



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 11, 2025

6:00pm

AGENDA

Note:

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

Board/Council Members: Randal Okamura-Chair
John Getter
Carol Lee White

Dr. Juana Leia Jordan-Vice Chair
Matthew Tramp

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

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

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

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

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

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

Community Clean-Up of Desert Breeze Park on Saturday, March 22, 2025, at 9:00 am.
Go to getoutdoorsnevada.org to volunteer.

VI. Planning and Zoning

1. **ET-25-400010 (WS-22-0646)-PILLAR 9, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified street standards.
DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/my/cv (For possible action) **04/02/25 BCC**
2. **ET-25-400015 (UC-22-0698)-BR OVATION LIMITED PARTNERSHIP:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) High Impact Project; 2) mixed-use development; 3) establish density; and 4) establish height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of exterior light fixtures (luminaries); and 2) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) High Impact Project; 2) mixed-use development; and 3) finished grade on 14.6 acres in a CC (Commercial Core) Zone. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley. MN/nai/cv (For possible action) **04/02/25 BCC**
3. **ZC-25-0128-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 5.01 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street within Spring Valley (description on file). MN/mc (For possible action) **04/02/25 BCC**
4. **VS-25-0129-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Tomsik Street and Durango Drive within Spring Valley (description on file). MN/mh/kh (For possible action) **04/02/25 BCC**

5. **WS-25-0130-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks.
DESIGN REVIEW for a single-family residential development on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action) **04/02/25 BCC**
6. **TM-25-500028-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 39 single-family residential lots and common lots on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action) **04/02/25 BCC**
7. **ZC-25-0138-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 8.81 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/rk (For possible action) **04/02/25 BCC**
8. **VS-25-0137-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Julian Road and Flaming Ridge Trail, and between Rochelle Avenue and Peace Way, portions of a right-of-way being El Capitan Way located between Rochelle Avenue and Peace Way, a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Flaming Ridge Trail, and a portion of right-of-way being Peace Way located between El Capitan Way and Julian Road within Spring Valley (description on file). MN/JJ/lm/kh (For possible action) **04/02/25 BCC**
9. **WS-25-0139-COUNTY OF CLARK (AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEW for a single-family residential development on 8.81 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. MN/JJ/lm/kh (For possible action) **04/02/25 BCC**
10. **TM-25-500029-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/lm/kh (For possible action) **04/02/25 BCC**
11. **TM-25-500031-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Peace Way within Spring Valley. MN/lm/kh (For possible action) **04/02/25 BCC**

12. **ZC-25-0193-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 4.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and between Nevso Drive and Rochelle Avenue within Spring Valley (description on file). JJ/rk (For possible action) **04/02/25 BCC**
13. **VS-25-0194-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Nevso Drive and Rochelle Avenue, and between El Capitan Way and Julian Road; a portion of right-of-way being Nevso Drive located between El Capitan Way and Julian Road; a portion of right-of-way being El Capitan Way located between Nevso Drive and Rochelle Avenue; and a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Julian Road within Spring Valley (description on file). MN/lm/hk (For possible action) **04/02/25 BCC**
14. **DR-25-0195-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for a single-family residential development on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action) **04/02/25 BCC**
15. **TM-25-500030-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action) **04/02/25 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: March 25, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400010 (WS-22-0646)-PILLAR 9, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified street standards.

DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/my/cv (For possible action)

RELATED INFORMATION:

APN:

163-34-601-045

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the departure distance for a proposed driveway on Rosanna Street to 133 feet where a distance of 190 feet is required from the intersection of Patrick Lane and Rosanna Street per Uniform Standard Drawing 222.1 (a 30% reduction).

