a standard parking lot that may see high levels of traffic such as a commercial center – it is not. The Site will operate as a vehicle remarketing facility during normal business. Further, there will not be any loudspeakers on site to disturb neighbors.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer





**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-25-0224-S RMF TOWN SQUARE OWNER, LLC:**

**USE PERMIT** for a recreational facility in conjunction with an existing shopping center on a portion of 94.4 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

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

**RELATED INFORMATION:**

**APN:**

177-05-510-002

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6575 S. Las Vegas Boulevard, Suite 173, Building Q
- Site Acreage: 94.4
- Project Type: Proposed recreational facility not in conjunction with a resort hotel
- Square Feet: 7,739 (proposed lease space)
- Parking Required/Provided: 5,519/5,543 (overall shopping center)

**Site Plan**

The applicant is requesting to establish a recreational facility within the Town Square shopping center. The lease area is located within the center portion of the shopping center in Building Q, Suite 173. Access to the shopping center is from Las Vegas Boulevard South and Sunset Road via multiple driveways. The use permit is required since the proposed recreational facility is in a CR zone and is not in conjunction with a hotel, motel, or resort hotel.

**Landscaping**

No changes to the existing landscaping are proposed or required with this application.

**Elevations**

The façade consists of glazed window paneling and enhanced architectural features which will be related to the theme of the proposed recreational facility. There will be no exterior or structural changes to the existing building.

### Floor Plans

The floor plans depict a 7,739 square foot lease area. The plans submitted depict an interior with science exhibits related to a dinosaur attraction that provide for interactive learning.

### Applicant's Justification

The applicant states this recreational facility will house the Dinosaur Outpost attraction with an interactive experience that will be related to dinosaur attractions. No exterior changes are proposed to the exterior and minor internal changes to accommodate the exhibits and a small retail and dining area. All activity will be interior to the site. The applicant believes this will add to the family friendly nature of Town Square.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0670	Use permit for recreational facility (indoor golf)	Approved by PC	November 2023
UC-23-0159	Recreational facility (putting course)	Approved by BCC	June 2023
UC-23-0126	Use permit & design review for a monorail station (Vegas Loop)	Approved by BCC	May 2023
ET-22-400107 (WS-19-0682)	First extension of time for a hotel	Approved by BCC	November 2022
WS-19-0682	Waived development standards for a hotel encroaching into air space	Approved by BCC	October 2019
WS-18-0918	Amended a comprehensive sign package	Approved by BCC	March 2019
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
UC-17-1045	Banquet facility and major training facility	Approved by PC	January 2018
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

\*There have been numerous other land use applications for this development related to additional specific uses.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & CR	Manufacturing, vehicle repair, industrial complex, & undeveloped
South	Entertainment Mixed Use	CG	Vacant commercial development (Clark County Aviation), liquor store, & retail buildings
East	Entertainment Mixed Use	CR & PF	Recreational facility (golf course) and vacant parcel
West	Business Employment	IL	I 15 & industrial complexes

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

A 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 has no concerns with the request for the proposed recreational facility given that the existing shopping center (Town Square) is already host to many other recreational facilities of varying kinds. This use is consistent with other uses along the resort corridor and there are policies established in the Master Plan that encourage sites to be compatible with adjacent land uses and off-site circulation patterns. Additionally, the project site has ample parking to accommodate visitors; therefore, staff can support this request.

### Department of Aviation

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.

**Public Works - Development Review**

- No comment.

**Department of Aviation**

- 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.

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

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

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

**APPLICANT: ILLUSION PROJECTS - DINOSAUR OUTPOST**

**CONTACT: CHRIS GANIER, FIRE MARSHAL CONSULTING, 3225 MCLEOD DRIVE  
SUITE 100, LAS VEGAS, NV 89121**



# Department of Comprehensive Planning Application Form

# 2A

ASSESSOR PARCEL #(s): 177-05-510-002

PROPERTY ADDRESS/ CROSS STREETS: 6569 South Las Vegas Blvd Suite C-173

## DETAILED SUMMARY PROJECT DESCRIPTION

Interactive dinosaur experience with retail and dining

## PROPERTY OWNER INFORMATION

NAME: SRMF Town Square Owner, LLC

ADDRESS: 200 South Michigan Avenue, Suite 400

CITY: Chicago

STATE: IL

ZIP CODE: 60604

TELEPHONE: 312 789 4684

CELL NA

EMAIL: gmanojlovic@fairbourne.com

## APPLICANT INFORMATION (must match online record)

NAME: Illusion Attractions (Dinosaur Outpost)

ADDRESS: 4670 W. Post Road Suite 120

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702 220-6015

CELL 702 803-2266

EMAIL: tim@illusionattractions.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Fire Marshal Consulting

ADDRESS: 3225 McLeod Drive Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

REF CONTACT ID #

TELEPHONE: 725 500-3473

CELL 702 768-8504

EMAIL: chris@firemarshalconsulting.com

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

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

David Harvey  
David Harvey (Jun 12, 2024 11:06 CDT)  
Property Owner (Signature)\*

David W Harvey, Authorized Signer of  
SRMF Town Square Owner, LLC  
Property Owner (Print)

2024-06-12  
Date

## APPROVED BY THE COMMISSION

<input type="checkbox"/> AS	<input type="checkbox"/> ADP	<input type="checkbox"/> E	<input type="checkbox"/> ADP	<input type="checkbox"/> ADP	<input type="checkbox"/> ADP	<input type="checkbox"/> ADP
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APPROVED BY THE COMMISSION

APPROVED BY THE COMMISSION

APPROVED BY THE COMMISSION

APPROVED BY THE COMMISSION

UC-25-0224

5/6/25

Enterprise

4/9/25

3/12/25  
\$ 1,000



September 3, 2024

Clark County - Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

The purpose of this justification letter is to support the application to obtain a special use permit for a recreational facility use within a commercial resort zone (per table 30.03-1). The business is located at Town Square, a property zoned as commercial resort and located on parcel 177-05-510-002 with an address of 6569 South Las Vegas Blvd. Suite 173. The space will house the Dinosaur Outpost attraction, which is an interactive experience that is dinosaur themed. There will be a retail and dining area within the space in addition to the interactive attraction stations throughout.

This proposed project will be located within an existing building and only minor modifications will be made to the inside of the space to accommodate the new use. There will be no changes to the exterior building footprint, height, or structural elements. The proposed use is compliance with the requirements of Title 30 table 30.03-1 as its purpose will serve the development of tourist and commercial activity. The parking requirements of table 30.04-2 call for 26 parking spaces (1 space for 300 square feet of indoor public area, with 7,739 square feet in the space). 26 parking spaces have been provided through existing parking spaces for the facility, as previous approved for Town Square and there is no anticipation for any increased demand. All activities will take place inside and this business is consistent with the family friendly theme of Town Square.

This type of establishment matches already approved recreational spaces within the Town Square center and will help to continue the tradition of providing food, dining, and entertainment options that are family friendly along the Las Vegas Strip.

It is the opinion of Fire Marshal Consulting that this use request meets or exceeds the requirements of Title 30 and that this use is compatible with the area's current use. Should you have any questions or concerns, please feel free to contact our office directly.

Respectfully,

Christopher Ganier  
President, Fire Marshal Consulting

uc-25-0224



## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/rr/kh (For possible action)

## RELATED INFORMATION:

## APN:

176-15-201-005

## LAND USE PLAN:

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

## BACKGROUND:

**Project Description**

The applicant requests the vacation and abandonment of patent easements on the subject property. The applicant states that due to the proposed single-family residential development on the site, the easements are no longer necessary.

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

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



### Related Applications

Application Number	Request
WS-25-0213	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-25-500052	A tentative map for a 16 lot single-family residential subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;



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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KHUSROW ROOHANI

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





# Department of Comprehensive Planning Application Form

# 3A

ASSESSOR PARCEL #(s): 176-15-201-005

PROPERTY ADDRESS/ CROSS STREETS: Buffalo Dr and Wigwam Ave

## DETAILED SUMMARY PROJECT DESCRIPTION

16-lot single family residential subdivision.

## PROPERTY OWNER INFORMATION

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

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: 702-249-0777 CELL: \_\_\_\_\_ EMAIL: sevenvalleysrealty@yahoo.com

## APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Suite 240

CITY: Las Vegas

STATE: NV ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-240-5605 CELL: \_\_\_\_\_ EMAIL: Angela.Pinley@mdch.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ EMAIL: jessicaw@taneycorp.com

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

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

Khusrow Roohani  
Property Owner (Signature)\*

KHUSROW ROOHANI  
Property Owner (Print)

12/27/24  
Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
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APPLICATION # (s) VS-25-0212

ACCEPTED BY RR

PC MEETING DATE 5-6-25

DATE 3-11-25

BCC MEETING DATE 6-9-25

FEES \$1,700.00

TAB/CAC LOCATION ENTERPRISE

DATE 4-9-25



## TANEY ENGINEERING

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

March 4, 2025

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

**Re: Buffalo & Wigwam  
APR-24-101510  
APN: 176-15-201-005  
Justification Letter for Vacations**

To whom it may concern:

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

### **Bureau Land Management Grant Easement**

This request is to vacate 10- foot from the south and west boundaries; as well as a 5 foot along the north boundary amended per 20050216:0004205.

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

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

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

Sincerely,

Susan Florian  
Land Planner

PLANNER COPY

Page 1 | 1

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:**

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

**DESIGN REVIEW** for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

176-15-201-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Increase the height of a proposed retaining wall located along Wigwam Avenue to 3.5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 16.7% increase).
  - b. Increase the height of a retaining wall located along Camero Avenue to 4.5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 50% increase).
  - c. Increase the height of a retaining wall located along the eastern property line to 5 feet where 3 feet is the maximum height allowed per Section 30.04.03C. (a 66.7% increase).
2.
  - a. Increase fill height to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 66.7% increase).
  - b. Allow lots smaller than 10,000 square feet abutting an NPO-RNP boundary per Section 30.04.06G.
  - c. Reduce the rear setback to 20 feet where 30 feet is required per RS20 zoning district setbacks adjacent to NPO-RNP lots along any shared lot line per Section 30.04.06G (a 33% reduction).
  - d. Reduce the side setback to 5 feet where 10 feet is required per RS20 zoning district setbacks adjacent to NPO-RNP lots along any shared lot line per Section 30.04.06G (a 50% reduction).

## **LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 7,189/12,478
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 2,501 to 2,830

#### Site Plans

The plans show a proposed 16 lot single-family detached residential subdivision. The overall site is 5 acres with a density of 3.2 dwelling units per acre. The lots range in size from 7,189 square feet up to 12,478 square feet. Subdivision access is from a 39 foot wide north-south private street which is proposed to connect with Camero Avenue on the north side. This street provides direct access to 12 lots. The southern end of this street terminates with a connecting 39 foot wide east-west private street which provides access to the remaining 4 lots in the subdivision. The perimeter streets, including Wigwam Avenue, Buffalo Drive, and Camero Avenue are proposed to have 5 foot wide detached sidewalks. The plan indicates that a 15 foot wide drainage easement located along the north side of the landscape strip along Wigwam Avenue. This drainage easement turns north along the eastern property boundary and increases to a 20 along the southeast portion of the site.

The applicant submitted cross sections which depict an increase in retaining wall heights for the following areas:

- Increase the height of a proposed retaining wall located along Wigwam Avenue to 3.5 feet.
- Increase the height of a retaining wall located along Camero Avenue to 4.5 feet.
- Increase the height of a retaining wall located along the eastern property line (adjacent to Lot 6) to 5 feet.

The applicant is also requesting to modify residential adjacency standards for the following areas:

- Increase fill height to 5 feet adjacent to lot 6.
- The NPO-RNP is located to the west, south, and east. The applicant is requesting to allow lots smaller than 10,000 square feet abutting an NPO-RNP boundary per Section 30.04.06G. Only Lot 7 meets this requirement at 12,478 square feet.

- Reduce the rear setback to 20 feet for Lots 1 through 6 (east property line) where 30 feet is required per RS20 zoning district setbacks adjacent to NPO-RNP lots along any shared lot line.
- Reduce the side setback to 5 feet for Lot 7 (southeast corner) where 10 feet is required per RS20 zoning district setbacks adjacent to NPO-RNP lots along any shared lot line.

#### Landscaping

The plan depicts street landscaping along Camero Avenue, Buffalo Drive, and Wigwam Avenue. All landscape areas consist of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. The plans show that the landscape strips will contain Shoestring Acacia and Indian Rosewood trees which are large trees as defined by Title 30. The trees are proposed to be planted in staggered rows every 22 feet to 24 feet on center.

#### Elevations

The elevations show 3 different floor plan models. Two models have 3 different possible exterior designs for the homes, while a third model has 6 possible exterior designs. All models are single story and will have a maximum height of 23 feet. The exteriors will feature stucco finishes, variable roof lines, concrete tile roofs, stone veneer, window trim, shutters, and various fenestrations.

#### Floor Plans

The models range in size from 2,501 to 2,830 square feet. Each model includes a 3 car garage with EV-charging capabilities, covered patios, 3 bedrooms, and options for large living and dining spaces, gourmet kitchen, walk-in closets, deluxe bathrooms, and additional bedrooms.

#### Applicant's Justification

The applicant indicates that the subject site is proposed to be changed from a planned land use of RN (Ranch Estates Neighborhood) and an RS20 (Residential Single-Family 20) zone to LN (Low-Intensity Suburban Neighborhood) (PA-23-70043) and an R-1(RS5.2) (ZC-23-0812) zone. The surrounding streets including Wigwam Avenue, Buffalo Drive, and Camero Avenue will receive full off-site improvements including, curb, gutter, sidewalks, paving, and streetlights. These streets will also have 15 foot landscape buffers with detached sidewalks.

The applicant indicates that the proposed lot sizes are consistent with neighboring residential developments to the north where the minimum lot size is 5,500 square feet. An adjacent NPO parcel to the east is also vacant and could be rezoned in the future. The standard RS5.2 rear yard and side yard setbacks are needed to accommodate the proposed homes on the lots and to maintain consistency. The increased retaining wall heights and excess fill are needed to ensure adequate drainage. Finally, all elevations meet the 2 architectural features for each façade which reflect modern designs and finishes.

#### Prior Land Use Requests

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

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-25-0212	A vacation and abandonment for easements is a companion item on this agenda.
TM-25-500052	A tentative map for a 16 lot single-family residential development is a companion item on this agenda.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

#### Waivers of Development Standards

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

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

The purpose of reviewing increased retaining wall height and fill is to assure that there are no negative impacts on surrounding properties or adjacent streets. Staff finds that the proposed increased fill along the east property boundary along with the proposed increased retaining wall heights located along the eastern boundary and the walls adjacent to Camero Avenue and Wigwam Avenue are needed to promote adequate drainage of the lots. However, Title 30 provides several alternatives such as tiering the retaining walls that could be utilized to minimize



or completely remove these waivers. Staff finds more could be done to redesign the affected portions of this site to reduce the overall fill and height of the retaining walls. For these reasons, staff cannot support these requests.

#### Waiver of Development Standards #2b

The NPO-RNP area east of the site includes 1 single-family residence located on the north half of the property, while the NPO-RNP area directly south of Wigwam Avenue includes 2 developed single-family residences. The 5 acre NPO-RNP parcel directly west of Buffalo Drive has an approved use permit for a place of worship, and therefore, is unlikely to be residentially developed in the future. The single-family residential area north of Camero Avenue is developed with smaller lots and is not located in the NPO-RNP. Staff finds that allowing lots less than 10,000 square feet on the subject site would impact only a small number of developed NPO-RNP properties in area. Given this situation, staff could support this waiver. However, since staff is not supporting the associated plan amendment or zone change, staff cannot support this request.

#### Waivers of Development Standards #2c & #2d

The intent of the residential adjacency standards is to promote compatible transitions between land uses area of differing intensities. If the site were to be developed under RS20 zoning district standards, Title 30 would require a 30 foot rear setback for Lots 1 through 6 abutting the eastern property line, and for Lot 7 to have a 10 foot interior side setback abutting the east property line.

However, in this case, Lots 1 through 7 will abut the side yard of the property to the east (parcel 176-15-201-006). This means that the request to reduce the rear setback to 20 feet for Lots 1-6 will still exceed the required 10 foot interior side yard of the RS20 property to the east. If the subject site were developed under the current RS20 zoning, any residences fronting on Camero Avenue and Wigwam Avenue would have a side interior setback of just 10 feet.

In the case of Lot 7 there is a 20 foot wide drainage easement proposed which will require any structures to be more than 10 feet from the shared property line. Given these circumstances, staff could support this waiver. However, since staff is not supporting the companion plan amendment or zone change, staff cannot support this request.

#### Design Review

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

The proposed single-family residential development is proposing a variety of different design options by providing a relatively large number of models when compared to the number of proposed lots. The different architectural styles and house sizes should help maintain an interesting streetscape. The proposed 1 story homes are proposed to have square footage consistent with the types of homes currently located within the adjacent RS20 NPO-RNP areas. With that being said, staff is not supporting the companion plan amendment and zone change needed to allow the proposed design. Staff finds the proposed request does not comply with

Policy 1.5.1 of the Master Plan which supports the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS 278; and Policy 1.5.2 which promotes adopting and implementing standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas. For these reasons, staff is unable to support this request.

#### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;

- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0051-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KHUSROW ROOHANI**

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





# Department of Comprehensive Planning Application Form

# 4A

ASSESSOR PARCEL #(s): 176-15-201-005

PROPERTY ADDRESS/ CROSS STREETS: Buffalo Dr and Wigwam Ave

## DETAILED SUMMARY PROJECT DESCRIPTION

16-lot single family residential subdivision.

## PROPERTY OWNER INFORMATION

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

ADDRESS: 9500 Hillwood Drive #201

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-249-0777

CELL

EMAIL: sevenvalleysrealty@yahoo.com

## APPLICANT INFORMATION (must match online record)

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 E. Warm Springs Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID #

TELEPHONE: 702-240-5605

CELL

EMAIL: Angela.Pinley@mdch.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-362-8844

CELL

EMAIL: jessicaw@taneycorp.com

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

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

[Signature]  
Property Owner (Signature)\*

KHUSROW ROOHANI  
Property Owner (Print)

12/27/24  
Date

## DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☒ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☒ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s) 175-25-0213

PC MEETING DATE 5-6-25

BCC MEETING DATE 6-9-25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RR

DATE 3-11-25

FEES \$1800.00

DATE 4-9-25



## TANEY ENGINEERING

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

March 4, 2025

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

**Re: Buffalo & Wigwam**  
**APR-24-101510**  
**APN: 176-15-201-005**  
**Justification Letter**

To whom it may concern:

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

### Project Information

The subject site is 4.99 gross acres and located north of Wigwam Avenue and east of Buffalo Drive. This is a request to allow for the development of a 16-lot single-family residential subdivision with a density of 3.20 dwelling units per acre. The lots range in size from 8,419 gross square feet (6,767 net square feet) to 13,541 gross square feet (8,550 net square footage), with an average lot size of 10,568 gross square feet (7,545 net square footage). The site is currently zoned RS20 (Residential Single-Family 20). It has a planned land use of RN (Ranch Estates Neighborhood). A separate Plan Amendment (PA-23-700043) is proposed to change the land use to LN (Low-Intensity Suburban Neighborhood). A separate Zone Change (ZC-23-0812) is proposed to change the zoning to R-1 (RS5.2).

Wigwam Avenue, Buffalo Drive and Camero Avenue will receive full off-site improvements including curb, gutter, sidewalk, paving, and streetlights. Lots 1-16 will be accessed via a 39-foot-wide private street that terminates in a sub street. Lots 1-16 will be accessed through Camero Avenue.

A 15-foot landscape buffer, with a detached 5-foot sidewalks, will be provided along Wigwam Avenue, Buffalo Drive and Camero Avenue.

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood – up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Developed)	MN (Mid-Intensity Suburban Neighborhood- up to 8du/ac)	Residential Single-Family 3.3 (RS3.3)

PLANNER COPY  
Page 1 of 5



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

#### **Waiver of Development Standards – Residential Adjacency**

This request is to waive Section 30.04.06 (G)(2)(i) requiring all lots abutting a Rural Neighborhood Preservation NPO to be a minimum of 10,000 square feet in size. Lots 1-7, located immediately east of the existing NPO adjacent to the project site, is proposed to have an area of 8,752 square feet to 13,541 square feet. This lot size is consistent with neighboring residential developments, where lots range from a minimum of 5,500 square feet to the north square feet. The adjacent NPO parcel is also undeveloped, and there is a high likelihood that it will eventually be rezoned to align with the other residential developments in the area. Consequently, waiving the residential adjacency requirements for lots 1-7 is unlikely to adversely impact any future development.

#### **Waiver of Development Standard – Reduction for Rear Setback**

This request is to reduce the lot rear yard setback currently measuring 20-feet, where 30-feet is required by code. According to Title 30.04.06.G.2.ii, that a “development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines”. The necessity for a 20-foot rear setback arises to accommodate the house within the lot, with a difference of a 10-foot setback. These are needed for lots 1-6 that abut NPO RNP developments. We also strive to align with the homes being rebuilt as part of the same development and aim to maintain consistent setbacks with those properties. Notably, the developer's intent to sell homes is a key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes.