DESIGN REVIEWS:

1. Mini-warehouse.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Mini-warehouse
- Number of Stories: 2
- Building Height (feet): 44
- Square Feet: 125,364
- Parking Required/Provided: 5/23

Site Plan

The approved plans depict a proposed 2 story mini-warehouse facility located at the northeast corner of Rosanna Street and Patrick Lane with the following setbacks: 1) 16 feet from the west property line adjacent to Rosanna Street; 2) 25 feet from the south property line along Patrick Lane; 3) 87 feet from the east property line adjacent to the existing commercial development; and 4) 8.5 feet from the north property line adjacent to the existing office development. Access to the mini-warehouse is granted via a commercial driveway along Patrick Lane. A second commercial driveway is located adjacent to Rosanna Street; however, that driveway will be an exit only. A waiver of development standards was approved to reduce the departure distance for the commercial driveway along Rosanna Street from the intersection of Patrick Lane and Rosanna Street. The security gates to the facility will remain open during business hours and are set back a minimum of 18 feet from the west and south property lines, adjacent to Rosanna Street and Patrick Lane, respectively. The mini-warehouse requires 5 parking spaces where 23 parking spaces are provided. Six parking spaces are located along the southeast portion of the building while the remaining 17 parking spaces are provided within the interior of the facility. An existing 5 foot wide detached sidewalk is located along Patrick Lane and an existing 5 foot wide attached sidewalk is located along Rosanna Street. A design review to increase finished grade was also part of the previous request. The largest increase in finished grade occurs within the central and northern portions of the site.

Landscaping

The approved plans depict a 25 foot wide landscape area, including an existing 5 foot wide detached sidewalk, along Patrick Lane. A 16 foot wide landscape area, located behind an existing 5 foot wide attached sidewalk, is located along Rosanna Street. The street landscape area includes trees, shrubs, and groundcover. A landscape area measuring up to 16 feet in width, with trees, shrubs, and groundcover, is located at the southeast corner of the site. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The approved plans depict a mini-warehouse facility measuring up to 44 feet in height to the top of the parapet walls. The mini-warehouse facility has varying horizontal roof planes with an exterior consisting of CMU block, EIFS/stucco paneling, decorative metal panels, trim, canopies, and an aluminum storefront window system. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The mini-warehouse will be painted with neutral colors consisting of white and gray.

Floor Plans

The approved plans depict a 2 story mini-warehouse facility measuring 125,364 square feet in area. The first floor consists of 23,778 square feet of storage for household goods, 23,215 square feet of storage for art and wine, and a covered parking area measuring 15,689 square feet. The first floor features lobby areas, a manager's office, retail/storage area for packing supplies, a display/meeting room for art and wine, and restroom facilities. The second floor area consists of 37,987 square feet of storage for household goods, and 24,695 square feet for art and wine storage.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0646:

Current Planning

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0189-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant states that economic difficulties have led to this request for an extension of time. They have requested 3 years to secure the necessary financing within a challenging economic environment but intend to start construction as soon as possible.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0386	Use permit and waiver of development standards for a hotel	Approved by BCC	September 2023
WS-22-0646	Use permit and design reviews for a mini-warehouse facility in the CMA district	Approved by BCC	January 2023
TM-19-500107	Lot commercial subdivision	Approved by PC	July 2019
VS-18-0248	Vacated driveway approaches along Oquendo Road and Patrick Lane	Approved by PC	May 2018
DR-0440-07	Office complex	Approved by BCC	June 2007
VS-1813-05	Vacated a portion of right-of-way being 5 feet of excess right-of-way along Rainbow Boulevard and Patrick Lane	Approved by PC	January 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1514-05	Allowed a recreational vehicle storage in conjunction with a proposed mini-warehouse facility, waivers for alternative design and exterior materials, design review for a mini-warehouse facility and associated signage, and waiver of conditions of a zone change (ZC-1740-04) requiring the mini-warehouse facility to have consistent architectural treatments shown on the office and retail buildings - expired	Approved by BCC	November 2005
ADR-0719-05	Exterior building modifications	Approved by ZA	June 2005
ZC-1740-04	Reclassified 11.3 acres from R-E to C-2 zoning with a design review for a retail and office center and a mini-warehouse facility	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Office building
South	Corridor Mixed-Use	CG (AE-60)	Office complexes
East	Corridor Mixed-Use	CG (AE-60)	Shopping center, restaurant, convenience store with gasoline station, & vehicle repair
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3 (AE-60)	Place of worship & single-family residential

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 submitted plans to Public Works for an off-sites permit and has an approved traffic study with Public Works. There are also building permits in process. This is their first request for an extension of time. For these reasons, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until January 18, 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: KEVIN MIRAND

CONTACT: 421 N. BEVERLY DRIVE, SUITE 350, BEVERLY HILLS, CA 90210



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-34-601-045

PROPERTY ADDRESS/ CROSS STREETS: NEC W Patrick Ln & Rosanna St. Spring Valley, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

We are requesting an extension of time for the permit numbers WC-22-400127 (ZC-1740-04) & WC-22-0646 for three (3) years. The project has not commenced and is still under review in plan-check. Due to unforeseen circumstances, we may need additional time to secure financing and finalize plans. We believe three years will provide adequate time to obtain financing and all necessary approvals/permits. See Justification letter for more details.

PROPERTY OWNER INFORMATION

NAME: PILLAR 9, LLC

ADDRESS: 421 North Beverly Drive, Suite 350

CITY: Beverly Hills

STATE: CA ZIP CODE: 90210

TELEPHONE: 310-888-1882 CELL _____ EMAIL: rzarnegin@probityinternational.com

APPLICANT INFORMATION (must match online record)

NAME: Probity International Corporation

ADDRESS: 421 North Beverly Drive, Suite 350

CITY: Beverly Hills

STATE: CA

ZIP CODE: 90210

REF CONTACT ID # _____

TELEPHONE: 310-888-1882 CELL _____ EMAIL: rzarnegin@probityinternational.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kevin Mirand

ADDRESS: 421 North Beverly Drive, Suite 350

CITY: Beverly Hills

STATE: CA

ZIP CODE: 90210

REF CONTACT ID # _____

TELEPHONE: 310-888-1882 CELL 714-488-7484 EMAIL: kmirand@probityinternational.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)* 

Robert Zarnegin

Property Owner (Print)

Date

1/6/2025

DEPARTMENT USE ONLY

☐ AC

☐ AR

☒ EP

☐ PUDD

☐ SN

☐ UC

☐ WA

☐ ADP

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ TE

☐ AG

☐ DR

☐ PUD

☐ SCR

☐ TM

☐ WC

OTHER _____

APPLICATION #/SI: ET-25-400010

ACCEPTED BY: MY

PERMITTING DATE

DATE: 1/16/25

SEC MEETING DATE

FEE: \$800

TAB/CAL LOCATION

4-2-25
SPRING VALLEY

DATE: 3-11-25

ET-25-400010

PLANNER
COPY

02/05/2024



PROBITY INTERNATIONAL CORPORATION

421 North Beverly Drive, Suite 350, Beverly Hills, CA 90210, U.S.A. Tel:(310) 888-1882 Fax:(310) 888-8838

Justification Letter

January 6, 2025

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

Re: Extension of Approvals

Approval No.(s): WC-22-400127 (ZC-1740-04) & WS-22-0646
Project Address: NEC of W Patrick Ln & Rosanna St, Spring Valley, NV 89118
(APN# 163-34-601-045)

Dear Sir / Madame:

We are writing to request a three (3) year extension for the above-mentioned approvals, including the waiver of conditions WC-22-400127 (ZC-1740-04) and the waiver of development standards WS-22-0646, granted on January 18, 2023, by the Clark County Board of County Commissioners. These approvals are currently set to expire on January 18, 2025.

The proposed project is to be developed on a vacant +/- 2.4-acre parcel on the northeast corner of Patrick Lane and Rosanna Street. Pillar 9 LLC, a subsidiary of Probity International Corporation, is both the owner and developer for this project. The proposed approved development entitlements include a 2-story, 125,364 sq/ft building consisting of 49,910 sq/ft for fine art and wine storage with a small office component, 61,765 sf/ft of climate-controlled storage for household goods, and 15,689 sq/ft of enclosed, covered parking.

ET-25-400010
MY
1/16/25

PLANNER
COPY

The primary reason for this extension request is the unforeseen changes in macro-economic conditions. The inflationary cycle following the COVID-19 pandemic has driven interest rates much higher and for longer than anticipated, placing pressure on regional banks. Consequently, banks have tightened their underwriting criteria, and the commercial lending market has become constrained. These changes have presented significant challenges for developers, leading to many projects to be placed on hold.

We remain committed to bringing this first in-class development to fruition, which we believe will significantly benefit the neighborhood and the community. To ensure the timely and efficient commencement of construction, we believe a three (3) year extension is a reasonable timeframe to secure the necessary financing within this challenging economic environment. Nonetheless, we intend to start construction as soon as reasonable financing becomes available.