#### **Waiver of Development Standard – Reduction for Side Setback**

This request is to reduce the lot rear yard setback currently measuring 5-feet, where 10-feet is required by code. According to Title 30.04.06.G.2.ii, that a “development shall comply with the side or rear zoning district setbacks of the adjacent RNP NPO lot along any shared lot lines”. The necessity for a 5-foot side setback arises to accommodate the house within the lot, with a difference of a 5-foot setback. These are needed for lot 7 that abut NPO RNP developments. We also strive to align with the homes being rebuilt as part of the same development and aim to maintain consistent setbacks with those properties. Notably, the developer's intent to sell homes is a key consideration which aims to optimize product utilization, enhancing the appeal and marketability of individual homes.





### Waiver of Development Standards – Access Drives

This request is to allow 1 through access drive where Section 30.04.09.C.1 requires a minimum of 2 through-access drives for a single-family subdivision that is larger than 5 acres. Although the 16 lots are part of the same subdivision. The lot sizes range from 8,752 square feet to 13,541 square feet, providing spacious properties. Additionally, the number of homes utilizing the same entrance and exit is limited, ensuring reduced traffic and preserving a sense of exclusivity and privacy for residents. We believe the impact will be negligible.

### Waiver of Development Standards – Wall Height

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 4 -foot-high retaining wall along the entire north property boundary, a 5-foot retaining wall along the south property boundary, and a 5.5- foot max retaining wall along the east where 3 is allowed. The Cross Sections are showing 3.5 feet along the north property boundary, and 4.5 feet along the south side and 5 feet a lot the east side but we are asking extra buffering. The increase in height is necessary so that the site maintains adequate drainage.

### Waiver of Development Standards – Excess Fill

This request is for a waiver to allow for an excess fill of 5 feet to the east within 5 feet of shared property line, where a 3-foot maximum is allowed per Section 30.04.06(F)(1). The Cross Sections call out 4.5 but we are asking for 5 feet as a buffer. The excess fill is needed to ensure adequate drainage of the lots.

### Design Review - Architecture

This request is for a design review of 3 architectural floor plans and elevations. The one to two- story detached single-family homes are 1,810 to 3,276 square feet. This architecture provides Contemporary, Mid-Century, and Modern, designs and finishes. The exterior of the homes consists of large decorative windows and a combinations of stucco finish. From ground level it will not exceed the 35 feet in height the finished floor will be 1 foot greater, this height is reflected on the chart below. We will be complying with Section 30.02.25.D.3.iv(a) where it states that "In the RS5.2 and RS3.3 districts, the front setback for 50% of the primary structure width may be reduced by 10 feet". All elevations meet the 2 architectural features for each façade of the structure per Section 30.04.05. E.2. The exterior elevations reflect modern designs and finishes. Each home will have a two-car garage with EV charging capabilities, in addition to a full-length driveway that can park a minimum of two vehicles.

Plans	Square Footage	Stories	Height	Garages
Darius (L786)	2,830	1 Story	21'-6 5/8"	3 car garage total
Paige (L24P)	2,501	1 Story	20' – 11 1/8"	3 car garage total
Powell (L854)	2,606	1 Story	xx	xx

Plan Name	Project Number	Architectural Features
Darius	L786	Front Elevation: <ul style="list-style-type: none"><li>- Covered Entry</li><li>- Variable Roof Line</li><li>- Window Shutters</li><li>- Stone Veneer</li></ul>





		<b>Rear Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> <li>- Stucco Trim</li> </ul> <b>Left Side Elevation:</b> <ul style="list-style-type: none"> <li>- Window Trim</li> <li>- Variable Roof Line</li> <li>- Patio Column</li> </ul> <b>Right Side Elevation:</b> <ul style="list-style-type: none"> <li>- Window Trim</li> <li>- Variable Roof Line</li> </ul>
Paige	L24P	<b>Front Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Entry</li> <li>- Stone Veneer</li> <li>- Window Shutters</li> <li>- Variable Roof Line</li> </ul> <b>Rear Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Variable Roof Line</li> <li>- Window Trim</li> </ul> <b>Left Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Stone Veneer</li> <li>- Window Trim</li> </ul> <b>Right Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Window Trim</li> </ul>
Powell	L854	<b>Front Elevation:</b> <ul style="list-style-type: none"> <li>- Stone Veneer</li> <li>- Window Shutters</li> <li>- Window Trim</li> </ul> <b>Rear Elevation:</b> <ul style="list-style-type: none"> <li>- Covered Patio</li> <li>- Window Trim</li> </ul> <b>Left Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Window Trim</li> </ul> <b>Right Side Elevation:</b> <ul style="list-style-type: none"> <li>- Variable Roof Line</li> <li>- Window Trim</li> </ul>



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

Sincerely,

A handwritten signature in black ink that reads "Susan Florian". The signature is written in a cursive, flowing style.

Susan Florian  
Land Planner

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:**

**TENTATIVE MAP** consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-15-201-005

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

**BACKGROUND:**  
**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Single-family residential development
- Number of Lots: 16
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 7,189/12,478

**Project Description**

The plans show a proposed 16 lot single-family detached residential development. The overall site is 5 acres with a density of 3.2 dwelling units per acre. The lots range in size from 7,189 square feet up to 12,478 square feet. Subdivision access is from a 39 foot wide north-south private street which is proposed to connect with Camero Avenue on the north side of the development. This private street provides direct access to 12 lots (Lots 1 through 6 and Lots 11 through 16). The southern end of this street terminates with a connecting 39 foot wide east-west private street which provides access to the remaining 4 lots in the subdivision (Lots 7 through 10). The perimeter streets, including Wigwam Avenue, Buffalo Drive, and Camero Avenue are proposed to have 5 foot wide detached sidewalks. The plan indicates that a 15 foot wide drainage easement located along the north side of the landscape strip along Wigwam Avenue. This drainage easement turns north along the eastern property boundary and increases to a 20 along the southeast portion of the site.

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
VS-25-0212	A vacation and abandonment for easements is a companion item on this agenda.
WS-25-0213	A waivers of development standards and design review for a single-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

The plans show that the lots are accessible from and face internal private streets. One through-access drive is provided which is allowed for a subdivision 5 acres in size or less. However, because the property lines for Lots 7 through 16 extend to Buffalo Drive and Pebble Road without an intervening common lot, this effectively makes these double-fronted lots which is not permissible. In addition, staff is not supporting the plan amendment and zone change necessary to allow for the proposed subdivision design. Therefore, staff is unable to support this tentative map request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 45 feet to the back of curb for Buffalo Drive, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb 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**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0051-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** KHUSROW ROOHANI

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

DRAFT

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres.

Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action)

**RELATED INFORMATION:**

**APN:**

176-21-601-033 ptn

**EXISTING LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD

**PROPOSED LAND USE PLAN:**

ENTERPRISE- CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8150 Blue Diamond Road
- Site Acreage: 4.71 (portion) 8.31 site
- Existing Land Use: commercial center

**Applicant's Justification**

The applicant requests a Master Plan amendment to Corridor Mixed-Use (CM) for the western half of the subject site which has been developed as a shopping center. This will result in the entire site having the CM zoning designation, as the eastern half is currently designated CM. According to the applicant, the nearby intersections are also designated as CM . The request will have no additional impacts on surrounding infrastructure.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-16-0011	Use permit for a major training facility	Approved by PC	January 2016
UC-12-0760	Use permit for a tanning salon	Approved by PC	December 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-07-0224	Waiver for separation between monument signs and design review for sign package	Approved by BCC	April 2007
UC-07-0166	Waivers for reduced setback and landscape buffer and use permit for a convenience store	Approved by PC	March 2007
WS-06-0689	Waiver for increased wall height	Approved by PC	June 2006
UC-06-0587	Use permit and design review for a shopping center	Approved by BCC	April 2006
ZC-06-0120	Zone change to C2 for a shopping center	Approved by BCC	February 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family subdivision
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Commercial center
East	Corridor Mixed-Use	CG	Commercial center (remainder of subject APN)
West	Neighborhood Commercial	CG	Healthcare facility

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

**Related Applications**

Application Number	Request
ZC-25-0210	Zone change from H-2 to CG for a 4.71 acre portion of the subject site 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 Compact Neighborhood (CN) to Corridor Mixed-Use (CM). Intended primary uses in the proposed Corridor Mixed-Use (CM) category include a mix of retail, restaurants, office, service commercial, entertainment and other professional services.

This site is developed with an existing shopping center with a variety of businesses that reflect the intended uses of the CM land use. The surrounding area includes a number of existing retail centers with similar uses to those within the shopping center on the subject site. The Blue Diamond Road corridor encompasses a number of intersections with the CM designation, and the subject request will complement those existing land use designations. The proposed amendment to CM will create a cohesive Master Plan category for the entire site. A zone change to CG (Commercial General) for the subject portion of this parcel, which is zoned H-2, is a companion item on this agenda. For these reasons, staff finds the request for the Corridor Mixed-Use 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 June 4, 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

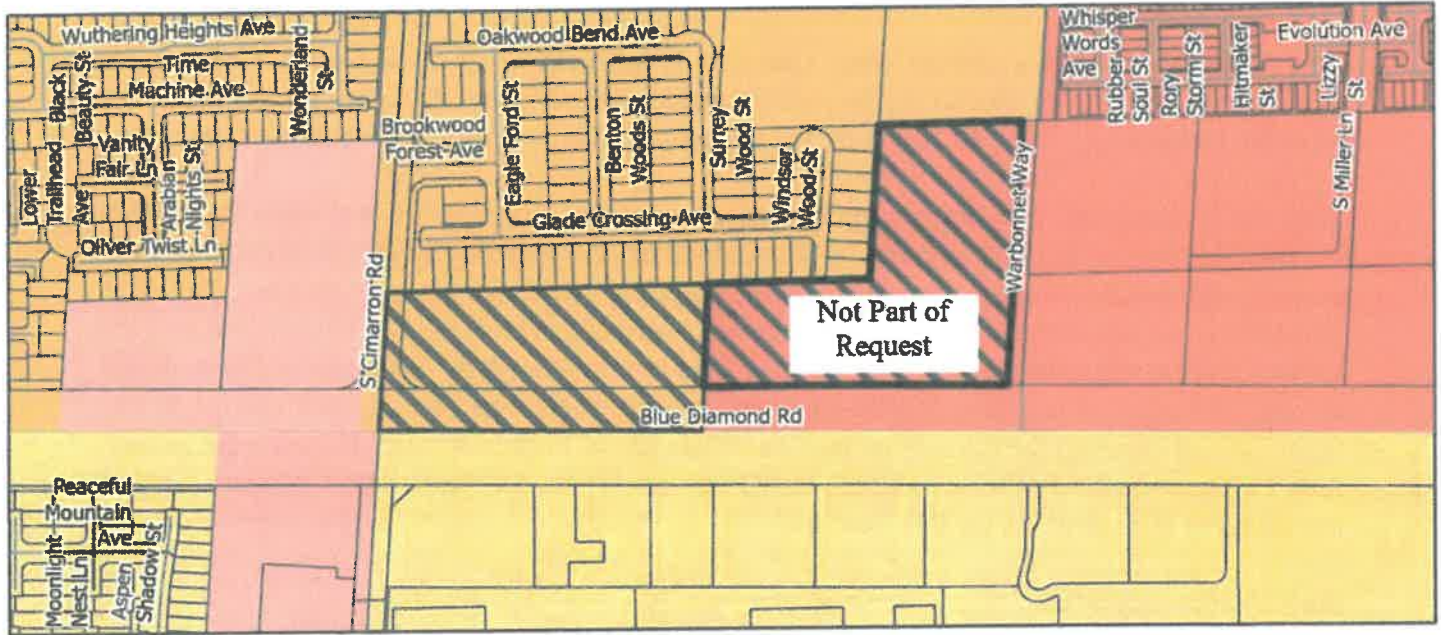
**PROTEST:**

**APPLICANT:** HMRT/CSIM-BLUE DIAMOND, LLC

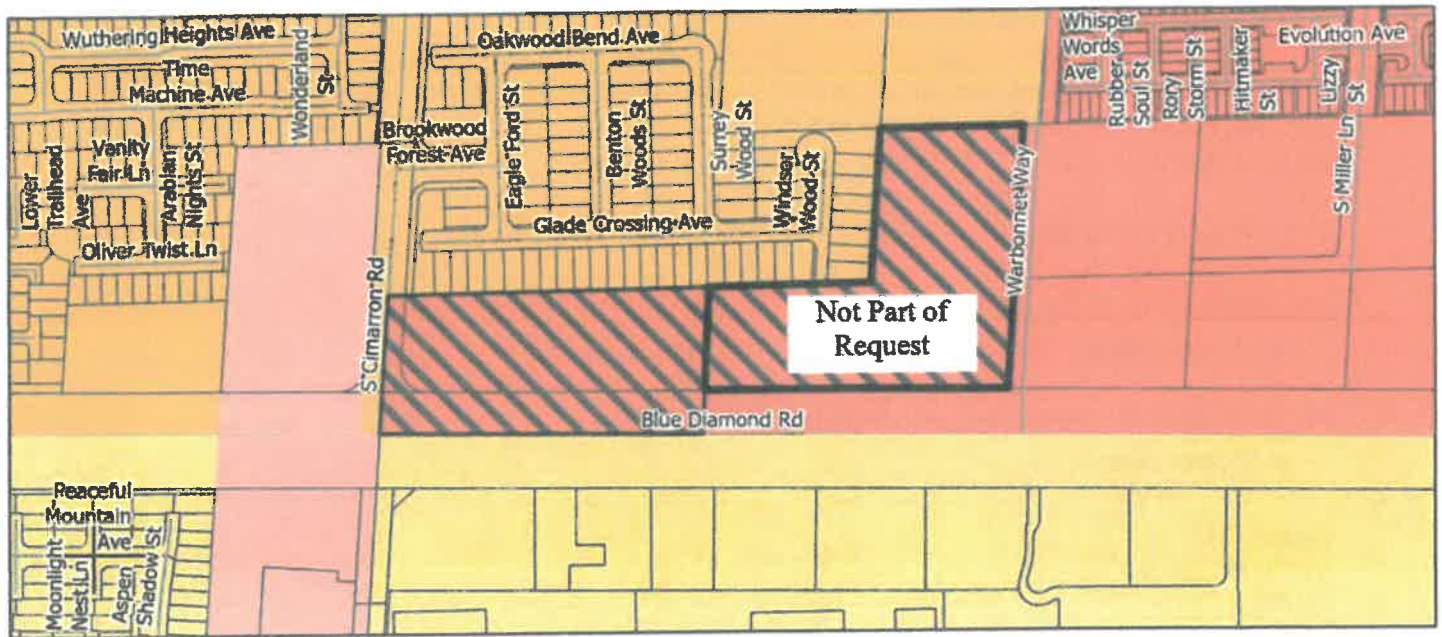
**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

# Planned Land Use Amendment PA-25-700015

**DRAFT**



**Current**



**Requested**

## Nearby Neighborhoods

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

## Employment

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

## Commercial and Mixed Use

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

## Other

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

**Enterprise  
Clark County, Nevada**

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





# Department of Comprehensive Planning Application Form

# 6A

ASSESSOR PARCEL #(s): 176-21-610-033

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond and Cimarron 8130 Blue Diamond

## DETAILED SUMMARY PROJECT DESCRIPTION

Plan Amendment from CNU to CM to bring into conformance with current Title 30 designations:

## PROPERTY OWNER INFORMATION

NAME: HMRT/CSIM-BLUE DIAMOND LLC

ADDRESS: 161 Washington Street 7th Floor

CITY: Conshohocken

STATE: PA

ZIP CODE: 19428

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

## APPLICANT INFORMATION

NAME: HMRT/CSIM-BLUE DIAMOND LLC

ADDRESS: 161 Washington Street 7th Floor

CITY: Conshohocken

STATE: PA

ZIP CODE: 19428

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

## CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Anthony Celeste

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcmvlaw.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)\*

Robert S. Holuba

Property Owner (Print)

Date

12/20/2024

## DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

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☐ AV

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☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

PA-25-700015

PC MEETING DATE

May 6

ACCEPTED BY

MC

DATE

3-10-25

BCC MEETING DATE

June 4

TAB/CAC LOCATION

Enterprise

DATE

4/9

no fee-H2

APP-24-101499

09/11/2023



March 3, 2025

**VIA EMAIL**

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

**Re: Justification Letter – Master Plan Amendment  
Blue Diamond Road/Cimarron Road  
HRMT CSIM-Blue Diamond, LLC  
APN: 176-21-601-033**

To Whom It May Concern:

Please be advised this office represents HRMT CSIM-Blue Diamond, LLC (the “Applicant”) in the above-referenced matter. The Applicant owns property located at the northeast corner of Blue Diamond Road and Cimarron Road. The property is more particularly described as APN: 176-21-601-033 (the “Site”). The Site is a developed commercial/retail center with many existing commercial and retail tenants. The eastern portion of the Site is planned Corridor Mixed-Use (CM) while the western portion is planned Compact Neighborhood (CN). The Applicant is seeking a master plan amendment for the western portion to CM so that the entire Site is planned CM. Concurrent with the master plan amendment request, the Applicant is seeking a zone change from H-2 to CG for the western half of the Site.

A change of the land use plan to CM satisfies the requirements set forth in Table 30.12-3(h):

**1. The proposed amendment is consistent with the overall intent of the Master Plan:**

The eastern half of the Site is planned CM, which supports commercial development. Here, the Applicant is requesting the western half of the Site also be planned CM. In addition to half the Site already planned CM, the other corners at Blue Diamond Road and Cimarron Road are planned CM and zoned CG.

**2. The proposed amendment is required based on changed conditions or further studies:**

The proposed master plan amendment to CM meets the adopted Transform Clark County Master Plan Countywide Goals and Policies.

- EN-5.2 encourages light-industrial, employment, and emerging technologies uses to establish near highways. Here, the Site is along Blue Diamond Highway.

**3. The proposed amendment is compatible with the surrounding area:**

The eastern Site is planned CM and the Blue Diamond Corridor between Buffalo Drive and Durango Drive is predominately planned and zoned for commercial uses.

**4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:**

The proposed plan amendment meets several Countywide goals and policies listed in the Master Plan, including but not limited to the following:

- Policy 3.6.5 encourages the use of drought tolerant and desert appropriate landscaping to maximize water use efficiency. Here, the existing landscaping includes drought tolerant and desert appropriate landscaping.

**5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:**

The proposed master plan amendment to CM will not have a negative effect on adjacent properties, transportation, or facilities. The commercial development has existed for several years.

**6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The eastern half of the Site is already planned CM and the entire Site is already developed as a commercial retail center. Therefore, the proposed use will not create a negative impact to service in the area.

**7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to CM is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

We thank you in advance for your time and consideration. Should you have any further

Page 3

questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:**

**ZONE CHANGE** to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action)

RELATED INFORMATION:

**APN:**

176-21-601-033 ptn

**LAND USE PLAN:**

ENTERPRISE- CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8150 Blue Diamond Road
- Site Acreage: 4.71 (portion)/ 8.31 site
- Existing Land Use: Commercial center

**Applicant's Justification**

The applicant requests a zone change to CG for the western half of the subject site. The H-2 zoning district is no longer a recognized zoning district. The eastern half of the site is currently zoned CG, and the subject request for the western half would allow for cohesive zoning of the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-16-0011	Use permit for a major training facility	Approved by PC	January 2016
UC-12-0760	Use permit for a tanning salon	Approved by PC	December 2012
WS-07-0224	Waiver for separation between monument signs and design review for sign package	Approved by BCC	April 2007
UC-07-0166	Waivers for reduced setback and landscape buffer and use permit for a convenience store	Approved by PC	March 2007
WS-06-0689	Waiver for increased wall height	Approved by PC	June 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-06-0587	Use permit and design review for a shopping center	Approved by BCC	April 2006
ZC-06-0120	Zone change to C2 for a shopping center	Approved by BCC	February 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family subdivision
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Commercial center
East	Corridor Mixed-Use	CG	Commercial center (remainder of subject APN)
West	Neighborhood Commercial	CG	Healthcare facility

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

**Related Applications**

Application Number	Request
PA-25-700015	A master plan amendment to redesignate 4.71 acres from Compact Neighborhood to Corridor Mixed-Use is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The property surrounding the subject site is zoned CG (Commercial General), including the eastern remainder of the subject parcel. A zone change to CG would conform to the proposed CM (Corridor Mixed-Use) land use designation of this western portion of the site. An accompanying Master Plan amendment on this agenda, if approved, would approve the CM designation on the western portion of the subject site.

As of January 1, 2024, H-2 zoning was no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district which is compatible with the surrounding zoning is encouraged by the County. CG (Commercial General) is an appropriate zoning district. This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications



may require approval of additional land use applications. For these reasons, staff finds the request for the Commercial General (CG) Zone is appropriate for this location.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 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**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** HMRT CSIM BLUE DIAMOND, LLC

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





# Department of Comprehensive Planning Application Form

# 7A

ASSESSOR PARCEL #(s): 176-21-810-033

PROPERTY ADDRESS/CROSS STREETS: 01 Blue Diamond and Cimarron

## DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change from H-2 to CG to bring into conformance with current Title 30 zoning designation.