In the meantime, we look forward to receiving further comments from the county's plan-check process. We welcome their feedback and will refine our plans as needed to meet county requirements and obtain the necessary permits.

We appreciate your understanding and cooperation in this matter. Please let us know if you require further information or documentation.

We kindly request an estimate of the fees associated with this extension request. We understand that these fees are payable upon receipt of an approval letter.

Thank you,


Robert Zarnegin, President/CEO
Probitv International Corporation
Managing Member of Pillar 9, LLC
rzarnegin@probitvinternational.com

ET-25-400010
MY
1/16/25

PLANNER
JAN 16 2025

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400015 (UC-22-0698)-BR OVATION LIMITED PARTNERSHIP:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) High Impact Project; 2) mixed-use development; 3) establish density; and 4) establish height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of exterior light fixtures (luminaries); and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) High Impact Project; 2) mixed-use development; and 3) finished grade on 14.6 acres in a CC (Commercial Core) Zone.

Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley. MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:

176-04-412-002 through 176-04-412-004; 176-04-412-010

USE PERMITS:

1. High Impact Project.
2. Mixed-use development.
3. Establish a maximum density of 72 du/ac.
4. Establish a maximum height of 77 feet.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow exterior light fixtures (luminaries) mounted on buildings up to 77 feet high where the line of the first story eave, or 14 feet above finished grade, whichever is lower, is the maximum height allowed per Section 30.48.670 (a 450% increase).
2.
 - a. Reduce throat depth for the central driveway on Arby Avenue to 87 feet where a minimum depth of 150 feet is required per Uniform Standard Drawing 222.1 (a 42% reduction).
 - b. Reduce the throat depth for a driveway on Arby Avenue to 55 feet where a minimum depth of 150 feet is required per Uniform Standard Drawing 222.1 (a 63.3% reduction).
 - c. Reduce the throat depth for a driveway on Arby Avenue to 63 feet where a minimum depth of 150 feet is required per Uniform Standard Drawing 222.1 (a 58% reduction).

DESIGN REVIEWS:

1. High Impact Project.
2. Mixed-use development.

3. Increase finished grade to 57 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 58.3% increase).

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.6
- Number of Units: 1,042
- Density (du/ac): 72
- Project Type: Mixed-use development
- Number of Stories: 5
- Building Height (feet): 77
- Square Feet: 16,000 (retail)/770,916 (multi-family buildings)
- Open Space Required/Provided: 6.1/6.1
- Parking Required/Provided: 1,674/1,728

History

A conforming zone boundary amendment for a proposed mixed-use development was approved via ZC-20-0094 by the Board of County Commissioners in June 2020. The previously approved mixed-use development consisted of a single building with 1,288 dwelling units and a density of 88.4 dwelling units per acre with a maximum building height of 200 feet. An additional 170,039 square feet of office space and 87,542 square feet of retail/restaurant space, respectively, were also approved with the zone change. The use permits, waivers, and design review components of ZC-20-0094 expired in June 2022; therefore, in 2022 the applicant proposed a new mixed-use development consisting of 4 multi-family buildings with a total of 1,042 dwelling units with a density of 72 dwelling units per acre and a maximum building height of 77 feet.

Site Plans

The approved plans depict a proposed 5 story mixed-use development consisting of 1,042 dwelling units with a density of 72 dwelling units per acre. Four freestanding multi-family structures, Buildings 1 through 4, are located at the northeast, northwest, southeast, and southwest corners of the project site. Buildings 1 and 4 each feature a retail component located on the first floor of each structure. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
1	22	505	365	60
2	330	490	55	45
3	330	20	75	525

Building Setback from Property Lines (in feet)				
Building:	Property Line			
4	22	20	380	540

The proposed development is bisected by an east/west open space/promenade area measuring between 60 feet to 170 feet in width. A centrally located north/south driveway adjacent to Arby Avenue (north property line), measuring up to 60 feet in width, divides the east and west halves of the site. A waiver of development standards to reduce the throat depth to 87 feet is required for the centrally located driveway. A 5 foot wide attached sidewalk is located on both sides of the driveway servicing the development. Three additional driveways are proposed along Arby Avenue consisting of the following: 1) northwest corner of the project site (ingress/egress to the private street "Advanced Way"; 2) driveway entrance to building 1, consisting of an interior 5 level parking garage; and driveway entrance to building 4, also consisting of an interior 5 level parking garage. A waiver of development standards is also required to reduce the throat depth to 55 feet and 63 feet, respectively, for the driveway entrances to Buildings 1 and 4. The private street servicing the development, Advanced Way, measures a minimum of 25 feet in width circulating along the west and south sides of the development. A pedestrian realm measuring between 20 feet to 40 feet in width, including a 5 foot wide detached sidewalk, is located along Advanced Way. A pedestrian realm measuring between 20 feet to 25 feet in width, including a 5 foot wide detached sidewalk, is also located adjacent to Arby Avenue and Gagnier Boulevard. A single driveway entrance to Advanced Way is located at the southeast corner of the site, adjacent to Gagnier Boulevard. A design review to increase finished grade is also part of this request. The site generally slopes from west to east, necessitating an increase in finished grade up to 42 inches in the middle of the site, and up to 57 inches for the eastern portion of the site.

The shared parking schedule is utilized to calculate the parking requirements for the mixed-use development. The applicant calculated a maximum 16,000 square feet for retail space. The tenant mix of retail and multi-family required 1,674 parking spaces where 1,728 parking spaces are provided. Parking spaces are uniformly distributed within the interior parking garages located within Buildings 1 through 4, while a total of 26 parallel parking spaces are located on both sides of the north/south driveway servicing the development. Two loading spaces are required for the retail portion of the development, with the first space being located within the parking garage for Building 1, and the second space located within the parking garage for Building 4. The loading spaces are located at the southeast and southwest corners of the parking garages for Buildings 1 and 4, respectively.

Landscaping & Open Space

The approved plans depict a pedestrian realm measuring between 20 feet to 25 feet in width, including a detached sidewalk, located adjacent to Arby Avenue and Gagnier Boulevard. A pedestrian realm measuring between 20 feet to 40 feet in width, including a 5 foot wide detached sidewalk, is also located along Advanced Way (private street). Twenty-four inch box trees, in addition to shrubs and groundcover, are planted within the street landscape and pedestrian realm areas.

The proposed development is bisected by an east/west open space/promenade area ranging between 60 feet to 170 feet in width, consisting of 2 courtyards with a total area measuring 110,000 square feet. Amenities within the courtyard area consist of 2 pools and spas, garden

beds, game courtyards, yoga terrace, and a picnic area with group fire pits. Additional open space areas include 4 clubhouses and 4 plazas.

Elevations

The approved plans depict four, 5 story buildings measuring up to 77 feet in height to the roofline. Building materials include a stucco exterior, decorative metal awnings, railings around balconies, and faux stone tiles. The mass of the buildings will be reduced by off-set surface planes and parapet walls along the roofline at varying heights. All rooftop mechanical equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

Below is a table reflecting the approved retail areas and dwelling units featured within each building:

Dwelling Units and Retail Areas	
Building 1	
Dwelling Units	253 units
Retail Area	8,000 square feet
Building 2	
Dwelling Units	268 units
Building 3	
Dwelling Units	268 units
Building 4	
Dwelling Units	253 units
Retail Area	8,000 square feet

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0698:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public service in the area;
- 3 percent of required parking spaces to have installed EV infrastructure;
- 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 this application must commence within 2 years of approval date or it 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;
- Westernmost driveway on Arby Avenue to be removed.
- Applicant is advised that off-site improvement permits may be required; 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.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- 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 #0009-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting their first extension of time for UC-22-0698 for a 2 year extension. The applicant explained that due to high interest rates it has become difficult to commence this project. Also, there have not been significant changes in the area and the applicant's focus is on other affordable multi-family developments.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0282	Vacated and abandoned a portion of Butler Street to the south	Approved by PC	July 2023
VS-22-0699	Vacated and abandoned patent easements and right-of-way	Approved by BCC	February 2023
UC-22-0698	Use Permit, waiver of development standards, and design review for a high impact project and mixed-use development	Approved by BCC	February 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0094	Reclassified the site from C-2 to U-V zoning - use permits and design review - expired	Approved by BCC	June 2020
SC-18-0899	Name an unnamed private street to Advanced Way	Approved by PC	January 2019
DR-0066-08	Retail building - expired	Approved by PC	March 2008
DR-1421-07	Comprehensive sign package - expired	Approved by BCC	January 2008
TM-0174-07	Commercial subdivision	Approved by PC	July 2007
VS-0398-05	Vacated and abandoned easements and portions of right-of-way	Approved by PC	May 2005
ZC-0402-05	Reclassified the site to C-2 zoning	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	CG & IP	Shopping center
South	Business Employment	CG & IP	Office complex & undeveloped
East	Business Employment	CG	Assisted living facility
West	Corridor Mixed-Use	CG	Shopping center