## PROPERTY OWNER INFORMATION

NAME: HMRT/CSIM-BLUE DIAMOND LLC

ADDRESS: 161 Washington Street 7th Floor

CITY: Conshohocken

STATE: PA

ZIP CODE: 19428

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

## APPLICANT INFORMATION

NAME: HMRT/CSIM-BLUE DIAMOND LLC

ADDRESS: 161 Washington Street 7th Floor

CITY: Conshohocken

STATE: PA

ZIP CODE: 19428

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

## CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Anthony Celeste

- Ann

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: apierce@kcmlaw.com

\*Correspondent will receive all project communication

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

[Signature]

Robert J. Holub  
Property Owner (Print)

12/20/2024  
Date

## DEPARTMENT USE ONLY:

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OTHER

APPLICATION # (s) 2C-25-0210

PC MEETING DATE

May 6

ACCEPTED BY

ML

DATE

3-10-25

BCC MEETING DATE

June 4

TAB/CAC LOCATION

Enterprise

DATE

4/9

no fee - HZ

09/11/2023

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

February 10, 2025

**VIA EMAIL**

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

**Re:   *Justification Letter – Zone Change  
Blue Diamond Road/Cimarron Road  
HRMT CSIM-Blue Diamond, LLC  
APN: 176-21-601-033***

To Whom It May Concern:

Please be advised this office represents HRMT CSIM-Blue Diamond, LLC (the “Applicant”) in the above-referenced matter. The Applicant owns property located at the northeast corner of Blue Diamond Road and Cimarron Road. The property is more particularly described as APN: 176-21-601-033 (the “Site”). The Site is a developed commercial/retail center with many existing commercial and retail tenants. The eastern portion of the Site is zoned Commercial General (CG) while the western portion is zoned Highway Frontage (H-2). The Applicant is seeking a conforming zone change from H-2 to CG for the western half of the Site. A CG zoning district is appropriate for the following reasons:

- With the recent code updates, an H-2 zoning district is no longer a recognized zoning district.
- The Site is master-planned Compact Neighborhood on the H-2 portion and Corridor-Mixed Use (CM) on the existing CG portion. A CG district is a permitted zoning designation in a CM master plan. Therefore, the zone change request is conforming.
- The eastern half of the Site is already zoned CG. A zone change to CG for the western half of the Site will allow for a cohesive zoning district.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**

**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres.

Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

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RELATED INFORMATION:

**APN:**

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

**EXISTING LAND USE PLAN:**

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

**PROPOSED LAND USE PLAN:**

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

**ACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 15.0
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a master plan amendment from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). More specifically, the site is proposed for development of a 115 lot single-family residential subdivision with a density of 7.66 dwelling units per acre. The applicant is requesting a zone change on the 15.0 acres from an RS20 and H-2 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 subject site was recently approved for a similar residential single-family development through a non-conforming zone change to R-2 zoning; thus, indicating the area is changing in favor of higher density residential developments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0305	Reclassified site from R-E (RNP-I) and H-2 to R-2 zoning; waiver to reduce street width, and design review for single-family residential development	Approved by BCC	November 2022
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
ZC-25-0215	A zone change to reclassify the site from RS20 and H-2 to RS3.3 zoning is a companion item on this agenda.
WS-25-0216	Waiver of development standards with design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0217	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500054	A tentative map for a 115 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis****Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of

the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood 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. The abutting properties to the south and west are zoned RS3.3 which is conforming to the Mid-Intensity Suburban Neighborhood land use category. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the intensity of new development is compatible with established neighborhoods; and 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 June 4, 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**

- No comment.

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

- No comment.

#### **TAB/CAC:**

#### **APPROVALS:**

#### **PROTEST:**

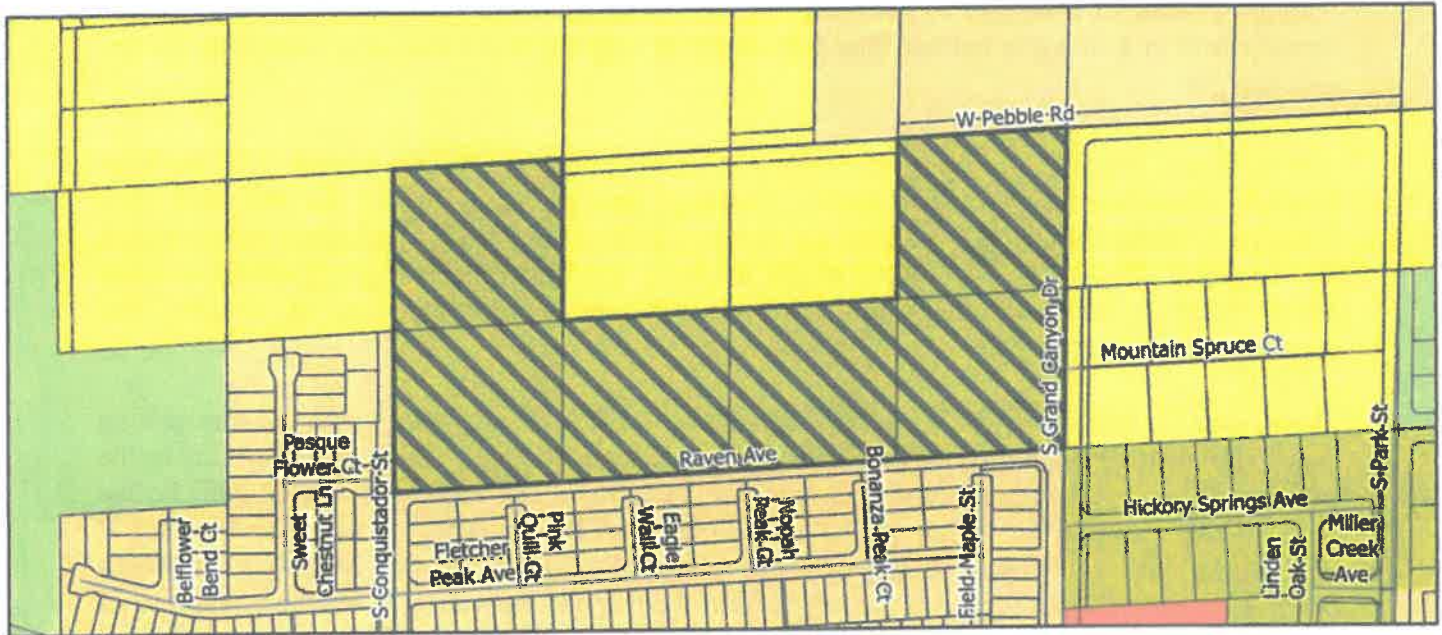
**APPLICANT:** TOLL BROTHERS SOUTH, LLC

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

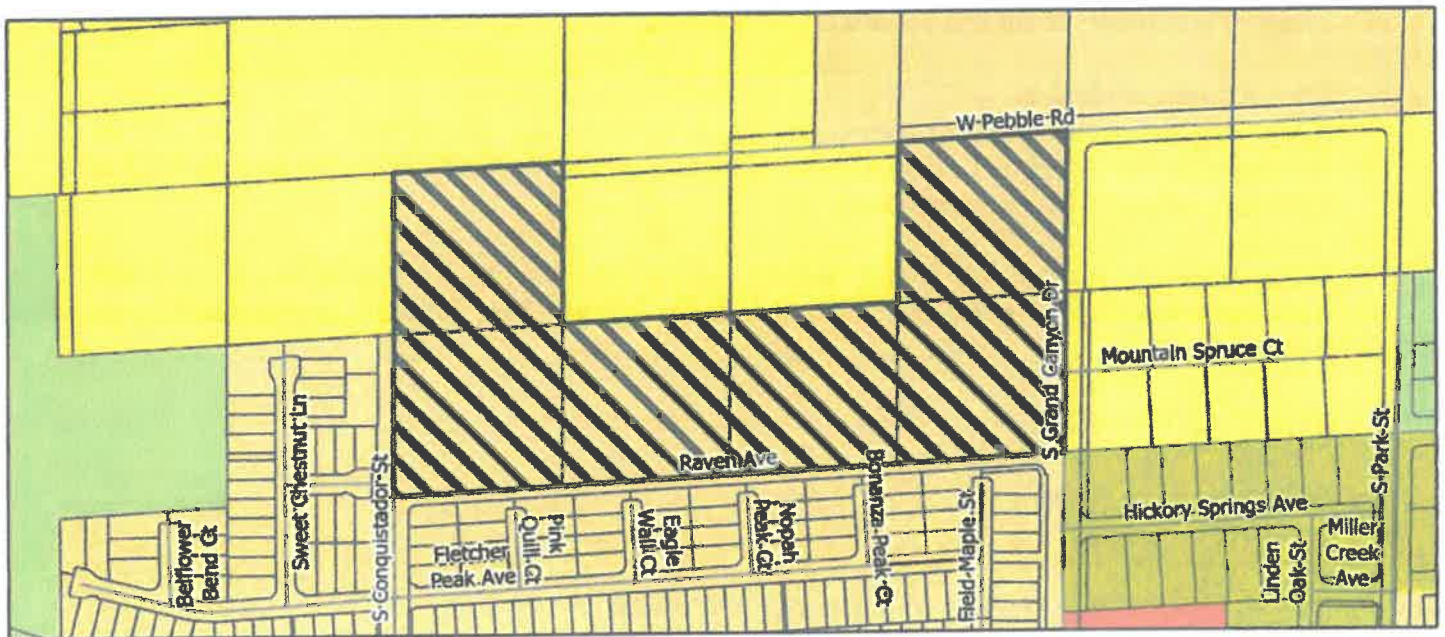


# Planned Land Use Amendment PA-25-700016

**DRAFT**



**Current**



**Requested**

## Neighborhoods

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

## Employment

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

## Commercial and Mixed Use

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

## Other

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

- Planning Areas

Requested Area To Change

**Enterprise  
Clark County, Nevada**

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







# Department of Comprehensive Planning Application Form

# 8A

ASSESSOR PARCEL #(s): 176-19-101-006

PROPERTY ADDRESS/ CROSS STREETS: SWC Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment (PA) to Change land use designation of LN (up to 5 du/ac)  
to MN (up to 8 du/ac)

## PROPERTY OWNER INFORMATION

NAME: GRAND CANYON L L C and NAHAI AMIN & ILIEN LIVING TRUST

ADDRESS: 16150 Valley Meadow Pl

CITY: Encino

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_ STATE: CA ZIP CODE: 91436

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

TELEPHONE: 702-877-7040 CELL \_\_\_\_\_ STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577

EMAIL: stewplan@gmail.com

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

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

[Signature]  
Property Owner (Signature)\*

GRAND CANYON LLC AND NAHA AMIN + ILIEN LIVING TRUST  
Property Owner (Print)

01/24/2025  
Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input checked="" 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) PA-25-700016

PC MEETING DATE 5-6-25

BCC MEETING DATE 6-4-25

TAB/CAC LOCATION ENTERPRISE

DATE 4-9-25

ACCEPTED BY RL  
DATE 3-11-25  
FEE \$3,200.00

PLANNER COPY



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-020

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment (PA) to Change land use designation of LN (up to 5 du/ac)  
to MN (up to 8 du/ac)

## PROPERTY OWNER INFORMATION

NAME: AFGCPEB, LLC  
ADDRESS: 48 Drifting Shadow Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC  
ADDRESS: 1140 N. Town Center Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-877-7040 CELL: \_\_\_\_\_ EMAIL: isummers@tollbrothers.com

## 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: 702-499-6469 EMAIL: stewplan@gmail.com

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

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

  
Property Owner (Signature)\*

CONSTANTINA ZARKOS, Manager 12-03-24  
Property Owner (Print) Date

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input checked="" 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) PA-25-700016

PLANNING DATE \_\_\_\_\_

COMMITTEE DATE \_\_\_\_\_

APPROVAL DATE \_\_\_\_\_

DATE \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

DATE \_\_\_\_\_

FEES \_\_\_\_\_

PLANNER COPY 02/05/2024



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-025 & 026 & 006

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

### DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment (PA) to Change land use designation of LN (up to 5 du/ac)  
to MN (up to 8 du/ac)

### PROPERTY OWNER INFORMATION

NAME: Nahai Amin & Ilien Living Trust c/o I Nahai

ADDRESS: 11955 Crest Place

CITY: Beverly Hills

STATE: CA

ZIP CODE: 90210

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

### 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

Property Owner (Signature)\*

Property Owner (Print)

Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ LC

☐ WS

☐ ADR

☐ AV

☒ PA

☐ SC

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☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) PA-25-700016

ACCEPTED BY: \_\_\_\_\_

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEE: \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY

02/05/2024





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment (PA) to Change land use designation of LN (up to 5 du/ac)  
to MN (up to 8 du/ac)

## PROPERTY OWNER INFORMATION

NAME: Riviera Residences, LLC, & Toloui 2003 Family Trust  
ADDRESS: 1872 Eagle Peak Ave  
CITY: Clayton STATE: CA ZIP CODE: 94517-1802  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC  
ADDRESS: 1140 N. Town Center Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-877-7040 CELL: \_\_\_\_\_ EMAIL: isummers@tollbrothers.com

## 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: 702-499-6469 EMAIL: stewplan@gmail.com

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

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

Hugh H. Toloui  
Property Owner (Signature)\*

Hugh H. Toloui  
Property Owner (Print)

12/3/2024  
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 checked="" 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) PA-25-700016

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

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

DATE \_\_\_\_\_

FEES \_\_\_\_\_

DATE \_\_\_\_\_

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

December 21, 2024

Mr. Rich Ruggles, Principal Planner  
Comprehensive Planning Department 500 Grand  
Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter –PA - 24-101251/APN: 176-19-101-006, 020, 025, 026, 027, & 028

Dear Mr. Ruggles:

Please accept this as our request for a plan amendment for a Single Family 3.3 (RS3.3) single family subdivision. The property is planned for Low-Intensity Suburban Neighborhood (up to 5 du/ac) and the property is zoned RS 3.3. The original approval was for 93 lots, and the new plan shows 115 lots. Because the approval for 93 lots was under a nonconforming zone change, we need to amend the plan to Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and change the zoning to allow 115 lots. There is a zone change amendment with this request. We are requesting the same designation; we need amend the plan to allow us to request to increase the number of lots.

We believe this to be an asset to the area, this development is similar to the existing adjacent developments, and we respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart

PLANNER COPY



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**

**ZONE CHANGES** for the following: 1) reclassify 15.0 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

**APN:**

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 15.0
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to an RS3.3 (Residential Single-Family) Zone. The subject site is proposed for a 115 lot single-family residential subdivision with a density of 7.66 dwelling units per acre. According to the applicant, the zone change is intended to maintain a consistent and compatible development pattern with the abutting properties to the south and west of this site. Furthermore, the applicant indicates the subject site was recently approved for a similar residential single-family development through a non-conforming zone change to R-2 zoning; thus, indicating the area is changing in favor of higher density residential developments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0305	Reclassified site from R-E (RNP-I) and H-2 to R-2 zoning; waiver to reduce street width, and design review for single-family residential development	Approved by BCC	November 2022

**Prior Land Use Requests**

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

**Surrounding Land Use**

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

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

**Related Applications**

Application Number	Request
PA-25-700016	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-25-0216	Waiver of development standards with design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0217	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500054	A tentative map for a 115 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the area has transitioned more towards residential suburban type development, particularly the area to the south and west which have been developed as RS3.3 zoned single-family residential subdivisions. Furthermore, the subject site was recently approved for a similar residential single-family development through a non-conforming zone change to R-2 zoning. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development in established neighborhoods while promoting compatibility



with the scale and intensity of the surrounding 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 June 4, 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**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOLL BROTHERS SOUTH, LLC

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





# Department of Comprehensive Planning Application Form

# 9A

ASSESSOR PARCEL #(s): 176-19-101-006

PROPERTY ADDRESS/ CROSS STREETS: SWC Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change (ZC): To RS20 (NZC R-2) to RS3.3

## PROPERTY OWNER INFORMATION

NAME: GRAND CANYON L L C and NAHAI AMIN & ILIEN LIVING TRUST

ADDRESS: 16150 Valley Meadow Pl

CITY: Encino

TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_ STATE: CA ZIP CODE: 91436

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

TELEPHONE: 702-877-7040 CELL: \_\_\_\_\_ STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

TELEPHONE: \_\_\_\_\_ CELL: 702-499-6469 STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577

EMAIL: stewplan@gmail.com

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

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

[Signature]  
Property Owner (Signature)\*

GRAND CANYON LLC - AND NAHAI AMIN + ILIEN LIVING TRUST  
Property Owner (Print)

01/24/2025  
Date

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> W5
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION # (s) ZC-25-0215

PC MEETING DATE 5-6-25

BCC MEETING DATE 6-9-25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RUC

DATE 3-11-25

FEE \$3,200.00

DATE 4-9-25

PLANNER COPY



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-020

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change (ZC): To RS20 (NZC R-2) to RS3.3

### PROPERTY OWNER INFORMATION

NAME: AFGCPEB, LLC

ADDRESS: 48 Drifting Shadow Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

### 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

  
Property Owner (Signature)\*

CONSTANTINA ZARKOS, Manager  
Property Owner (Print)

12-03-24  
Date

### DEPARTMENT USE ONLY\*

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

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☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION #(s): ZC-25-0215

ACCEPTED BY RL

PER MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

PER MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TABLE LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY

02/05/2024



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-025 & 026 & 006

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change (ZC): To RS20 (NZC R-2) to RS3.3

### PROPERTY OWNER INFORMATION

NAME: Nahai Amin & Ilien Living Trust c/o I Nahai

ADDRESS: 11955 Crest Place

CITY: Beverly Hills

STATE: CA ZIP CODE: 90210

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040 CELL \_\_\_\_\_ EMAIL: isummers@tollbrothers.com

### 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 702-499-6469 EMAIL: stewplan@gmail.com

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

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

[Signature]  
Property Owner (Signature)\*

KAVAN NAHAI  
Property Owner (Print)

12/02/2024  
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"/> LC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 2C-25-0215

ACCEPTED BY RL

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FILE # \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY

02/05/2024





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change (ZC): To RS20 (NZC R-2) to RS3.3

## PROPERTY OWNER INFORMATION

NAME: Riviera Residences, LLC, & Toloui 2003 Family Trust  
ADDRESS: 1872 Eagle Peak Ave  
CITY: Clayton STATE: CA ZIP CODE: 94517-1802  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC  
ADDRESS: 1140 N. Town Center Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-877-7040 CELL: \_\_\_\_\_ EMAIL: isummers@tollbrothers.com

## 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: 702-499-6469 EMAIL: stewplan@gmail.com

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

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

Hugh H. Toloui  
Property Owner (Signature)\*

Hugh H. Toloui  
Property Owner (Print)

12/3/2024  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-25-0215

ACCEPTED BY RL

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY

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

January 27, 2025

Mr. Rich Ruggles, Principal Planner  
Comprehensive Planning Department 500 Grand  
Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter –ZC - 24-101251/APN: 176-19-101-006, 020, 025, 026, 027, & 028

Dear Mr. Ruggles:

Please accept this as our request for a zone change from RS 20 and H-2 with an RNP overlay to RS3.3 for a 3.3 single family subdivision. The property is planned for Low-Intensity Suburban Neighborhood (up to 5 du/ac) and the property is zoned RS 3.3. The original approval was for 93 lots, and the new plan shows 115 lots. Because the approval for 93 lots was under a nonconforming zone change, we need to change the zoning to allow 115 lots. There is a companion plan amendment with this request. We are requesting the same designation; we need to change the zoning to increase the number of lots.

We believe this to be an asset to the area, this development is similar to the existing adjacent developments, and we respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart

PLANNER COPY  
1





## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST**

**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/r/cv (For possible action)

## RELATED INFORMATION:

**APN:**

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

**LAND USE PLAN:**

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

**BACKGROUND:****Project Description**

The plans provided show the vacation and abandonment of government patent easements on the subject parcels. The applicant indicates that the easements are no longer needed for roadways and utilities and need to be vacated in order to fully develop the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0305	Reclassified site from R-E (RNP-I) and H-2 to R-2 zoning; waiver to reduce street width, and design review for single-family residential development	Approved by BCC	November 2022
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

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

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 (NPO-RNP) & RS20 (NPO-RNP)	Single-family residential development & Undeveloped parcels (recently approved RS10 single-family residential development)

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

**Related Applications**

Application Number	Request
PA-25-700016	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0215	A zone change to reclassify the site from RS20 and H-2 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0216	A single-family detached residential development with waivers and a design review is a companion item on this agenda.
TM-25-500054	A tentative map for a 115 lot single-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of easements that are not necessary for site development.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 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**

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 23.5 feet back of curb for Raven Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### **Building Department - Addressing**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOLL BROTHERS SOUTH, LLC

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





# Department of Comprehensive Planning Application Form

# 10A

ASSESSOR PARCEL #(s): 176-19-101-006

PROPERTY ADDRESS/ CROSS STREETS: SWC Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacate patent easements

## PROPERTY OWNER INFORMATION

NAME: GRAND CANYON L L C and NAHAI AMIN & ILIEN LIVING TRUST

ADDRESS: 16150 Valley Meadow Pl

CITY: Encino

STATE: CA

ZIP CODE: 91436

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

## 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 702-499-6469

EMAIL: slewplan@gmail.com

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

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

Property Owner (Signature)\*

GRAND CANYON LLC - AND NAHA AMIN +  
Property Owner (Print) ILIEN LIVING TRUST

Date 01/24/2025

## DEPARTMENT USE ONLY

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APPLICATION #

VS-25-0217

PC MEETING DATE

5-6-25

BCC MEETING DATE

6-4-25

TAB/CAD/APP ADMIN

ENTERPRISE

DATE

4-9-25

RECEIVED

122

DATE

3-11-25

AMOUNT

\$1700.00

PLANNER COPY

02/05/2024



# Department of Comprehensive Planning Application Form

# XXA

ASSESSOR PARCEL #(s): 176-19-101-020

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacate patent easements

## PROPERTY OWNER INFORMATION

NAME: AFGCPEB, LLC

ADDRESS: 48 Drifting Shadow Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

## 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

  
Property Owner (Signature)\*

CONSTANTINA ZARKOS, Manager  
Property Owner (Print)

12-03-24  
Date

## DEPARTMENT USE ONLY

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APPROVED BY \_\_\_\_\_

VS-25-0217

ACCEPTED BY \_\_\_\_\_

RL

DATE \_\_\_\_\_

FEES \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-025 & 026 & 006

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

### DETAILED SUMMARY PROJECT DESCRIPTION

Vacate patent easements

### PROPERTY OWNER INFORMATION

NAME: Nahai Amin & Illeen Living Trust c/o I Nahai

ADDRESS: 11955 Crest Place

CITY: Beverly Hills

STATE: CA

ZIP CODE: 90210

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

### 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

[Signature]  
Property Owner (Signature)\*

KAVAN NAHAI  
Property Owner (Print)

12/02/2024  
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"/> TC	<input type="checkbox"/> WS
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APPLICATION # (s) V5-25-0217

RECEIVED BY RL

PL MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

RCC MEETING DATE \_\_\_\_\_

TAB/CAE LOCATION \_\_\_\_\_ DATE \_\_\_\_\_

PLANNER COPY

02/05/2024





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacate patent easements

BLM ROW esmt - 028

## PROPERTY OWNER INFORMATION

NAME: Riviera Residences, LLC, & Toloui 2003 Family Trust

ADDRESS: 1872 Eagle Peak Ave

CITY: Clayton

STATE: CA

ZIP CODE: 94517-1802

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

## 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

Hugh H. Toloui

Property Owner (Signature)\*

Hugh H. Toloui

Property Owner (Print)

12/3/2024

Date

## DEPARTMENT USE ONLY:

☐ AC

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OTHER \_\_\_\_\_

APPLICATION # (s) VS-25-0217

ACCEPTED BY RL

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

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

February 14, 2025

Mr. Rich Ruggles, Principal Planner  
Comprehensive Planning Department 500 Grand  
Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter – VS- 24-101251/APN: 176-19-101-006, 020, 025, 026, 027, & 028

Dear Mr. Ruggles:

Please accept this as our request for a vacation and abandonment for a Single Family 3.3 (RS3.3) single family subdivision. The property is planned for Low-Intensity Suburban Neighborhood (up to 5 du/ac) and the property is zoned RS 3.3. The request consists of 6 parcels and patent easements need to be vacated on all parcels in order to build houses on the lots. The vacations are as follows:

Parcels

- 176-19-101-006-33' on south & west side, 8' on the north side.
- 176-19-101-020-6.50'-on south side.
- 176-19-101-025-30' on west side.
- 176-19-101-026-30' on west side, 6.50'on south side.
- 176-19-101-027-6.50'on south side.
- 176-19-101-028-5 ' BLM right-of-way easement on the east side, 6.50' patent on south side.

We believe this to be an asset to the area, this development is similar to the existing adjacent developments, and we respectfully request approval of this request.

Yours truly,

Lucy Stewart

PLANNER COPY

VS-25-02171



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST.**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards; 4) allow attached sidewalks; and 5) reduce the street intersection off-set.

**DESIGN REVIEW** for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping along a portion of Raven Avenue where 10 feet of landscaping is required when an attached sidewalk is proposed per Section 30.04.01D (a 100% reduction).
2. Increase the height of a proposed retaining wall along the western property line to 7 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 133.3% increase).
3.
  - a. Increase fill height to 7 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 133.3% increase).
  - b. Increase fill height to 7 feet where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 16.7% increase).
  - c. Allow lots smaller than 10,000 square feet abutting an NPO-RNP boundary per Section 30.04.06G.
  - d. Waive requirement to comply with the rear RS20 zoning district setbacks of the adjacent NPO-RNP lots along shared lot lines per Section 30.04.06G.
4. Allow attached sidewalks along Raven Avenue where detached sidewalks are required per Section 30.04.08C.
5. Reduce the street intersection off-set between Street A and Conquistador Street to 55 feet where a minimum of 125 feet is required per Section 30.04.08F (a 56% reduction).

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 15.0
- Project Type: Proposed single-family residential development.
- Number of Lots: 115
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,400/8,643
- Number of Stories: 2
- Building Height (feet): 31
- Square Feet: 2,494 (minimum) to 4,684 (maximum)

#### Site Plans

The plans show a proposed 115 lot single-family detached residential development. The overall site is 15 acres with a density of 7.6 dwelling units per acre. The lots range in size from 3,400 square feet up to 8,643 square feet. Subdivision access for 90 lots is from five, 38 foot wide private streets. Two streets, A Street and C Street, connect directly to Pebble Road to the north and Raven Avenue to the south. B, D, and E Streets provide internal access through the subdivision. Raven Avenue, a 48 foot wide public residential local street, provides direct access to 25 lots along the north side of this street. Detached sidewalks are provided along Pebble Road and Grand Canyon Drive. Raven Avenue is proposed to have a 5 foot wide attached sidewalk which is the subject of a waiver request. Lots 53 through 65 are located within the east portion of the development and front onto C Street, these lots are proposed to be larger than 7,500 square feet, while the other lots are between 3,400 and 4,350 square feet. The subdivision includes 13 common elements which are located along Pebble Road and Grand Canyon Drive as well as other locations including between the interior private streets and the side and rear yards of the adjacent lots.

#### Landscaping

The plan depicts street landscaping along Pebble Road and Grand Canyon Drive. The 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 Southern Live Oak trees which are large trees as defined by Title 30. The trees are proposed to be planted in staggered rows on each side of the sidewalks 30 feet on center. Along Raven Avenue, street landscaping including trees is in Common Element A, adjacent to Lot 1, and in Common Element M, adjacent to Lot 65. Street landscaping is otherwise not provided along the Raven Avenue frontage adjacent to Lots 91 through 115, which is the subject of a waiver request. Within the interior of the subdivision are 6 common elements adjacent to the interior streets which are proposed to include Southern Live Oak trees.

#### Elevations

The elevations indicate that for the lots over 7,500 square feet (Lots 53 through 65), 4 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Spanish Colonial, Modern Craftsman, or Modern Farmhouse style. All models are 2 stories and will have a maximum height of 31 feet. The exteriors will feature

painted stucco, gabled and split pitch roofs with variations in roofline, concrete tile, window accents, building pop-outs, covered entry porch, stone or brick veneer, and horizontal siding.

The elevations for the smaller lots (Lots 1 through 52 and Lots 66 through 115) indicate 3 floor plans with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Spanish, Mid-Century, or Modern Prairie style. All models are 2 stories and will have a maximum height of 26 feet. The exteriors will feature painted stucco, gabled, and split pitch roofs with variations in roofline, concrete tile, building pop-outs, and covered entries.

#### Floor Plans

The models on the lots over 7,500 square feet range in size from 3,448 square feet up to 4,648 square feet. This includes a 2 car garage for 3 models and a 3 car garage for 1 model, a covered front porch, and a covered patio. Each model has a great room, kitchen, casual dining, and either a flex room or bedroom on the 1<sup>st</sup> floor. On the second floor each model has 3 to 4 bedrooms, a loft, laundry, large bathrooms and walk-in closets.

The models on the smaller lots range in size from 2,494 square feet up to 2,857 square feet. This includes a 2 car garage, covered entry, and covered patio. Each model has a great room, kitchen, casual dining, and a bedroom on the 1<sup>st</sup> floor. On the second floor each model has 4 bedrooms, a loft, laundry, a large master bathroom and walk-in closet.

#### Applicant's Justification

The applicant states that a condition was imposed by the Board of County Commissioners during the non-conforming zone change in November 2022. The condition was that the lots fronting on Street "F" as shown on the revised plan shall be no less than 7,500 square feet (Lots 46 through 51 and Lots 1 through 10). Street F is now called Street C with the equivalent lots being Lots 52 through 65. Raven Street was also approved to include a dedication of 23.5 feet. There are 4 entrances into the development with grid streets.

Plans have been submitted for both the larger 7,500 square foot lots as well as the smaller lots. The houses to the north of the subject site are 1 story, while the development to the south consists of 2 story homes. The subject property is significantly lower than the existing homes to the north, so the impact of the houses will be minimal. The fill and retaining wall increase is because the property falls 34 feet in elevation from north to south. The original zoning approval mandated where the larger lots would be located, and this design is being maintained rather than provide 10,000 square foot lots. The proposed lots are lower than the adjacent RNP lots so that an increased rear yard would have minimal effect on the adjacent homes. To the west where the property is undeveloped, any future development will be aware of the design of the houses built next to the site. The developer is providing more street trees along private streets than is required along the frontage on Raven Avenue, and the original zone change showed an attached sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0305	Reclassified site from R-E (RNP-I) and H-2 to R-2 zoning; waiver to reduce street width, and design review for single family residential development	Approved by BCC	November 2022
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 (NPO-RNP) & RS20 (NPO-RNP)	Single-family residential development & undeveloped parcels (recently approved RS10 single-family residential development)

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

**Related Applications**

Application Number	Request
PA-25-700016	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0215	A zone change to reclassify the site from RS20 and H-2 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0217	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500054	A tentative map for a 115 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Comprehensive Planning**

#### **Waivers of Development Standards**

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

#### **Waiver of Development Standards #1**

Street landscaping consisting of a minimum 10 foot wide strip with large trees planted in a staggered line every 30 feet is required along the frontage of Raven Avenue in the front yards of Lots 91 through 115. Based on a total street frontage of 1,002 feet an equivalent canopy of up to 34 large trees would be required. The actual number of required trees will be less once the driveway widths are factored in. The plan indicates additional landscaping consisting of 36 Southern Live Oak trees and shrubs within 6 common elements located along portions of the private streets in the interior portions of the proposed subdivision. The proposed plan provides large trees along private streets in the interior of the subdivision which will exceed the large tree canopies that are required along Raven Avenue. The large tree locations should provide beneficial heat reduction within various pavement areas of the adjacent private streets. Therefore, staff can support this request.

#### **Waivers of Development Standards #2, #3a, & #3b**

The purpose of reviewing increased retaining wall height and fill is to assure that there are no negative impacts on surrounding properties or adjacent streets. Staff finds that the proposed increased fill along the west property boundary is needed to promote adequate drainage of the lots. Title 30 provides several alternatives such as tiering the retaining walls that could be utilized to minimize or completely remove these waivers. In this case, the southern portion of the area to the west is a 33 foot wide common element. Therefore, the placement of 7 foot tall retaining wall with a 6 foot block wall on top along this portion of the western subdivision boundary would not directly impact any existing residential lots. Further north, the retaining wall and increased fill would impact only a single undeveloped NPO-RNP lot to the west. The developed NPO-RNP lots to the north are higher than the subject site and would not be impacted by the fill or any increased retaining wall height. Therefore, staff can support these requests.

#### **Waiver of Development Standard #3c**

The original non-conforming zone change (NZC-22-0305) provided a condition to increase the lot sizes to 7,500 square feet for the area of what is now Lots 52 through 65 on the proposed plan. Lots 53-65 are greater than 7,500 square feet, however, Lot 52 is 6,261 square feet. Staff could support a plan that followed the conditions of NZC-22-0305 with Lots 52 through 56 readjusted to a minimum of 7,500 square feet instead of requiring 10,000 square foot lots. However, because Lot 52 is less than 7,500 square feet, staff cannot support this request.

#### Waiver of Development Standard #3d

The intent of the residential adjacency standards is to promote compatible transitions between land uses area of differing intensities. The code requires the rear setbacks for Lots 7 through 14, Lots 26 through 30, Lots 32 through 49, and Lots 52 through 56 abutting the RNP-NPO property boundaries to match the 30 foot RS20 rear setbacks. In this case, the rear yards of Lots 7 through 14, Lots 26 through 30 and Lots 52 through 56 will abut the side yards of three RS20 zoned parcels. This means that the required 15 foot rear yard for the primary structures on the proposed lots will still exceed the required 10 foot side interior yard of the adjoining RS20 properties. If the existing parcels fronting on Pebble Road were instead developed under the RS20 standards, the side yard setbacks would be only 10 feet. Additionally, Lots 32 through 49 will be lower than the 2 parcels to the north. Therefore, the rear yard setback impacts should be minimal. Given these circumstances, staff can support this request.

#### Design Review

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

The proposed single-family subdivision is proposing a variety of different design options by providing 6 floor plans with 3 design styles available for each plan. The different architectural styles and plans should help maintain an interesting streetscape. The 2 story homes are proposed to have square footage consistent with the types of homes currently located within the adjacent RS3.3 areas to the south. However, the homes to the north in the RNP-NPO are single story. While the request complies with Policy 1.4.4 of the Master Plan which encourages infill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area, the specific design is denser than the previously approved plans. The overall density of the site is proposed to increase from 5.82 dwelling units per acre and 93 lots approved under N/C-22-0305 to 7.66 dwelling units per acre and 115 lots under this proposal. The number of lots directly abutting the RNP-NPO parcels to the north and west has increased from 25 lots to 36 lots. Also, along the west side of APN 176-19-101-004, a 43 foot wide street with a 10 foot wide landscape strip which provided buffering under the previously approved plan is no longer proposed. Finally, Lot 52 is less than 7,500 square feet in an area where future lots were conditioned under the previous zoning action to be at least 7,500 square feet. Due to these design changes which may impact the RNP-NPO areas, and because staff is not supporting the companion tentative map, staff is unable to support this request.

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

##### Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks along Raven Avenue. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

#### Waiver of Development Standards #5

Staff has no objection to the request to reduce the street intersection offset between Street "A" and Conquistador Street. Common elements are provided, improving visibility and reducing conflicts while trying to enter the site.

#### **Staff Recommendation**

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

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

- Expunge NZC-22-0305;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 23.5 feet back of curb for Raven Avenue and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices. /cv

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOLL BROTHERS SOUTH, LLC

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



# Department of Comprehensive Planning Application Form

# 11A

ASSESSOR PARCEL #(s): 176-19-101-006

PROPERTY ADDRESS/ CROSS STREETS: SWC Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a single family development and waiver of development standards

## PROPERTY OWNER INFORMATION

NAME: GRAND CANYON L L C and NAHAI AMIN & ILIEN LIVING TRUST

ADDRESS: 16150 Valley Meadow Pl

CITY: Encino

STATE: CA

ZIP CODE: 91436

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: lsummers@tollbrothers.com

## 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

Property Owner (Signature)\*

Property Owner (Print)

GRAND CANYON LLC - AND NAHAI AMIN + ILIEN LIVING TRUST

Date

01/24/2025

## DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PLUD

☐ SN

☐ UC

☒ WS

☐ ADR

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☐ IL

☐ VS

☐ ZC

☐ AG

☒ DR

☐ FUD

☐ SDR

☐ Tiv

☐ Wt.

☐ OTHER

APPLICATION # (s)

WS-25-0216

PC MEETING DATE

5-6-25

BCC MEETING DATE

6-4-25

TAB/LOC LOCATION

ENTERPRISE

DATE

4-9-25

APPROVED BY

RL

DATE

3-11-25

AMOUNT

\$1800.00

PLANNER COPY

02/05/2024





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-025 & 026 & 006

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

### DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a single family development and waiver of development standards

### PROPERTY OWNER INFORMATION

NAME: Nahai Amin & Ilien Living Trust c/o I Nahai

ADDRESS: 11955 Crest Place

CITY: Beverly Hills

STATE: CA

ZIP CODE: 90210

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

### 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

[Signature]  
Property Owner (Signature)\*

KATHAN NAWA  
Property Owner (Print)

12/02/2024  
Date

#### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUBD

☐ SN

☐ LC

☒ WS

☐ ADR

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☐ SC

☐ TC

☐ AS

☐ ZC

☐ AG

☒ DR

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☐ TM

☐ WC

OTHER

APPLICATION # (s) WS-25-0216

ACCEPTED BY \_\_\_\_\_

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FILE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY

02/05/2024



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a single family development and waiver of development standards

## PROPERTY OWNER INFORMATION

NAME: Riviera Residences, LLC, & Toloui 2003 Family Trust

ADDRESS: 1872 Eagle Peak Ave

CITY: Clayton

STATE: CA

ZIP CODE: 94517-1802

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

## 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

Hugh H. Toloui  
Property Owner (Signature)\*

Hugh H. Toloui  
Property Owner (Print)

12/3/2024  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0216

ACCEPTED BY \_\_\_\_\_

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY

02/05/2024





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-020

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a single family development and waiver of development standards

## PROPERTY OWNER INFORMATION

NAME: AFGCPEB, LLC  
ADDRESS: 48 Drifting Shadow Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89135  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC  
ADDRESS: 1140 N. Town Center Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-877-7040 CELL: \_\_\_\_\_ EMAIL: isummers@tollbrothers.com

## 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: 702-499-6469 EMAIL: stewplan@gmail.com

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

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

Property Owner (Signature)\*

CONSTANTINA ZARKOS, MANAGER 12-03-24  
Property Owner (Print) Date

## DEPARTMENT USE ONLY

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

WARRANTY: WS-25-0216  
FEE: 5-6-25  
FEE: 6-4-25  
FEE: ENTERPRISE DATE: 4-9-25

ACCEPTED BY: RL  
DATE: 3-11-25  
FEE: \$1800.00

PLANNER COPY

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

March 10, 2025

Mr. Rich Ruggles, Principal Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter—DR/WS - 24-101251/APN: 176-19-101-006, 020, 025, 026, 027, & 028

Dear Mr. Ruggles:

Please accept this as our request for a design review and waiver of development standards for a Single Family 3.3 (RS3.3) The property is planned for Low-Intensity Suburban Neighborhood (up to 5 du/ac) and the property is zoned RS 3.3. The zoning was approved in November 2022, via a nonconforming zone change. At the Board of County Commission meeting, a condition was imposed for the lots fronting on Street "F" as shown on the revised plan shall be no less than 7,500 square feet (Lots 46 through 51 and Lots 1 through 10) to be a minimum of 7500 square feet. Street F is now called Street C, Lots 52-65. Raven was previously approved at a right of way of 23.5 feet in the original zone change (see attached NoFA). We are showing Raven as 47 feet in width.

**Description**

The property is 15.9 acres located on the southwest corner of Grand Canyon and Pebble Rd. The parcel surrounds property to the north with half acre lots. To the south is a developed subdivision zoned RS 3.3. The proposed subdivision consists of 115 residential lots, ranging in size from 3400 square feet up to 8704 square feet, for an average lot size of 4157 square feet, and a total of 11 common element lots.

There are four entrances into the development with grid streets in the development. The houses are shown two stories in height. There are two different types of models-

the larger Toll Brother models for the 7500 square foot lots, and the smaller models for the Storybook Homes lots. There are windows shown on all four sides with some doors shown on the side. There is stucco covered foam trim shown on the front of the houses and wrap around a portion of the sides of the houses. The houses are earth tone in color, stucco. The roofs are concrete tile. There are lights on both sides of the garage door and the house numbers are backlit and dusk to dawn automatic lights. The house sizes range in 3 sizes. Plan 1 – 2,507 sq ft, Plan 2 – 2,714 sq ft, Plan 3 – 2,883 sq ft. Also, the garage and “optional” patio dimensions which are as follows: garage: 20x20 and the “optional” patio: 10x10.

The houses to the north of the subject site are one story houses. The adjacent development to the south consists of existing two-story homes. The houses rear to the property on the north and west side of the property, and the southern property the houses side to the subject property. The property is significantly lower than the existing homes to the north, so the impact of the houses will be minimal.

#### **Related Applications**

A Plan Amendment is a companion item.

A Zone Change is a companion item.

A Tentative Map is a companion item.

A Vacation and Abandonment for patent easements is a companion item.

#### **Design Reviews**

Design Review -For site layout.

Design review – House design.

#### **Waiver of Development Standards**

Waivers of Development Standards (WS): to Allow retaining walls to be 7 feet where 3 feet is the maximum allowed per Sec. 30.04.03C.2. *The property falls 34 feet from north to south, retaining walls are necessary in order to develop the property.*

Allow 7 feet of fill where 3 feet of fill within 5 feet of a shared property line is the maximum allowed by Sec. 30.04.06F.1. (Lot 5 Cross Section A). *The property falls 34 feet from north to south, retaining walls are necessary in order to develop the property.*

Allow 7 feet of fill where feet of fill within 20 feet of a shared property line is the

maximum allowed by Sec. 30.04.06F.2. (Lot 5 Cross Section A). *The property falls 34 feet from north to south, retaining walls are necessary in order to develop the property.*

Waive requirement for lots to be at least 10,000 sf where adjacent to RNP per Sec. 30.04.06G.2.1. (Lots 7-19 & 26-65). *The original approval for R-2/RS 3.3 mandated where the larger lots would be located. We are maintaining that design.*

Waive requirement for rear setbacks to comply with the adjacent RS20 standards per Sec. 30.04.06G.2.iii. (Lots 7-14 & 26-56). *The layout of the subdivision is basically the same next to the RNP when the original zoning was approved. The lots are lower than the adjacent RNP lots and the increased rear yard would have minimal effect on the adjacent homes. To the west there are no houses built. Any future development will be aware of the design of the houses built next to site.*

Waiver of Development Standard - 30.04.08.F.1 to allow 55-feet between A Street and Conquistador. *The layout of the subdivision streets is the same next to the RNP when the original zoning was approved. The main change to the subdivision is along the southern boundary, we are requesting to keep the layout as previously approved.*

Waiver of Development Standard – Request to waive the requirement for one large tree and 3 shrubs every 30 feet on lots 91-115, per 30.04.01 Landscaping D.7.ii(a) & iii. *Title 30 requires one large tree and three shrubs every 30 feet of street frontage. The frontage is 1002 feet of frontage, divided by 30, equals 34 (rounded up) trees. We are providing 47 trees on the private streets, so by providing trees on the private streets, there are 13 more trees provided than required.*

We believe this to be an asset to the area, this development is similar to the existing development to the south, and we respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**

**TENTATIVE MAP** consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-19-101-006; 176-19-101-020; 176-19-101-025 through 176-19-101-028

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 15.0
- Project Type: Proposed single-family residential development
- Number of Lots: 115
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,400/8,643

**Project Description**

The plans show a proposed 115 lot single-family detached residential development. The overall site is 15 acres with a density of 7.6 dwelling units per acre. The lots range in size from 3,400 square feet up to 8,643 square feet. Subdivision access for 90 lots is from five, 38 foot wide private streets. Two streets, A Street and C Street, connect directly to Pebble Road to the north and Raven Avenue to the south. B, D, and E Streets provide internal access through the subdivision. Raven Avenue, a 48 foot wide public residential local street, provides direct access to 25 lots along the north side of this street. Detached sidewalks are provided along Pebble Road and Grand Canyon Drive. Raven Avenue is proposed to have a 5 foot wide attached sidewalk which is the subject of a waiver request. Lots 53 through 65 are located within the east portion of the development and front onto C Street, these lots are proposed to be larger than 7,500 square feet, while the other lots are between 3,400 and 4,350 square feet.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0305	Reclassified site from R-E (RNP-I) and H-2 to R-2 zoning; waiver to reduce street width, and design review for single family residential development	Approved by BCC	November 2022
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved by BCC	October 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (NPO-RNP) & RS3.3	Single-family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS10 (NPO-RNP) & RS20 (NPO-RNP)	Single-family residential development & undeveloped parcels (recently approved RS10 single-family residential development)

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

**Related Applications**

Application Number	Request
PA-25-700016	A plan amendment to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0215	A zone change to reclassify the site from RS20 and H-2 to RS3.3 and remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
WS-25-0216	A single family detached residential development with waivers and a design review is a companion item on this agenda.
VS-25-0217	A vacation and abandonment of 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**

The proposed street network allows access to a local street and collector streets. There are no double frontage or through lots in the subdivision as common lots are used to separate the lots from secondary frontages. All lots will face towards and have access only to the internal streets or to a residential local street, Raven Avenue. The lot sizes and density are compliant with the underlying zoning and Master Plan land use category. However, staff finds that the previously approved development via NZC-22-0305 included a 20 foot wide buffer south of the RS20 zoned parcels, and the lots adjacent to this buffer were larger. The previous design included a less dense layout especially when adjacent to the existing residences within the RS20 zoned lots. Since the applicant added an additional 21 lots, the proposed development is more dense than what was previously approved; therefore, staff cannot support this tentative map request.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 4, 2025 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 23.5 feet back of curb for Raven Avenue and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb 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**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOLL BROTHERS SOUTH, LLC

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



# Department of Comprehensive Planning Application Form

# 12A

ASSESSOR PARCEL #(s): 176-19-101-006

PROPERTY ADDRESS/ CROSS STREETS: SWC Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for 115 lots

## PROPERTY OWNER INFORMATION

NAME: GRAND CANYON L L C and NAHAI AMIN & ILIEN LIVING TRUST

ADDRESS: 16150 Valley Meadow Pl

CITY: Encino

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_ STATE: CA ZIP CODE: 91436

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

TELEPHONE: 702-877-7040 CELL \_\_\_\_\_ STATE: NV ZIP CODE: 89134 REF CONTACT ID # \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577

EMAIL: stewplan@gmail.com

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

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

Property Owner (Signature)\*

GRAND CANYON LLC - AND NAHAI AMIN +  
Property Owner (Print)

ILIEN LIVING TRUST

Date 01/24/2025

## DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> LT	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
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APPLICATION # (s) TM-25-500054

PC MEETING DATE 5-6-25

BCC MEETING DATE 6-9-25

TAB/CAC LOCATION ENTERPRISE

ACCEPTED BY RL

DATE 3-11-25

FEE \$ 750.00

DATE 4-9-25

PLANNER COPY



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-020

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for 115 lots

### PROPERTY OWNER INFORMATION

NAME: AFGCPEB, LLC

ADDRESS: 48 Drifting Shadow Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

### 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

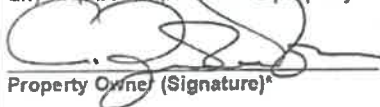
TELEPHONE: \_\_\_\_\_

CELL 702-499-6469

EMAIL: stewplan@gmail.com

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

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

  
Property Owner (Signature)\*

CONSTANTINA ZARKOS, MANAGER  
Property Owner (Print)

12-03-24  
Date

### DEPARTMENT USE ONLY:

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OTHER \_\_\_\_\_

APPLICATION # (S) TM-25-500054

ACCEPTED BY \_\_\_\_\_

PERMITTING DATE \_\_\_\_\_

DATE \_\_\_\_\_

PERMITTING DATE \_\_\_\_\_

FEES \_\_\_\_\_

PERMIT LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY

02/06/2024



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-025 & 026 & 006

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

### DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for 115 lots

### PROPERTY OWNER INFORMATION

NAME: Nahai Amin & Ilien Living Trust c/o I Nahai

ADDRESS: 11955 Crest Place

CITY: Beverly Hills

STATE: CA

ZIP CODE: 90210

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

### 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

[Signature]  
Property Owner (Signature)\*

KATHAN NAHAI  
Property Owner (Print)

12/02/2024  
Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

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OTHER \_\_\_\_\_

APPLICATION # (s) TM-25-500054

ACCEPTED BY \_\_\_\_\_

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

PLANNER COPY

02/05/2024





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-19-101-027 & 028

PROPERTY ADDRESS/ CROSS STREETS: Pebble & Grand Canyon

## DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for 115 lots

## PROPERTY OWNER INFORMATION

NAME: Riviera Residences, LLC, & Toloui 2003 Family Trust

ADDRESS: 1872 Eagle Peak Ave

CITY: Clayton

STATE: CA

ZIP CODE: 94517-1802

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: Toll Brothers South, LLC

ADDRESS: 1140 N. Town Center Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-877-7040

CELL \_\_\_\_\_

EMAIL: isummers@tollbrothers.com

## 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 702-499-6469

EMAIL: stewplan@gmail.com

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

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

Hugh H. Toloui

Property Owner (Signature)\*

Hugh H. Toloui

Property Owner (Print)

12/3/2024

Date

## DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

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APPLICATION # (s) TM-25-500054

ACCEPTED BY \_\_\_\_\_

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



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

January 23, 2025

Mr. Rich Ruggles, Principal Planner  
Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter –TM - 24-101251/APN: 176-19-101-006, 020, 025, 026,  
027, & 028

Dear Mr. Ruggles:

Please accept this as our request for a Tentative Map in conjunction with a tentative map for a Single Family 3.3 (RS3.3) The property is planned for Low-Intensity Suburban Neighborhood (up to 5 du/ac) and the property is zoned RS 3.3. The zoning was approved in November 2022, via a nonconforming zone change. At the Board of County Commission meeting, a condition was imposed for "the lots fronting on Street "F" as shown on the revised plan shall be no less than 7,500 square feet (Lots 46 through 51 and Lots 1 through 10) to be a minimum of 7500 square feet, as shown on the plans submitted for the nonconforming zone change." That condition references the plan submitted for the nonconforming zone change. Street F is now Street C on this plan.

Description

The property is 15 acres located on the southwest corner of Grand Canyon and Pebble Rd. The parcel surrounds property to the north with half acre lots. To the south is a developed subdivision zoned RS 3.3.

PLANNER COPY

TM-25-500054

The proposed subdivision consists of 115 residential lots, ranging in size from 3400 square feet up to 9450 square feet, for an average lot size of 4368 square feet, and a total of 11 common element lots. There are four entrances into the development with grid streets in the development.

There is a 35-foot grade difference in the property from Pebble to the south to Raven. The lots are planned to be stair stepped, with one area of fill at a maximum of 12 feet. This will allow the site to be built upon.

#### Related Applications

A design review is a companion item

A Plan Amendment is a companion item

A Zone Change is a companion item.

We believe this to be an asset to the area, this development is similar to the existing adjacent developments, and we respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ET-25-400030 (ZC-21-0119)-MACKOVSKI, ALEXANDER:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) landscaping; 2) non-standard off-site improvements (landscaping); and 3) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) hotel; 2) commercial building; 3) lighting plan; 4) alternative parking lot landscaping; and 5) finished grade on 2.76 acres in a CG (Commercial General) Zone.

Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-33-101-005 through 177-33-101-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit alternative landscaping along Las Vegas Boulevard South where a minimum 15 foot wide landscape area per Figure 30.64-17 is required.
2. Permit non-standard improvements (landscaping) within the right-of-way and future right-of-way of Las Vegas Boulevard South where not permitted per Section 30.52.052.
3. Reduce driveway throat depth to 51 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).

**DESIGN REVIEWS:**

1. A hotel building with 94 guest rooms.
2. A commercial building for future retail and restaurant uses.
3. A lighting plan.
4. Alternative parking lot landscaping where landscaping is required per Figure 30.64-14.
5. Increase finished grade to 39 inches (3.3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.032.040 (a 117% increase).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.76

- Project Type: Hotel with commercial building for future retail/restaurant uses
- Number of Hotel Units: 94
- Number of Stories: 4 (hotel)/1 (commercial building)
- Building Height (feet): 50 (hotel)/24 (commercial building)
- Square Feet: 13,940 (hotel)/4,650 (commercial building)
- Parking Required/Provided: 101/112 (site plus shared parking agreement spaces per WS-23-0396)

### History

This application originally included a zone change to C-2 (now CG), and the zoning was permanently approved. The approved plans for this project depicted a 6 foot setback for the proposed commercial building from the future right-of-way line of Las Vegas Boulevard South. The plans also depicted a drive-thru service in conjunction with the commercial building which raised concerns for staff. The applicant submitted revised plans which removed the drive-thru service and increased the building setback to the future right-of-way line. Therefore, waivers #1a and #1b were withdrawn and design review #2 is for the commercial building without a drive-thru service.

The original application (ZC-21-0119) was granted its first extension of time (ET-23-400078) in July of 2023. Then, in September of 2023, WS-23-0396 was approved to waive street landscaping and off-site improvements for the site. This is the second extension of time request for ZC-21-0119. The applicant is also requesting an extension of time (first request) for WS-23-0396, concurrently.

### Site Plan

The approved site is approximately 2.76 acres of undeveloped land located between Las Vegas Boulevard South and the Giles Street alignment, approximately 425 feet south of Cactus Avenue. Giles Street along the east side of this site has been vacated. Access to the site is provided by a proposed driveway from Las Vegas Boulevard South on the southwest corner of the site and a cross access with the existing commercial development to the north. A future cross access with the adjacent parcel to the south is depicted on the southwest corner of the site. The project consists of 2 buildings being a commercial building for retail and restaurant uses and a hotel. The commercial building is located on the northwestern portion of the site and the hotel is located on the south half of the eastern half of the site. The plans indicate the western 100 feet of the site will be taken for right-of-way for Las Vegas Boulevard South. The proposed commercial building will be set back 11 feet from the future right-of-way line for Las Vegas Boulevard South. Parking for the project is located to the north and east of the hotel building and to the south and east of the commercial building. The proposed development was originally required to have 118 parking spaces and 100 parking spaces were provided on the site. The applicant had presented staff with a shared access and parking agreement with the property owner of the commercial development to the north. With the shared access and parking agreement with the commercial development to the north, the 2 developments were required to have 286 parking spaces and 342 parking spaces were to be provided. The approved plan also depicted a pool and patio area on the south side of the hotel building located between the building and the south property line.

The approved cross section plan indicates that the hotel building will be increased approximately 2 feet above the existing grade of the site and the commercial building approximately 3.3 feet above existing grade. It also indicates the proposed finished floor elevations for the project will be similar to the finished floor elevation for the existing single-family residence to the east but approximately 3 feet higher than the existing commercial building to the north.

#### Landscaping

The approved plan with ZC-21-0119 depicted a minimum 10 foot wide landscape area consisting of large evergreen trees along the east property line adjacent to an existing single-family residence. The approved plan also shows the western 100 feet of the site as part of the future right-of-way for Las Vegas Boulevard South. A detached sidewalk is depicted within the right-of-way that is set back approximately 5 feet from the back of curb. Between this detached sidewalk and the edge of the future right-of-way the plan depicts trees, shrubs, and groundcover within this area. Within the 11 foot setback to the future right-of-way line for the commercial building the plan depicts landscaping consisting of trees, shrubs, and groundcover, which the plans indicate will remain when future street improvements widen the right-of-way. Additional landscape areas are provided in the parking areas and adjacent to the buildings. Landscaping within the parking areas to the north of the hotel and to the east of the commercial building do not comply with the requirements of Figure 30.64-14, however, the number of trees required for the parking areas is provided and located throughout the site.

With WS-23-0396, the street landscaping and sidewalk requirements along Conn Avenue and Giles Street were waived, but otherwise matched the approved landscape plans with ZC-21-0119. The other notable difference from the approval of ZC-21-0119 was the loss of a 294 square foot (28 feet long by 10.5 feet wide) portion of landscaping in the southeastern corner of the property to make way for a Las Vegas Valley Water District easement.

#### Lighting

The approved plan indicates that lighting will consist of wall mounted light fixtures and parking lot light poles. The wall mounted light fixtures will consist of LED fixtures set approximately 14 feet above grade on the buildings. There will be a total of 10 parking lot light poles. These light poles will consist of eight, 16 foot high poles located in the central and western portions of the site and two, 12 foot high poles along the east portion of the parking lot nearest the existing residential use. All light fixtures will be downcast to minimize or eliminate light pollution.

#### Elevations

The approved commercial building is 1 story with a maximum height of 24 feet. The building has a flat roof behind a parapet wall that varies between 21 feet and 24 feet in height. The exterior of the building has a stucco finish painted in earth tone colors.

The approved hotel building is 4 stories with a maximum height of approximately 50 feet. The building has a flat roof behind parapet walls that vary the height of the building between 44 feet and 50 feet. The exterior of the building consists of a stucco finish painted in earth tone colors, stone veneer, and multiple surface plane variations to give both vertical and horizontal articulation which include accent bands and reveal lines.

### Floor Plan

The approved floor plans depict the commercial building as having an area of 4,650 square feet. The building will be constructed as a shell building where the interior of the building will be completed by future building permits to meet the needs of future tenants and can be divided into 2 lease spaces.

The approved hotel building has an area of 13,940 square feet divided between 4 floors with a total of 94 guest rooms. The first floor will consist of guest rooms, fitness center, meeting rooms, lobby area, and support areas. Floors 2 through 4 will consist of guest rooms and housekeeping storage areas.

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400078 (ZC-21-0119):

#### Comprehensive Planning

- Until May 5, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-21-0119:

#### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review for signage;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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 County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has



been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an elbow at the intersection of Conn Avenue and Giles Street;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### Building Department - Fire Prevention

- Cross access agreement required.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0126-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

#### Applicant's Justification

The applicant states that early grading on the site has already been completed, and that the bond for construction has already been posted. Additionally, the applicant states that building plans for the commercial pad have been submitted, as well as the building plans for the proposed hotel on-site.

#### **Prior Land Use Requests**

Application Number	Request	Action	Date
WS-23-0396	Waiver of development standards for street landscaping and off-site improvements	Approved by BCC	September 2023
ET-23-400078 (ZC-21-0119)	First extension of time for waivers and use permits for a non-gaming hotel and commercial building	Approved by BCC	July 2023
ZC-21-0119	Reclassified from H-2 to C-2 zoning with waivers and use permits for a non-gaming hotel and commercial building	Approved by BCC	May 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Corridor Mixed-Use	CG	Restaurant & commercial development
South	Entertainment Mixed-Use & Neighborhood Commercial	H-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Entertainment Mixed-Use	CR	Undeveloped

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

**Related Applications**

Application Number	Request
ET-25-400031 (WS-23-0396)	An extension of time for a waiver of development standards for street landscaping and off-sites is a related 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**

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

Staff finds that the applicant has made some progress towards commencement of the project by obtaining the early grading permit for the site and posting the bond for the project. Additionally, building permits BD24-41079 and BD25-06736 are under review for the commercial pad and hotel, respectively. Also, WS-23-0396 was approved in September of 2023 to waive street landscaping and off-site improvements. Therefore, staff can support the request. However, staff may not be able to support any future extension of time requests, as the project was approved in 2021 and a new development Code has since been adopted, and the expectation is that moving forward, projects conform to new regulations.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: ALEXANDER MACKOVSKI**

**CONTACT: ALEXANDER MACKOVSKI, 1594 VILLA RICA DRIVE, HENDERSON, NV 89052**





# Department of Comprehensive Planning Application Form

# 13A

ASSESSOR PARCEL #(s): 177-33-101-005,006,007,008 & 009

PROPERTY ADDRESS/ CROSS STREETS: S. LAS VEGAS BLVD & CACTUS AVE.

## DETAILED SUMMARY PROJECT DESCRIPTION

COMMERCIAL DEVELOPMENT OF A HOTEL BUILDING, 34 ROOMS AND A COMMERCIAL RETAIL BUILDING FRONTING LAS VEGAS BLVD.

WS-23-0396

## PROPERTY OWNER INFORMATION

NAME: ALEXANDER MACKOWSKI  
ADDRESS: 1534 VILLA RICA DR.  
CITY: HENDERSON STATE: NV ZIP CODE: 89052  
TELEPHONE: 702-334-5160 CELL 702-334-5160 EMAIL: AMACKOWSKI@HOTMAIL.COM

## APPLICANT INFORMATION (must match online record)

NAME: ALEXANDER MACKOWSKI  
ADDRESS: 1534 VILLA RICA DR.  
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID #  
TELEPHONE: 702-334-5160 CELL 702-334-5160 EMAIL: A.MACKOWSKI@HOTMAIL.COM

## CORRESPONDENT INFORMATION (must match online record)

NAME: ALEXANDER MACKOWSKI  
ADDRESS: 1534 VILLA RICA DR.  
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # 124842  
TELEPHONE: 702-334-5160 CELL 702-334-5160 EMAIL: AMACKOWSKI@HOTMAIL.COM

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

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

Alexander Mackowski  
Property Owner (Signature)\*

ALEXANDER MACKOWSKI  
Property Owner (Print)

02-15-2025  
Date

## DEPARTMENT USE ONLY

<input type="checkbox"/> AD	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> LT	<input type="checkbox"/> PUBD	<input type="checkbox"/> SN	<input type="checkbox"/> UR	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUB	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPROVALS:

ET-25-400030

PLANNING DIVISION

X

DATE RECEIVED

05/07/2025

APPROVALS:

Enterprise

DATE

04/09/2025

APPROVALS:

DD

PLANNING DIVISION

02/27/2025

DATE

\$800

Feb 24, 2025

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

Re: **project: Las Vegas and Conn, PW 22-11776,  
EXTENSION OF TIME – ZC 21-0119 and WS 23-0396**

**xxxxx S. Las Vegas Blvd, Las Vegas NV 89183  
APN: 177-33-101-005,006,007,008,009**

**Property owner: Alexander Mackovski  
1594 Villa Rica Drive,  
Henderson NV 89052**

**Justification Letter :**

With this letter we are requesting an Extension of Time for ZC 21-0119 and WS 23-0396.

The subject site is gross 2.4 acres and is fronting S. Las Vegas Blvd.(an address is not assigned yet for this project).

We have started the construction of the project and at present time:

- On-Site Grading is completed (Early Grading) with its two Building Pads BD 24-45351;
- Bond (cash in lieu) has been posted;
- LVVWD water connection fees paid;
- Building Plans are been submitted for the Commercial Pad BD 24-41079,  
and for the Hotel Building (Hollyday Inn Express and Suites-HIE) BD 25-08736

...

We are hopeful that this letter clearly describes the project progress.

If you have any questions or require any additional information, please call  
Alexander (702) 334-5160. Or email: amackovski@hotmail.com

Respectfully,  
Alexander Mackovski  
Project Coordinator/Owner Developer





**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ET-25-400031 (WS-23-0396)-MACKOVSKI, ALEXANDER:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) landscaping; and 2) waive full off-site improvements in conjunction with a previously approved hotel and retail development on 2.76 acres in a CG (Commercial General) Zone.

Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-33-101-005 through 177-33-101-009; 177-33-111-004; 177-33-111-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate street landscaping and detached sidewalks along Conn Avenue and Giles Street where required per Figure 30.64-17 (a 100% reduction).
2. Waive full off-site improvements (sidewalks, curbs, gutters, pavement, and streetlights) along Conn Avenue and Giles Street where required per Section 30.52.040.

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.76
- Project Type: Waive landscaping and off-site improvements for a hotel & retail complex
- Number of Stories: 4 (hotel)/1 (retail) (per ZC-21-0119)
- Building Height (feet): 49.5 (hotel)/24 (retail) (per ZC-21-0119)
- Square Feet: 13,940 (hotel)/4,650 (retail)
- Parking Required/Provided: 101/112 (site plus shared parking agreement spaces)

**History**

The complex was originally approved by the Board of County Commissioner's in May 2021 through ZC-21-0119. This application included a zone change from the H-2 (General Highway Frontage) zone to the C-2 (General Commercial – now CG, Commercial General) zone with

waivers for the front setback of the retail building, alternative landscaping along Las Vegas Boulevard South, non-standard improvements (landscaping) in the Las Vegas Boulevard South right-of-way, and driveway geometrics. The application was extended to May 2025 to commence with ET-23-400078 (ZC-21-0119) in July of 2023.

In September of 2023, WS-23-0396 was approved to waive street landscaping and off-site improvements for the site. This request is to extend the original application. The applicant is also requesting an extension of time (second request) for ZC-21-0119, concurrently.

#### Site Plan

The approved plans show a 4,650 square foot retail building on the west side of the property along Las Vegas Boulevard South and a 13,940 square foot, 4 story hotel building located in the southeast corner of the site as were approved by ZC-21-0119. Access to the site is shown to be from a commercial driveway in the southwest corner of the site along Las Vegas Boulevard South. Parking is provided throughout the site surrounding both the retail and hotel buildings and is accessed through a two-way, 24 foot driveway aisle that weaves through the site in an S shape. There are 2 points of cross access that were provided, 1 is in the north central portion of the site and provided to the retail complex to the north, and another located in the southeast corner of the site that provides access to the undeveloped parcel to the south.

The original application (WS-23-0396) was to eliminate landscaping, sidewalks, and required off-sites, because of the required dedication of an elbow intersection at the intersection of Giles Street and Conn Avenue. Due to the required radius of the elbow intersection (75 feet), the right-of-way extends onto the subject property approximately 11 feet, which triggers the need for street landscaping, detached sidewalks, streetlights, curbs, and pavement in the very southeast corner of the property adjacent to the dedication, due to the 60 foot width of the Conn Avenue right-of-way. The approved plans show a 20 foot to 35 foot section of Conn Avenue is proposed to be paved from where the paved portion of Conn Avenue ends currently (approximately 37 feet from the southeast property line) to 10.5 feet within the property boundary. Due to the placement of the right-of-way dedication and a Las Vegas Valley Water District easement, a 28 foot portion of the intense landscape buffer on the eastern property line and 3 parking stalls had to be removed from what was originally proposed in ZC-21-0119. The reduction in parking results in a total of 97 stalls being provided on-site with 15 parking spaces supplementing the on-site total due to a parking agreement. These additional 15 parking spaces are located in the south central portion of the northern retail complex adjacent to the proposed hotel/retail complex. This leads to 112 total provided parking spaces where 101 parking spaces are required for the uses on the subject site, based on shared parking totals.

#### Landscaping

With WS-23-0396, the street landscaping and sidewalk requirements along Conn Avenue and Giles Street were waived, but otherwise matched the approved landscape plans with ZC-21-0119. The other notable difference from the approval of ZC-21-0119 was the loss of a 294 square foot (28 feet long by 10.5 feet wide) portion of landscaping in the southeastern corner of the property to make way for a Las Vegas Valley Water District easement.

### Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0396:

#### **Comprehensive Planning**

- Until May 5, 2025 to commence, to correspond with ET-23-400078 (ZC-21-0119).
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Execute a Restrictive Covenant Agreement (deed restrictions).

#### Applicant's Justification

The applicant states that early grading on the site has already been completed, and that the bond for construction has already been posted. Additionally, the applicant states that building plans for the commercial pad have been submitted, as well as the building plans for the proposed hotel on site.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-23-0396	Waiver of development standards for street landscaping and off-site improvements	Approved by BCC	September 2023
ET-23-400078 (ZC-21-0119)	First extension of time for waivers and use permits for a non-gaming hotel and commercial building	Approved by BCC	July 2023
ZC-21-0119	Reclassified from H-2 to C-2 zoning with waivers and use permits for a non-gaming hotel and commercial building	Approved by BCC	May 2021

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use & Corridor Mixed-Use	CG	Restaurants & commercial development
South	Entertainment Mixed-Use & Neighborhood Commercial	H-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Entertainment Mixed-Use	CR	Undeveloped

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

### Related Applications

Application Number	Request
ET-25-400030 (ZC-21-0119)	An extension of time for a waiver of development standards for parking lot landscaping and driveway geometrics, and a design review for a commercial complex and hotel is a related 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

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

Staff finds that the applicant has made some progress towards commencement of the project by obtaining the early grading permit for the site and posting the bond for the project. Additionally, building permits BD24-41079 and BD25-06736 are under review for the commercial pad and hotel, respectively. Also, WS-23-0396 was approved in September of 2023 to waive street landscaping and off-site improvements and this is the first extension of time request. Therefore, staff can support the request. However, staff may not be able to support any future extension of time requests, as the original project was approved in 2021 and a new development Code has since been adopted, and the expectation is that moving forward, projects conform to new regulations.

#### 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 May 5, 2027 to commence, to correspond with ET-25-400030 (ZC-21-0119) 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 comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** ALEXANDER MACKOVSKI

**CONTACT:** ALEXANDER MACKOVSKI, 1594 VILLA RICA DRIVE, HENDERSON, NV 89052







# Department of Comprehensive Planning Application Form

# 14A

ASSESSOR PARCEL #(s): 177-33-101-005,006,007,008 & 009

PROPERTY ADDRESS/ CROSS STREETS: S. LAS VEGAS BLVD & CACTUS AVE.

## DETAILED SUMMARY PROJECT DESCRIPTION

COMMERCIAL DEVELOPMENT OF A HOTEL BUILDING, 34 ROOMS AND A COMMERCIAL RETAIL BUILDING FRONTING LAS VEGAS BLVD.

WS-23-0396

## PROPERTY OWNER INFORMATION

NAME: ALEXANDER MACKOLSKI  
ADDRESS: 1594 VILLA RICA DR.  
CITY: HENDERSON STATE: NV ZIP CODE: 89052  
TELEPHONE: 702-334-5160 CELL 702-334-5160 EMAIL: AMACKOLSKI@HOTMAIL.COM

## APPLICANT INFORMATION (must match online record)

NAME: ALEXANDER MACKOLSKI  
ADDRESS: 1594 VILLA RICA DR.  
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID #  
TELEPHONE: 702-334-5160 CELL 702-334-5160 EMAIL: A.MACKOLSKI@HOTMAIL.COM

## CORRESPONDENT INFORMATION (must match online record)

NAME: ALEXANDER MACKOLSKI  
ADDRESS: 1594 VILLA RICA DR.  
CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # 124842  
TELEPHONE: 702-334-5160 CELL 702-334-5160 EMAIL: AMACKOLSKI@HOTMAIL.COM

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

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

Alexander Mackolski  
Property Owner (Signature)

ALEXANDER MACKOLSKI  
Property Owner (Print)

02-15-2025  
Date

## DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> LT	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> TR	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> TA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION # ET-25-400031  
X  
DATE SUBMITTED 05/07/2025  
ENTERPRISE  
DATE FOR REVIEW 04/09/2025

DATE FOR REVIEW DD  
02/27/2025  
FEE \$600

Feb 24, 2025

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

Re: **project: Las Vegas and Conn, PW 22-11776,  
EXTENSION OF TIME – ZC 21-0119 and WS 23-0398**

**xxxxx S. Las Vegas Blvd, Las Vegas NV 89183  
APN: 177-33-101-005,006,007,008,009**

**Property owner: Alexander Mackovski  
1594 Villa Rica Drive,  
Henderson NV 89052**

**Justification Letter :**

With this letter we are requesting an Extension of Time for ZC 21-0119 and WS 23-0398.

The subject site is gross 2.4 acres and is fronting S. Las Vegas Blvd.(an address is not assigned yet for this project).

We have started the construction of the project and at present time:

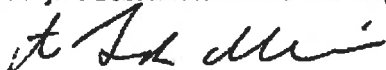
- On-Site Grading is completed (Early Grading) with its two Building Pads BD 24-45351;
- Bond (cash in lieu) has been posted;
- LVVWD water connection fees paid;
- Building Plans are been submitted for the Commercial Pad BD 24-41079,  
and for the Hotel Building (Hollyday Inn Express and Suites-HIE) BD 25-08736

...

We are hopeful that this letter clearly describes the project progress.

If you have any questions or require any additional information, please call  
Alexander (702) 334-5160. Or email: amackovski@hotmail.com

Respectfully,  
Alexander Mackovski  
Project Coordinator/Owner Developer



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ET-25-400032 (ZC-22-0143)-LACONIC LP:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduced driveway departure distance; and 2) reduced driveway throat depth.

**DESIGN REVIEWS** for the following: 1) a proposed retail center; and 2) finished grade on 1.73 acres in a CG (Commercial General) Zone.

Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise. MN/jm/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-28-803-011

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the proposed driveway departure distance along Cactus Avenue to 161 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 15% decrease).
2. Reduce the proposed driveway throat depth to 11 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 56% decrease).

**DESIGN REVIEWS:**

1. A proposed retail center with a drive-thru restaurant.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.73
- Project Type: Retail center
- Number of Stories: 1
- Building Height (feet): 30 (per ADR-24-900621)
- Square Feet: 9,000 (proposed retail building)/2,509 (proposed drive-thru only restaurant) (per ADR-24-900621)
- Parking Required/Provided: 43/44 (per ADR-24-900621)

### History and Request

In June 2022, ZC-22-0143 was approved for an L-shaped retail building and a standalone restaurant. The zone change request to C-1 (currently CG) was permanently approved, and waiver #1 to reduce parking and waiver #2 to reduce height setback ratio were withdrawn without prejudice. In June 2024, the project was extended for an additional year via ADET-25-900399. Later in September 2024, ADR-24-900621 was approved for changes to the site.

### Site Plan

The previously approved site plan with ZC-22-0143 depicted a proposed retail center on 1.73 acres located on the northwest corner of Cactus Avenue and Bermuda Road. A new commercial driveway was proposed on the northeast corner of the site adjacent to Bermuda Road, and a second driveway was proposed on the southwest corner of the parcel adjacent to Cactus Avenue.

An L-shaped retail building was proposed on the northwest corner of the site that was set back 10 feet from the west property line, 10 feet from the north property line, 94 feet from the south property line, and 124 feet from the east property line. The second building was a proposed restaurant (drive-thru only), located on the southeast corner of the site. This building was set back 27 feet from the east property line, 57 feet from the south property line, 158 feet from the west property line, and 133 feet from the north property line.

The applicant also requested a design review for the entire site, and an increase in finished grade to 48 inches. The request to increase the finished grade to a maximum of 48 inches is primarily located along the south property line. Lastly, the applicant requested to reduce the departure distance to 161 feet where 190 feet was required and reduce the proposed driveway throat depth to 11 feet where 25 feet was required.

ADR-24-900621 reconfigured the site and altered the parking. The retail building along the east property line was changed from a "L" shape (9,246 square feet) to an in-line building (9,000 square feet). Also, the restaurant pad increased from 750 square feet to 2,509 square feet. An additional drive-thru lane was added to the standalone restaurant, and parking throughout the site was reconfigured. Those revisions changed the parking count to 44 spaces provided where 43 parking spaces were required.

### Landscaping

Along the north and west property lines (adjacent to existing single-family residences) a 7 foot to 10 foot wide landscape buffer was depicted with 24 inch box trees spaced every 15 feet. In addition, the approved plans with ZC-22-0143 depicted shrubs planted between and adjacent to the proposed trees along the north and west property lines. The south property line included an attached sidewalk with proposed trees and shrubs. The east property line included a detached sidewalk with proposed shrubs and trees. The landscape finger islands throughout the parking lot and the pad site which was a part of the proposed restaurant (drive-thru only), included trees and shrubs.

ADR-24-900621 modified the previously approved plans. Landscaping was slightly increased along the north property line while greatly reduced due to the reconfiguration of the standalone

restaurant pad along the east property line. The interior landscape island was nearly eliminated. Along the south property line landscaping was reduced due to the added drive-thru lane.

### Elevations

The previously approved elevation plans with ZC-22-0143 depicted an L-shaped retail building with a maximum height of 32 feet. This building included varying heights of parapet roofs to show some visual interest. The exterior walls included a stucco finish with decorative stucco pop-outs and neutral earth tone colors. The main entrances to the lease spaces were along the east facing elevations. The proposed restaurant building (drive-thru only) had an overall height of 20 feet to the top of the parapet roof. The design of the building was to match the larger retail building. There was an existing 6 foot high CMU block wall along the west and north property lines. No screening was proposed along the east and south property lines.

ADR-24-900621 slightly modified the building elevations. They still have vertical and horizontal articulation, but the overall height of the main retail building has been reduced to 30 feet. The new designs feature more glass on the front façade of the buildings and have added some decorative stone detailing. The restaurant façades changed due to the increased size.

### Floor Plans

The previously approved floor plan with ZC-22-0143 for the proposed restaurant (drive-thru only) included a prep space, pick-up window area, a storage room, and a restroom. The approved plans with ADR-24-900621 increased the building size from 750 square feet to 2,509 square feet,

The proposed retail building consisted of 7 proposed lease spaces each containing restrooms. The approved plans with ADR-24-900621 reduced the building size from 9,246 square feet to 9,000 square feet and shows 5 proposed lease spaces.

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for ADET-24-900399 (ZC-22-0143):

- Until June 8, 2025 to commence.
- Applicant is advised that the application must commence by the stated date or the application will expire; no extensions of time are permitted; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Listed below are the approved conditions for ZC-22-0143:

### Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Businesses are limited to daytime hours only;
- Maximum building height of 30 feet which includes 4 feet of screening for mechanical equipment;

- Building to be finished on all 4 sides with additional architectural enhancements such as pop-outs and faux windows to be added to the north and west building faces;
- Doors along the north and west sides of the buildings to be emergency exits only;
- Reduce the square footage by 250 square feet (as shown on revised plans);
- Install intense landscaping per Title 30.64-12 adjacent to the residential to the west and the north;
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate right-of-way for a combination bus turnout/right turn lane.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- 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 #0124-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

#### Applicant's Justification

The applicant states ZC-22-0143 was approved in June of 2022 for a zone change, waivers of development standards, and design review. In June of 2024, an administrative extension of time

was granted. Later in September 2024, changes to the approved plans were approved via ADR-24-900621. The applicant is now requesting a second extension of time to implement the design changes previously approved so they can start pre-leasing the project.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900621	Changes to approved plans to ZC-22-0143	Approved by ZA	September 2024
ADET-24-900399 (ZC-22-0143)	First extension of time for ZC-22-0143	Approved by ZA	June 2024
VS-22-0144	Vacated and abandoned easements of interest to Clark County	Approved by BCC	June 2022
ZC-22-0143	Zone change to C-1, waivers for driveway departure distance and throat depth, and design review for retail center and finished grade	Approved by BCC	June 2022

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS10	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East	Neighborhood Commercial	CG	Gas station & multi-family residential
West	Neighborhood Commercial	RS10	Single-family residential

#### Clark County Public Response Office (CCPRO)

There is an active, unpaid, Code enforcement case for signs attached to fencing (CE23-26381).

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

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

Staff finds that ADR-24-900621 was approved in September 2024 for revised plans for the project. Therefore, staff can support this second request for an extension of time to allow the



applicant to commence the project. However, staff may not be able to support any future extension of time requests if no progress is made towards commencement of the project.

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

There have been no significant changes in this area. Staff has no objection to this extension of time.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

- Until June 8, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Compliance with previous conditions.

##### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LACONIC LP

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



# Department of Comprehensive Planning Application Form

# 15A

ASSESSOR PARCEL #(s): 177-28-803-011

PROPERTY ADDRESS/ CROSS STREETS: Cactus & Bermuda

Extension of time of ZC-22-0143

NAME: LACONIC, LP  
ADDRESS: 67 Princeville Lane  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

NAME: LACONIC, LP  
ADDRESS: 67 Princeville Lane  
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

NAME: Kaempfer Crowell -- Jennifer Lazovich  
ADDRESS: 1980 Festival Plaza Dr. #650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164874  
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@jknvlaw.com

\*Correspondent will receive all project communication

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

George Matopoulos  
Property Owner (Signature)\*

George Matopoulos, Mgr.  
Property Owner (Print)

2/25/25  
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SK	<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 <u>      </u>

APPLICATION # (s) 25-400032

ACCEPTED BY SM

PC MEETING DATE

DATE 2/4/25

BCL MEETING DATE 5/7/25

Fee 1,100.00

1AR/AC LOCATION Enterprise

DATE 4/8/25

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  
[jazovich@kcnvlaw.com](mailto:jazovich@kcnvlaw.com)  
D: 702.792.7050

February 27, 2025

**VIA EMAIL**

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

**Re: Justification Letter  
2<sup>nd</sup> EOT for ADET-24-900339 (ZC-22-0143)  
APN: 177-28-803-011**

To Whom It May Concern:

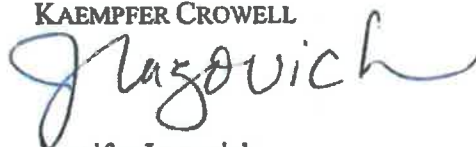
Our Firm represents the Applicant. The Applicant is developing approximately 1.7 acres located at the northwest corner of Cactus Avenue and Bermuda Road, more particularly described as APN: 177-28-803-011 (the "Site"). By way of background, on May 4, 2022, the Board of County Commissioners approved ZC-23-0143 rezoning the Site to CG (formerly C-1) and a design review and related waivers for a commercial retail building and drive-thru restaurant. On June 8, 2025, the Zoning Administrator approved ADET-24-900399 (ZC-22-0143) extending the entitlements to commence by June 8, 2025. Subsequent to the approval of ADET-24-900339 (ZC-22-0143), the Zoning Administrator approved ADR-24-9000621 (ZC-22-0143) modifying the design review with the condition to remaining to commence by June 8, 2025.

The Applicant is now requesting this second extension of time. The extension of time is required to implement the approved modified design, which in turn now allows the Applicant to begin pre-leasing the 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

JJL/ajc

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-25-400033 (UC-22-0459)-NV LAS DEC, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an approved 230kV substation with associated equipment on 9.0 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/my/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-02-301-005; 176-02-301-020

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive full off-site improvements including (curb, gutter, sidewalk, streetlights, and partial paving) width along Redwood Street where required per Section 30.52.050.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6755 Maule Avenue
- Site Acreage: 9
- Project Type: Electric substation and public utility transmission lines
- Utility Pole and Tower Height (feet): 110 to 160

**History & Request**

The original request for use permits, waivers of development standards, and design reviews was approved via UC-22-0459 in January 2023 by the Board of County Commissioners. The condition of approval required the project to commence by January 2027. However, another condition required full off-site improvements to be constructed along Redwood Street by March 2025. This request is to grant more time to satisfy the condition.

**Site Plan**

The approved plans depict an electrical substation site with associated equipment located on the west side of Redwood Street between Maule Avenue and Badura Avenue. The transmission corridor starts at the northeast corner of Warm Springs Road and Rainbow Boulevard heading east to Redwood Street, then turning north along the west side of Redwood Street to the

substation's southeast corner, then turning west along the south property line, then eventually terminating in the proposed substation. The other transmission corridor starts on the proposed substation sites north property line, head east along Maule Avenue to the northeast corner of the site, cross Maule Avenue to the north side of the street and continue east to Jones Boulevard, then cross Jones Boulevard heading northeast and terminating in an approved substation location near Roy Horn Way. The equipment associated with the electrical substation is surrounded by a 14 foot high, split-face CMU wall which includes street landscaping outside the wall. Access to the site is limited to a curb cut located along Maule Avenue to the north and Badura Avenue to the south. Both access points are secured by a gate and set back 25 feet from the public rights-of-way.

#### Landscaping

The approved landscape plan depicts street landscaping consisting of a 27 foot wide landscape area with a detached sidewalk along Badura Avenue. Maule Avenue shows an attached sidewalk with 24 feet of landscaping behind the sidewalk. Redwood Street depicts a 20 foot wide landscape buffer in front of the perimeter wall of the site. The entire property is enclosed by a 14 foot high, split-face CMU wall.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0459:

##### Current Planning

- Per revised plans.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or they will expire.

##### Public Works - Development Review

- Construct full off-site improvements on Redwood Street by March of 2025;
- Comply with approved drainage study PW21-16235;
- Full off-site improvements on Badura Avenue and Maule Avenue;
- Right-of-way dedication to include 30 feet for Maule Avenue, 35 feet to the back of curb for Badura Avenue, and associated spandrel;
- Administrative Design Review required to address the location of each pole;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

##### Department of Aviation

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

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

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### Fire Prevention Bureau

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

#### Applicant's Justification

The applicant is negotiating with the adjacent property owner to the east as to who is responsible for the off-sites improvements. According to the applicant, the full development of Redwood Street will happen once a conclusion has been reached with the adjacent property owners.

#### Prior Land Use Requests

Application Number	Request	Action	Date
AV-24-900381	Revision to approved plans with UC-22-0459	Approved by ZA	July 2024
WC-23-400187 (ZC-0502-06)	Waiver of conditions for traffic study	Approved by BCC	February 2024
UC-22-0459	Use permit for an electric substation, waivers of development standards to waive off-site improvements and allow modified driveway standards, and design review for electric substation and accompanying equipment	Approved by BCC	January 2023



**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-22-0460	Vacated easements and right-of-way	Approved by BCC	October 2022
TM-22-500164	Commercial subdivision	Approved by BCC	October 2022
ZC-0502-06	Reclassified both parcels (substation) of this site to M-D zoning for a beverage distribution center including accessory office area	Approved by BCC	May 2006
ZC-0372-01	Zone change to C-2 and design review for commercial shopping center	Approved by BCC	May 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Automobile dealership & undeveloped
South	Business Employment	RM32	Multi-family housing
East	Business Employment	CG	Undeveloped
West	Business Employment	CG	Fleet parking lot

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

Staff finds that the applicant has received permits from the Building Department for structures on these parcels. Additionally, the applicant has applied for a traffic study, early grading, drainage studies, and a geo soils study. This is also a first extension of time request. Therefore, staff can support this request.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**Staff Recommendation**

Approval.



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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

- 3 months to submit civil plans and 6 months to complete full off-site improvements per NOFA UC-22-0459;
- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** SWITCH, LTD.

**CONTACT:** GREGORY HANSEN, 1050 E. FLAMINGO ROAD, SUITE S305, LAS VEGAS, NV 89119





# Department of Comprehensive Planning Application Form

# 16A

ASSESSOR PARCEL #(s): 176-02-301-005 and 176-02-301-020

PROPERTY ADDRESS/ CROSS STREETS: Maule Avenue and Redwood Street

## DETAILED SUMMARY PROJECT DESCRIPTION

Nevada Energy substation and off-site road improvements.

## PROPERTY OWNER INFORMATION

NAME: NV LAS DEC, LLC  
ADDRESS: 7135 South Decature Boulevard  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: 702-522-5426 CELL: \_\_\_\_\_ EMAIL: sroberts@switch.com

## APPLICANT INFORMATION (must match online record)

NAME: Steven Roberts  
ADDRESS: 7135 South Decature Boulevard  
CITY: Las Vegas STATE: \_\_\_\_\_ ZIP CODE: 89119 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-522-5426 CELL: \_\_\_\_\_ EMAIL: sroberts@switch.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Gregory J. Hansen  
ADDRESS: 1050 East Flamingo Road, Suite S305  
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # 287993  
TELEPHONE: 702-827-0650 CELL: \_\_\_\_\_ EMAIL: ghansen@rickengineering.com

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

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

[Signature]  
Property Owner (Signature)\*

STEVEN ROBERTS  
Property Owner (Print)

2.21.2025  
Date

## DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input checked="" 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"/> IPA	<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"/> IPUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # ET-25-400033

ACCEPTED BY MY

RECEIVING DATE

DATE 3/10/25

RECEIVING DATE 5/1/25

FEE \$800

TOTAL FEE Enterprise

DATE 4/9/25

ET-25-400033



702-827-0650  
rickengineering.com

1050 E. Flamingo Road #S305  
Las Vegas, NV 89119

DENVER  
LAS VEGAS  
TUCSON  
PHOENIX  
SANTA CLARITA  
SAN LUIS OBISPO  
SACRAMENTO  
RIVERSIDE  
ORANGE  
SAN DIEGO

February 20, 2025

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

SUBJECT: PW23-10767  
JUSTIFICATION LETTER – EXTENSION OF TIME  
NOFA UC-22-0459  
(Construct full off-site improvements on Redwood Street by March of 2025)

To whom this may concern:

Please, grant an extension of time to the condition of approval "Construct full off-site improvements on Redwood Street by March of 2025" of the NOFA UC-22-0459. The reason for the request of the extension of time regarding the condition of approval "Construct full off-site improvements on Redwood Street by March of 2025" within NOFA UC-22-0459 is the discussion between Switch, our client, and the east adjacent landowner as to who's responsibility for the full build out of Redwood Street remains in discussion. The main complication to the resolution of this discussion has been the many recent changes in ownership of the property to the east, APN 17602301007. As the property changed hands, a new negotiation regarding the full build out of Redwood Street had to occur. Placing us back at square one. The full development of Redwood Street will happen once a conclusion has been drawn from our continuing negotiations with our neighbors to the east. Your continued understanding and patience in this matter is and will continue to be appreciated.

Please feel free to contact me should you have any questions or further comments.

Sincerely,

RICK

Paul F. Fritz, P. E.  
Engineering Manager

ET-25-400033

PLANNED  
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0227-RICHMAR & REDWOOD, LLC:**

**USE PERMIT** for outdoor storage and display.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce setbacks; 3) alternative screening; 4) reduce access gate setback; 5) reduce driveway throat depth; and 6) waive full off-site improvements.

**DESIGN REVIEW** for outdoor storage with an office on 4.98 acres in an IL (Industrial Light) Zone.

Generally located on the east side of Redwood Street and the north side of Richmar Avenue within Enterprise. JJ/nai/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-23-301-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate street landscaping along Redwood Street where a 6 foot wide landscape strip with 1 large tree planted every 30 feet is required per Section 30.04.01D.
  - b. Eliminate street landscaping along Richmar Avenue where a 6 foot wide landscape strip with 1 large tree planted every 30 feet is required per Section 30.04.01D.
2.
  - a. Reduce the side street setback of an existing modular office building to 16 feet, 6 inches where 20 feet is required per Section 30.02.19 (18% reduction).
  - b. Reduce the front setback of an existing modular office building to 16 feet, 6 inches where 20 feet is required Section 30.02.19 (18% reduction).
3. Allow non-decorative screening (chain-link fence with mesh) where decorative screening is required along a street per Section 30.04.03B.
4. Reduce the setback for an existing access gate along Redwood Street to 15 feet where 18 feet is required per Section 30.04.03E (a 17% reduction).
5.
  - a. Reduce the driveway throat depth along Redwood Street to zero feet where 25 feet is the minimum required per Uniform Standard Drawings 222.1 (a 100% reduction).
  - b. Reduce the driveway throat depth along Richmar Avenue to zero feet where 25 feet is the minimum required per Uniform Standard Drawings 222.1 (a 100% reduction).
6.
  - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Redwood Street where off-site improvements are required per Section 30.04.08C.

- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Richmar Avenue where off-site improvements are required per Section 30.04.08C.

## **LAND USE PLAN:**

### **ENTERPRISE - BUSINESS EMPLOYMENT**

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 9460 Redwood Street
- Site Acreage: 4.98
- Project Type: Outdoor storage and display with an office
- Building Height (feet): 12 feet
- Square Feet: 1,450
- Parking Required/Provided: 3/4

#### History

The site was reclassified to IL zoning via ZC-0412-96. Subsequently, WS-0942-08 was approved to allow an outdoor storage and display yard and the associated waivers of development standards included waiving street landscaping, parking lot landscaping, and full off-site improvements (excluding paving). The Notice of Final Action (NOFA) for WS-0942-08 required a 5 year review for the off-site improvements. In addition, WS-1127-08 was approved to allow a modular office building with a variable roof pitch. Per the NOFA for WS-1127-08, there was a 5 year review period that was never completed. Consequently, WS-0942-08 and WS-1127-08 expired. Lastly, UC-0268-10 was approved to allow an unscreened outdoor storage and display yard to for trailer rentals. However, this application also expired since the expiration dates were tied to the previously approved waivers of development standards.

The applicant is requesting to re-establish the existing outdoor storage and display facility with the existing modular office building.

#### Site Plan

The plans depict an existing outdoor storage and display facility with an existing office (modular office building) on a 4.98 acre lot. Access to the site is provided via 1 existing driveway along the west property line (Redwood Street), and the second driveway is located along the south property line adjacent to Richmar Avenue.

The existing modular office building is located on the northwest corner of the site. The office is set back 16 feet, 6 inches from the west property line, 16 feet from the north property line. The property has 4 existing parking spaces with 1 accessible parking space south of the office building.

There is an existing chain-link fence with mesh that has an overall height of 7 feet and is located along the south and west property lines. The plan also shows that there is an existing chain-link fence (without the screen mesh) along the north and east property lines. Furthermore, there is an

existing centrally located internal fence which runs north to south and bisects the property. Lastly, there is an existing trash enclosure along the north property line.

A use permit is a part of this application since the site does not include an 8 foot high fence or wall to screen the outdoor storage and display yard from the right-of-way, and photos show that outdoor storage and display is stacked above the existing chain-link fence.

The waivers of development standards request include the following: eliminate all street landscaping, reduce setback for the existing modular office building, allow non-decorative screening adjacent to Redwood Street and Richmar Avenue, reduce the access gate setback adjacent to Redwood Street, reduce the existing driveway throat depths, and lastly waive full off-site improvements along Redwood Street and Richmar Avenue.

#### Elevations

The submitted plan depicts an existing modular office with an overall height of 12 feet. Exterior finishes include manufactured hardboard siding (composite wood material), and the roof will be galvanized metal. Windows are proposed on the sides of the building with double door provided for an entry way.

#### Floor Plans

The plans show an existing modular office with an overall area of 1,450 square feet.

#### Applicant's Justification

Per the applicant, many parcels in the area have chain-link fencing or non-decorative screening as perimeter fencing. The property is not in close proximity to any residential areas and is surrounded by similar industrial uses on all sides. Furthermore, the property was previously approved for the same landscape waivers. No other properties in the immediate area comply with the required landscaping standards.

In addition, the access gate is existing and remains open during business hours. Therefore, the reduced setback continues to not have an adverse effect on the property. The modular office building is existing and has not negatively affected the property since the area is industrial in nature, making the requested setback reduction appropriate. The plans show that the driveways are existing and have been utilized for outdoor storage and display purposes, without incident. Per the applicant, the site has a low traffic volume. The site was approved to not have off-site improvements, although the application expired, the property currently exists with no off-site improvements. This requested waiver will not negatively impact the property or the surrounding land uses.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0268-10	Use permit to allow unscreened outside storage yard - expired	Approved by PC	April 2010
WS-1127-08	Waiver of development standard to allow alternative roof pitch and a design review for a modular office - expired	Approved by PC	January 2009



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0942-08	Waiver of development standard for street landscaping, parking lot landscaping, and full off-sites and design review for outside storage yard - expired	Approved by PC	November 2008
VC-0312-99	Variance to allow industrial and medical gas production facility and waive on site paving requirements for a storage yard - expired	Withdrawn	April 1999
ZC-0412-96 (ET-0189-98)	First extension of time for a zone change, variances, and design review for outside storage and repair yard for a mining company and milling equipment repair and storage company including a 1 story, 2,000 square foot office building	Approved by BCC	June 1998
ZC-0412-96	Zone change, variances, and design review for Outside storage and repair yard for a mining company and milling equipment repair and storage company including a 1 story, 2,000 square foot office building	Approved by BCC	March 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Commercial fleet (semi-truck) business
South & East	Business Employment	IL	Outdoor storage & display yard
West	Business Employment	RS20	Currently undeveloped - previously approved semi-truck and trailer & employee parking lot

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**  
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.

Title 30 states that outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02. Furthermore, outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8 foot high screened fence or wall and display shall be screened from the right-of-way. In addition, outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall.

Historical aerial photos and street view photographs show that the site was predominantly screened with a chain-link fence only. The submitted photos that are a part of this application show that the chain-link fence along south and west property lines now include the screen mesh. The chain-link fence along the north and east property lines do not include a screen mesh and the outdoor storage and display can still be seen from the right-of-way. However, staff finds that what can be seen from the right-of-way is minimal and does not pose a negative visual impact to the neighboring parcels. The majority of surrounding parcels include outdoor storage and display yards and commercial parking lots; however, since staff does not support the waivers of development standards, staff cannot 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

Staff acknowledges that the site was previously approved to not include street landscaping and no street landscaping is found within the immediate area. Although the site has been operating without street landscaping Title 30 states that street landscaping reduces the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Since the previous entitlements expired and the site does not meet Title 30 standards today, staff cannot support this request.

#### Waiver of Development Standards #2

The applicant did not provide sufficient justification as to why the modular office cannot meet the required setbacks. Records show that the modular office was permitted via BD09-16830, and the permit plans show that the side street and front setbacks were met. The applicant has the ability to relocate the modular office since the site has ample room. Since this is a self-imposed hardship, staff cannot support this request.

#### Waiver of Development Standards #3

Section 30.04.03B states that in the Urban Area, fences and walls along a street shall be decorative. Historical photos show that the existing chain-link has been maintained for several

years and has been in good condition since the site obtained its original entitlements. However, since staff does not support the associated waivers of development standards staff also does not support this request.

#### Waiver of Development Standards #4

The site plan shows that the existing gate along Richmar Avenue is set back over 50 feet from the south property line and meets Title 30 standards. The existing gate along Redwood Street is set back 15 feet from the west property line where 18 feet is required if the gates are open during business hours. Staff finds that moving the western gate setback an additional 3 feet to meet code can be accomplished by the applicant. Proper gate setbacks allow vehicles to have ample room for queuing and maneuvering. Staff finds that this request is self-imposed and preventable since the site has ample room to make this adjustment. Staff also does not 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.

Photos show that the since the site was approved as an outdoor storage and display yard, the site has been well maintained. In addition, records do not show any code enforcement violations for the site. Staff finds that the overall layout of the site is not uncharacteristic of the neighboring industrial area; however, since the previous entitlements expired the applicant must comply with today's development standards. Since staff does not support the use permit or the waivers of development standards, staff cannot support this request.

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

##### Waiver of Development Standards #5

Staff cannot support the reduced throat depth for the driveway along Richmar Avenue. There is not sufficient space to queue a commercial truck entering the site resulting in stacking within the right-of-way. Furthermore, the westernmost driveway along Richmar Avenue is not approved and does not meet County standards. Therefore, we recommend that the applicant work with Public Works for the driveway access.

##### Waiver of Development Standards #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

#### **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, and payment of the tree fee-in-lieu is required for any required trees waived;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- 1 year administrative review of off-site improvements;
- Applicant to coordinate with Public Works - Development Review Division for the westernmost driveway access along Richmar Avenue per NOFA WS-08-0942;
- Gates to remain open during business hours;
- Gates along Redwood Street to not open into right-of-way.

##### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMAR & REDWOOD, LLC

**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135





## Department of Comprehensive Planning Application Form

# 17A

ASSESSOR PARCEL #(s): 176-23-301-017

PROPERTY ADDRESS/ CROSS STREETS: Northeast corner of Redwood Street and Richmar Avenue

### DETAILED SUMMARY PROJECT DESCRIPTION

Outdoor storage and modular trailer.

### PROPERTY OWNER INFORMATION

NAME: Richmar & Redwood, LLC

ADDRESS: 4090 W. Hacienda Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-367-0600

CELL

EMAIL: N/A

### APPLICANT INFORMATION

NAME: Richmar & Redwood, LLC

ADDRESS: 4090 W. Hacienda Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # N/A

TELEPHONE: 702-367-0600

CELL

EMAIL: N/A

### CORRESPONDENT INFORMATION

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Ste. 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: 702-792-7000

CELL 702-792-7031

EMAIL: BGronauer@kcnvlaw.com

\*Correspondent will receive all project communication

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

Floyd A. Meldrum  
Property Owner (Signature)\*

Floyd A. Meldrum  
Property Owner (Print)

February 14, 2024  
Date

### DEPARTMENT USE ONLY:

☐ AC  
☐ ADR  
☐ AG

☐ AR  
☐ AV  
☐ DR

☐ ET  
☐ PA  
☐ PUD

☐ PUDD  
☐ SC  
☐ SDR

☐ SN  
☐ TC  
☐ TM

☐ UC  
☐ VS  
☐ WC

☐ WS  
☐ ZC  
OTHER \_\_\_\_\_

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

09/11/2023





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

KAEMPFER

CROWELL

LEXA D. GREEN  
[lgreen@kcnvlaw.com](mailto:lgreen@kcnvlaw.com)  
D: 702.792.7000

April 1, 2025

## VIA ELECTRONIC UPLOAD

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

**Re: *Justification Letter – Design Review, Special Use Permit and Waiver of Development Standards***  
**APN: 176-23-301-017**

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 5 acres and is generally located on the northeast corner of Redwood Street and West Richmar Avenue. The property is more particularly described as APN: 176-23-301-017 (the "Property"). The Property is zoned Industrial Light (IL) and master planned Business Employment (BE). The Applicant requests a design review, special use permit and waivers of development standards for outdoor storage.

The described use and waivers were previously approved in November of 2008 and January of 2009, with a 5-year period to review. The entitlements expired in 2014. The Applicant now seeks to re-establish the use permit and waivers for the outdoor storage use.

### Design Review

#### **Outdoor Storage Facility**

The Applicant proposes to continue its use of the fully paved, 5-acre property for outdoor storage. The Property is enclosed by existing chain-link fencing, ranging from six (6) to seven (7) feet in height. The Property is currently divided into two sections by a seven-foot chain-link fence running north and south. Access to the Property is available through two (2) gated entrances, one (1) to the west along Redwood Street and the other to the south along West Richmar Avenue. The Applicant does not propose any changes to the Property, and therefore is not proposing any internal or perimeter landscaping. The Property consists of four (4) parking spaces, where four (4) are required.

#### **Office Trailer**

The Applicant also seeks a design review for the existing, 1,450 square foot modular trailer situated in the northwest corner of the Property and used as an office. The building has a maximum height of 12 feet and features white mansard siding with blue wooden trim accents.

REVISED  
4/1/2025  
UC-25-0227  
NAI

On the southern elevation, there is a metal ADA ramp and steps leading to the double door entrance, as well as four (4) screened windows. The northern elevation has a single door entrance access by metal stairs, and three (3) screened windows. The building was previously approved under Building Permit #09-16830 and a Certificate of Occupancy was issued November 8, 2010.

### **Special Use Permit**

Outdoor storage falls under the category of conditional use in an IL zoning district. In cases where a condition cannot be met and may be waived, a special use permit is required. Included as a condition is the requirement that outdoor storage and display be screened from arterial or collector street rights-of-way and any adjacent nonindustrial use using a screen fence or wall. Per Section 30.03.07(D), the Applicant is looking to reinstate this waiver and believes it is appropriate since the Property is not in close proximity to any residential areas and is surrounded by similar industrial uses on all sides. Moreover, this is a commonly requested and granted requests in the immediate area. Many parcels in the area have unscreened chain-link fencing as perimeter fencing.

### **Waiver of Development Standards**

#### **Landscaping**

The Applicant requests to waive the street landscaping requirements along Redwood Street and Richmar Avenue per section 30.04.01(D). The Property was previously approved for the same landscape waivers. Furthermore, there are no other properties in the immediate area that comply with landscaping standards. Full waivers of landscaping are frequently requested and approved for industrial uses in this area. Application UC-23-0796, for the 14.65 acre parcel south of West Richmar Avenue, was approved on January 17, 2024 for an outdoor storage use and similar landscape waiver requests.

#### **Side Street Set Back**

The Applicant request a reduction of the side street setback and front setback for the office trailer to 16 feet and 6 inches, where 20 feet is required per section 30.02.019. The office trailer currently exists on the Property at the proposed setback and has not negatively affected the Property or neighboring properties. The area is industrial in nature, making the requested setback reduction appropriate.

#### **Fences and Walls**

The Applicant requests to waive the decorative fence requirement set forth in section 30.04.03(B). The Applicant proposed no changes to the existing steel chain link fence. Chain link fences exist along the streets throughout this industrial area. Therefore, the requested waiver is appropriate and will not negatively affect the Property or neighboring properties.

### **Off-Site Improvements**

The Applicant requests to waive off-site improvement requirements. This request was previously approved for the Property in November of 2008, but the approval has since expired. Consequently, the Property currently exists with no off-site improvements. The Applicant aims to reinstate this previously approved waiver request, noting that similar waivers have been granted for several properties in the vicinity. Thus, the requested waiver will not negatively impact the Property or the surrounding land uses.

### **Throat Depth on Redwood Street and West Richmar Avenue**

The Applicant requests a throat depth waiver for driveway access. The Property consists of two (2) driveways and four (4) parking spaces. With that, each driveway is required to provide a throat depth of 25 feet. The Applicant requests to reduce the Richmar driveway to 0 feet. The driveway is existing, and has been utilized for outdoor storage purposes, without incident. Considering the low traffic volume and the Property's use, reducing the throat depth will not have any adverse effects on the Property or the surrounding land uses.

### **Access Gate**

Lastly, the Applicant requests to reduce the setback to the access gate along Redwood Street to 15 feet, where 18 feet is required. The access gate is existing and remains open during business hours. Therefore, the reduced setback will not have an adverse effect on the Property or the neighboring land uses.

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



Lexa D. Green

LDG/jcm



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**ZC-25-0200-KULAR GULZAR:**

**ZONE CHANGE** to reclassify 2.31 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action)

**RELATED INFORMATION:**

**APN:**

177-30-504-002; 177-30-504-003

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.31
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use request for a proposed a convenience store with vehicle wash, gasoline station, and restaurant. According to the applicant, the zone change is intended to match the CG zoning approved on the northwest and southeast corners of Silverado Ranch Boulevard and Valley View Boulevard. Therefore, the request is consistent and compatible with the immediate area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0504	Reclassified this site to C-2 zoning with a use permit, waiver of development standards, and design review for a convenience store with vehicle wash and gasoline station - expired	Approved by BCC	October 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & RM50	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
South	Neighborhood Commercial	CG & RS20	Undeveloped
West	Neighborhood Commercial	RS20	Undeveloped

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

**Related Applications**

Application Number	Request
UC-25-0199	A use permit, waiver of development standards, and design review for a convenience store with vehicle wash, gasoline station, and restaurant is a companion item on this agenda.
VS-25-0201	A vacation and abandonment of easements and right-of-way 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 that the conforming zone change request is within the range of intensity allowed by the land use plan. The site is bounded on 2 sides (south and west) by properties that are planned for Neighborhood Commercial uses. Furthermore, the parcel across Valley View Boulevard is currently zoned for CG. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

**Staff Recommendation****Approval**

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

**PRELIMINARY STAFF CONDITIONS:****Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0117-

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

**Fire Prevention Bureau**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GURDEV SINGH KULAR

**CONTACT:** SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,  
HENDERSON, NV 89052







# Department of Comprehensive Planning Application Form

# 18A

ASSESSOR PARCEL #(s): 177-30-504-002 & 177-30-504-003

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Valley View

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change from RS20 to Commercial General (CG). Design Review for C-Store with Carwash and Fuel Station and QSR. Gas Station Special Use & Carwash Special Use.

## PROPERTY OWNER INFORMATION

NAME: Gulzar Kular

ADDRESS: 955 Temple View Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

TELEPHONE: 702.306.7872

CELL

EMAIL: kular91@gmail.com

## APPLICANT INFORMATION (must match online record)

NAME: Gulzar Kular

ADDRESS: 955 Temple View Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89110

REF CONTACT ID #

TELEPHONE: 702.306.7872

CELL

EMAIL: kular91@gmail.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen

ADDRESS: 2525 W. Horizon Ridge Pkwy. Suite 230

CITY: Henderson

STATE: NV

ZIP CODE: 89052

REF CONTACT ID #

TELEPHONE: 702.719.2020

CELL

EMAIL: projects@scadesign.com

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

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

[Signature]  
Property Owner (Signature)\*

Gulzar Kular  
Property Owner (Print)

10/21/2021  
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) 2C-25-0200

ACCEPTED BY [Signature]

PC MEETING DATE

DATE 2/27/25

BCC MEETING DATE 5/7/25

FEES \$1,200

TAB/CAC LOCATION enterprise

DATE 4/19/25



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Sheldon Colen, Architect (License No. 7701)

---

February 20, 2025

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

**RE: Justification Letter for Zone Change at the SWC of W. Silverado Ranch Blvd. and S. Valley View Blvd.**

Please accept this letter as justification for a zone change from Residential Single-Family 20 (RS20) to Commercial General (CG) on a property located at the SWC of W. Silverado Ranch Blvd. and S. Valley View Blvd. (APN: 177-30-504-002 & 177-30-504-003). We respectfully ask for your approval of the zone change.

**1) Zone change from Residential Single-Family 20 (RS20) to Commercial General (CG).**

Building A will be 8,023 sq. ft. and stand 24'-0" tall. Building B will be 2,500 sq. ft. and stand 24'-0". The site is accessible from Silverado Ranch Blvd and Valley View Blvd via 39'-0" driveways. There are also ADA compliant pedestrian walkways. A total of 42 parking spaces are provided including 29 standard parking spaces and 2 car and 2 van accessible spaces and 9 vacuum spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances. Landscape is provided in the form of terminal islands and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There are 2 proposed trash enclosures. The design will comply with Clark County design standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that these retail buildings will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Roberto Piedra  
SCA Design

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0201-KULAR GULZAR:**

**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Schuster Street, and between Silverado Ranch Boulevard and Landberg Avenue; and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Schuster Street within Enterprise (description on file), JJ/sd/cv (For possible action)

**RELATED INFORMATION:****APN:**

177-30-504-002; 177-30-504-003

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:****Project Description**

The plans depict the vacation and abandonment of patent easements within the proposed parcels. The plans also depict the vacation and abandonment of a portion of right-of-way being Silverado Ranch Boulevard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0504	Zone change from R-E to C-2, use permits for reduced separation from convenience store to a residential use, reduced separation from a gasoline station to a residential use, reduced separation from a vehicle wash to a residential use, and reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use, waiver of development standards for increased wall height (previously not notified), and reduced driveway separation, and design review for commercial center, alternative parking lot landscaping, and increased grade - expired	Approved by BCC	October 2019

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & RM50	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
South	Neighborhood Commercial	CG & RS20	Undeveloped
West	Neighborhood Commercial	RS20	Undeveloped

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

### Related Applications

Application Number	Request
UC-25-0199	Use permit for a gas station and vehicle wash, waiver of development standards for reduced parking, departure distance and reduced throat depth, and design Review for a commercial center is a companion item on this agenda.
ZC-25-0200	A zone change from RS20 to CG zoning is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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**

- Right-of-way dedication to include 45 feet back of curb for Silverado Ranch Boulevard, between 45 feet to 55 feet back of curb for Valley View Boulevard and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Coordinate with Public Works - Traffic Management for the Traffic Signal Project for Silverado Ranch Boulevard and Valley View Boulevard Intersection;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:****APPROVALS:****PROTESTS:****APPLICANT:** GURDEV SINGH KULAR**CONTACT:** SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,  
HENDERSON, NV 89052







# Department of Comprehensive Planning Application Form

# 19A

ASSESSOR PARCEL #(s): 177-30-504-002 & 177-30-504-003

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Valley View

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Basements & Right of Way

## PROPERTY OWNER INFORMATION

NAME: Gulzar Kular  
ADDRESS: 955 Temple Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89110  
TELEPHONE: 702.306.7872 CELL: \_\_\_\_\_ EMAIL: kularg91@gmail.com

## APPLICANT INFORMATION

NAME: Gulzar Kular  
ADDRESS: 955 Temple Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.306.7872 CELL: \_\_\_\_\_ EMAIL: kularg91@gmail.com

## CORRESPONDENT INFORMATION

NAME: McCAV Engineering - Jeremy McCav  
ADDRESS: 11700 W. Charleston Blvd Suite 170-298  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.860.1897 CELL: \_\_\_\_\_ EMAIL: j.mccav@centurylink.net

\*Correspondent will receive all project communication

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

[Signature]  
Property Owner (Signature)\*

Gulzar Kular  
Property Owner (Print)

10/21/2024  
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) VS-25-0201

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

TAB/CAC LOCATION

5/7/25

Enterprise

DATE

4/9/25

[Signature]

\$1,200



**MCCAY  
ENGINEERING**

11700 W. CHARLESTON BLVD.  
SUITE #170-298  
LAS VEGAS, NV 89135  
JMcCay@CENTURYLINK.NET  
(702) 860-3897

Date: February 6, 2025

Clark County  
Public Works Land Use Application Team  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155  
Attn: Jason Allswang

RE: Justification Letter for Vacation of Patent Easement and Public Road Easement  
SWC Silverado Ranch & Valley View  
Job No. 24482

To whom it may concern:

I am writing on behalf of Gurdev Kular (Owner) in support of applications for a vacation of Patent Easement of APN 177-30-504-002 and Road, Public Utilities & Flood Control easement of APN 177-30-504-003.

Currently there is a 33' wide easement along all boundaries of this site, as per Doc #1219402. Portions not within the future public right-of-way are being vacated with this request.

In addition, approximately 20' of roadway easement, per Doc 20020125:00858, is being vacated to the future back of curb.

Also, 5' of public right-of-way will be vacated, per Book 572, Inst. 531032

If you have any questions or comments, feel free to contact me at our office.

Best wishes,  
MCCAY ENGINEERING

Jeremy S. McCay, P.E.  
Principal

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-25-0199-KULAR, GULZAR:**

**USE PERMITS** for the following: 1) gas station; and 2) vehicle wash.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) alternative driveway geometrics.

**DESIGN REVIEW** for a commercial center on 2.31 acres in a CG (Commercial General) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/sd/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-30-504-002; 177-30-504-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the parking to 33 spaces where 41 spaces are required per Table 30.04.02 (a 20% reduction).
2.
  - a. Reduce the departure distance along Valley View Boulevard to 178 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
  - b. Reduce the throat depth for a driveway located along Silverado Ranch Boulevard to 14 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 43% reduction).

**LAND USE PLAN:**

**ENTERPRISE - NEIGHBORHOOD COMMERCIAL**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.31
- Project Type: Commercial center consisting of vehicle wash, retail, and restaurant with outside dining
- Number of Lots/Units: 1
- Building Height (feet): 24 (buildings)/21 (fuel canopy)
- Square Feet: 8,023 (Building A)/2,500 (Building B)/3,700 (fuel canopy)
- Parking Required/Provided: 41/33
- Sustainability Required/Provided: 7/7

### Site Plans

The plans depict a new commercial center located at the southwest corner of Valley View Boulevard and Silverado Ranch Boulevard with access from both streets. The plans depict a restaurant with a drive-thru (Building B) located in the eastern portion of the lot adjacent to Valley View Boulevard. Patrons will enter the drive-thru located along the south side which wraps around the proposed building, and then exits on the north side of the building. Located along the western portion of the parcel will be a vehicle wash and a convenience store (Building A). The entrance to the vehicle wash tunnel is from the northern portion of the site and the exit is on the south exterior. Vacuum spaces will be provided at the exit along the south property line and also along Silverado Ranch Boulevard. A fuel canopy will be located within the center portion of the site.

### Landscaping

The plans depict street landscaping along Valley View Boulevard with a 10 foot wide landscaping behind an attached sidewalk. A portion of the street landscaping will be reduced to 5 feet, 6 inches to accommodate a bus stop. Along Silverado Ranch Boulevard, a detached sidewalk with two 5 foot wide landscape strips on each side is proposed. Along both streets, large trees are shown every 20 feet on center. Landscape islands are shown at each end of parking rows only, and not for every 6 parking spaces as Code requires; however, the applicant has provided the required trees throughout the interior of the site.

### Elevations

The plans depict a Building A (restaurant) and Building B (vehicle wash and convenience store) at 24 feet in height. Both buildings will have horizontal articulation along the exteriors, varied roofline, parapet walls, painted stucco exteriors, metal awnings, and store front glazed windows. The proposed fuel canopy will be 21 feet high, consisting of an aluminum composite flat roof and steel columns.

### Floor Plans

The plans depict an open floor plan for the restaurant with seating, prep areas, restrooms and utility rooms. The proposed convenience store will have a general area for merchandise and a utility room for the carwash.

### Applicant's Justification

The applicant states the proposed commercial center will be beneficial to the immediate area by providing for commercial amenities. As part of the request is the residential separation to a gas station and gas station pumps and canopy and a vehicle wash within 200 feet of a residential use. The distance to the property lines is under 200 feet, however, the residential building to the southwest is over 290 feet away from the gas station pumps and canopy. The residential separation from the vehicle wash is over 259 feet to the residential building. The applicant states this new commercial development will attract new businesses to the area, which in return will create employment opportunities for the community.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-19-0504	Zone change from R-E to C-2, use permits for reduced separation from convenience store to a residential use, reduced separation from a gasoline station to a residential use, reduced separation from a vehicle wash to a residential use, and reduced the separation from an on-premises consumption of alcohol establishment (tavern) to a residential use, waiver of development standards for increased wall height (previously not notified), and reduced driveway separation, and design review for commercial center, alternative parking lot landscaping, increased grade - expired	Approved by BCC	October 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & RM50	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
South	Neighborhood Commercial	CG & RS20	Undeveloped
West	Neighborhood Commercial	RS20	Undeveloped

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

**Related Applications**

Application Number	Request
VS-25-0201	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.
ZC-25-0200	A zone change from RS20 to CG zoning 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 Permits**

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 can support the use permits for both the gas station and the vehicle wash due to their proximity to the residential properties to the southwest. While the fuel canopy is approximately 133 feet away from the adjacent property line the overall distance to the residential building exceeds 290 feet. Likewise, the vehicle wash building is shown with a 52 setback to the residential property line; however, is over 259 feet away from the residential building.

The location of the gasoline pumps and canopy is in the center portion of the parcel and is partially screened by the proposed convenience and vehicle wash building. Also, the entrance to the wash tunnel is on the opposite side facing north and away from the residential property. Staff feels the design and placement will not impact the neighboring residential property or be injurious to the immediate neighborhood. Therefore, staff can support these requests.

#### Waivers of Development Standards

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

#### Waiver of Development standards #1

Staff cannot support the waiver of development standards to reduce on-site parking. The plans show a total of 9 parking spaces dedicated to the vehicle wash as vacuum stations. Should the applicant lower the number of vacuum station parking spaces, the overall on-site parking would bring the site closer to compliance. Staff finds the request to be self-imposed hardship and the commercial center could be redesigned to accommodate on-site parking requirements. 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.

Overall, the proposed design of the buildings incorporates design elements including varying roofline, recognizable changes in materials and surface colors, parapet walls in the proposed design. Although the landscape islands are only provided at each end of parking rows and not for every 6 parking spaces, the provided trees exceed the required trees within the parking lot as they are proposed elsewhere within the interior of the site, mainly along the ingress/egress from Valley View Boulevard. However, since staff is recommending denial of waiver of development standards #1, staff cannot support the proposed design review.

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

#### Waiver of Development Standards #2

Staff has no objection to the reduction in departure distance for the Valley View Boulevard commercial driveway. The applicant placed the driveway as far south as the site will allow.

#### Waiver of Development Standards #3

Staff has no objection to the reduced throat depth on Silverado Ranch Boulevard. The applicant provided additional space on-site to allow vehicles to safely exit the right-of-way. Additionally, the two driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

### **Staff Recommendation**

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

- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet back of curb for Silverado Ranch Boulevard, between 45 feet to 55 feet back of curb for Valley View Boulevard and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;



- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Coordinate with Public Works - Traffic Management for the Traffic Signal Project for the Silverado Ranch Boulevard and Valley View Boulevard Intersection;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0117-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GURDEV SINGH KULAR

**CONTACT:** SCA DESIGN, 2525 W HORIZON RIDGE PARKWAY, SUITE 230,  
HENDERSON, NV 89052



# Department of Comprehensive Planning Application Form

# 20A

ASSESSOR PARCEL #(s): 177-30-504-002 & 177-30-504-003

PROPERTY ADDRESS/ CROSS STREETS: Silverado Ranch & Valley View

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change from RS20 to Commercial General (CG). Design Review for C-Store with Carwash and Fuel Station and QSR. Gas Station Special Use & Carwash Special Use.

## PROPERTY OWNER INFORMATION

NAME: Gulzar Kular  
ADDRESS: 955 Temple View Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89110  
TELEPHONE: 702.306.7872 CELL: \_\_\_\_\_ EMAIL: kular91@gmail.com

## APPLICANT INFORMATION (must match online record)

NAME: Gulzar Kular  
ADDRESS: 955 Temple View Drive  
CITY: Las Vegas STATE: NV ZIP CODE: 89110 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.306.7872 CELL: \_\_\_\_\_ EMAIL: kular91@gmail.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen  
ADDRESS: 2525 W. Horizon Ridge Pkwy. Suite 230  
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702.719.2020 CELL: \_\_\_\_\_ EMAIL: projects@scadesign.com

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

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

[Signature]  
Property Owner (Signature)\*

Gulzar Kular  
Property Owner (Print)

10/21/2021  
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) UC-25-0199  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 5/7/25  
TAB/CAC LOCATION enterprise

ACCEPTED BY [Signature]  
DATE 2/27/25  
FEES \$1,800

DATE 4/9/25



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Sheldon Colen, Architect (License No. 7701)

February 20, 2025

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

**RE: Justification Letter for a Commercial Development at the SWC of W. Silverado Ranch Blvd. and S. Valley View Blvd.**

Please accept this letter as justification for the proposed construction of a convenience store with carwash and fueling station and 1 restaurant building southwest corner of W. Silverado Ranch Blvd. and S. Valley View Blvd. (APN: 177-30-504-002 & 177-30-504-003) currently zoned as RS20 and Master Planned Neighborhood Commercial. Through this design review, we respectfully ask for your approval of the zone change and waivers of development standards.

- 1) Design Review for alternative building entrances.
- 2) Request for Gas Station Special Use within 200 feet of residential use.
  - The abutting residential use is located at the southwest corner of APN: 177-30-504-002. The residence on the abutting parcel is approximately +/- 208 feet from the southwest corner of 177-30-504-002. This would put the fuel canopy approximately +/-290 feet away from the actual residence. Furthermore, approximately 90% of the fuel canopy is being screened by Building A.
- 3) Request for Vehicle Wash Special Use within 200 feet of residential use.
  - The abutting residential use is located at the southwest corner of APN: 177-30-504-002. The residence on the abutting parcel is approximately +/- 208 feet from the southwest corner of 177-30-504-002. This would put the car wash approximately +/-259 feet away from the actual residence. We are also providing 2 large canopy trees as well as an 8-foot-tall CMU wall to help with sound attenuation.
- 4) Request Waiver of Development Standards 30.04.01.D.7.ii 5'-6" landscape strip where a 10'-0" landscape strip is required. Providing the 10'-0" landscape strip would have a negative effect on the flow of traffic within the site due to the reduction in the drive aisle between Building B and the fuel canopy. The reduction only occurs at the bus pad. Other areas along Valley View Blvd. have a landscape strip greater than 10 feet.
- 5) Request Waiver of Development Standards 30.04.01.D.8.i(a) to allow landscape fingers to be installed at every 13 parking spaces where it is required to be at every 6 parking spaces. To help with this request, we are providing 7 more trees than required for the Tree Ratio 30.04.01-D8.ii(a). The additional trees are located along the perimeter parking. We also are still providing enough parking lot coverage with the proposed trees to receive the sustainability point.
- 6) Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on Valley View Blvd. to allow for a departure distance of 177'-8", where 190'-0" is required. Due to the width of the site along Valley View Blvd., providing the 190'-0" departure distance would place the driveway outside of the property line.

- 7) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) as for an ingress throat depth distance of 13'-7" and an egress throat depth distance of 18'-6" on Silverado Ranch Blvd. where 25 feet is required. Providing the 25-foot throat depths would have a negative impact on the proposed fire lanes.

#### SUSTAINABILITY

POINTS	
1	3.1. THE PROVIDED STREET TREES ARE MORE THAN 10% OF THE REQUIRED.
1	3.11. 95% OR MORE OF ALL REQUIRED LANDSCAPE HAVE VERY LOW OR LOW WATER NEEDS.
1	4.1. ROOFING MATERIALS ON BUILDINGS TO HAVE SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN 78.
3	4.ii.(b)(1) 100% OF SOUTH AND WEST FACING STOREFRONT WINDOWS AND DOORS ARE COVERED BY SHADE STRUCTURES.
.5	4.ii.(c)(4) Floor to ceiling height of each building exceeds 11 feet.
.5	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
7	TOTAL POINTS

Building A will be 8,023 sq. ft. and stand 24'-0" tall. Building B will be 2,500 sq. ft. and stand 24'-0". As part of this application, we are requesting a Design Review for an alternative building entrance for Building B. Building B's entrance does not face the front street (Valley View Blvd.). For better pedestrian circulation and a more welcoming feel, Building B entrances face the interior of the site where parking is located. The site is accessible from Silverado Ranch Blvd and Valley View Blvd via 39'-0" driveways. There are also ADA compliant pedestrian walkways. A total of 42 parking spaces are provided including 29 standard parking spaces and 2 car and 2 van accessible spaces and 9 vacuum spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances. Landscape is provided in the form of terminal islands and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There are 2 proposed trash enclosures. The design will comply with Clark County design standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

To help with Clark County's vision of creating a sustainable environment/development, we incorporated the following provisions into our design. Where 7 parking lot trees are required, we provide 15 parking lot trees. By providing the 15 parking lot trees, we are providing more than double the number of trees required. All of the proposed plants have very low to low water needs. This will help in Clark County's water conservation effort. The proposed roofing materials will have an SRI of 78 or greater, the glazing will be low-e, and the proposed ceiling heights will exceed 11-feet. There are a total of 5 south and west facing windows and doors. We provide an awning over all 5 of the windows and doors.

We feel that this new Commercial Development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sheldon Colen,  
SCA Design



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel.: (702) 719-2020 Fax: (702) 269-9673  
Sheldon Colen, Architect (License No. 7701)

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February 20, 2025

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

**RE: Justification Letter for Zone Change at the SWC of W. Silverado Ranch Blvd. and S. Valley View Blvd.**

Please accept this letter as justification for a zone change from Residential Single-Family 20 (RS20) to Commercial General (CG) on a property located at the SWC of W. Silverado Ranch Blvd. and S. Valley View Blvd. (APN: 177-30-504-002 & 177-30-504-003). We respectfully ask for your approval of the zone change.

- 1) Zone change from Residential Single-Family 20 (RS20) to Commercial General (CG).

Building A will be 8,023 sq. ft. and stand 24'-0" tall. Building B will be 2,500 sq. ft. and stand 24'-0". The site is accessible from Silverado Ranch Blvd and Valley View Blvd via 39'-0" driveways. There are also ADA compliant pedestrian walkways. A total of 42 parking spaces are provided including 29 standard parking spaces and 2 car and 2 van accessible spaces and 9 vacuum spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances. Landscape is provided in the form of terminal islands and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. There are 2 proposed trash enclosures. The design will comply with Clark County design standards. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that these retail buildings will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Roberto Piedra  
SCA Design