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that proposed development remains appropriate for the site and the surrounding area. Additionally, this is the first extension of time, so staff can support the request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 22, 2027 to commence 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: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON BOULEVARD, SUITE 150, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 176-04-412-002, 176-04-412-003, 176-04-412-004, 176-04-412-010

PROPERTY ADDRESS/ CROSS STREETS: South of W. Arby Avenue & East of S. Durango Drive, 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for Use Permit/Design Review for Gagnier/Arby Apartments. Extension of Time expires 2/22/25 -- UC-22-0698.

PROPERTY OWNER INFORMATION

NAME: B-R Ovation Limited Partnership
ADDRESS: 10650 W. Charleston Blvd., #150
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

APPLICANT INFORMATION (must match online record)

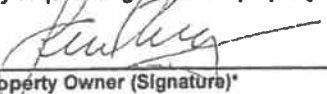
NAME: Ovation Contracting, Inc. -- Janet Goyer
ADDRESS: 10650 W. Charleston Blvd., #150
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Ovation Contracting, Inc. -- Janet Goyer
ADDRESS: 10650 W. Charleston Blvd., #150
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.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)*

Reinier Santana
Property Owner (Print)

1/2/25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-25-400015

ACCEPTED BY NAI

PC MEETING DATE _____

DATE 1/29/2025

BCC MEETING DATE 4/2/2025

FEES \$1,400.00

TAB/CAC LOCATION Spring Valley

DATE 3/11/2025

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlaovlch@kcrcvlaw.com
702.792.7050

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

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

January 10, 2025

VIA UPLOAD

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

Re: *Ovation Development*
Justification Letter – First Extension of Time for an Approved
Multi-Family Development (UC-22-0698)
APN: 176-04-412-002, 003, 004, & 010

To Whom It May Concern:

Please be advised our office represents Ovation Contracting (the "Applicant") in the above-referenced matter. By way of background, the Board of County Commissioners ("BCC"), at their February 22, 2023 hearing, approved UC-22-0698 allowing for the development of a vertical mixed-use development consisting of 16,000 SF of retail and 1,042 multi-family-units consisting of 4 freestanding buildings on approximately 14.6 acres generally located on the southwest corner Arby Avenue and Gagnier Boulevard. The Applicant is now requesting a first extension of time.

A first extension of time is justified for the following reasons:

- There have not been significant changes in the area.
- The Applicant will be mapping and permitting the Site at a later date.
- The past year interest rates have made it difficult to build.
- The Applicant has been focusing on its affordable multi-family developments; this project is slated to be a market rate development.

For the reasons outlined above, the Applicant is requesting an additional two-year extension of time. We thank you in advance for your time and consideration.

Should you have any questions, please feel free to contact us.

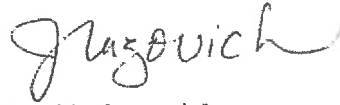
KAEMPFER

CROWELL

Clark County Planning
January 10, 2025
Page 2

Sincerely,

KAEMPFER CROWELL

A handwritten signature in cursive script that reads "JLazovich".

Jennifer Lazovich

JLL:ajc

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0128-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 5.01 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street within Spring Valley (description on file). MN/mc (For possible action)

RELATED INFORMATION:

APN:

163-33-201-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 5.01
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests to rezone the subject property to RS3.3 for a future 39 lot single-family subdivision. According to the applicant, the request to rezone the subject property, which currently is zoned RS20, to RS3.3 conforms to the current land use category in the Master Plan, which is Mid-Intensity Suburban Neighborhood (MN) up to 8 du/ac. The abutting properties to the north, east, and west are developed with single-family residences zoned RS3.3.

Surrounding Land Use

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

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

Related Applications

Application Number	Request
VS-25-0129	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
WS-25-0130	Waiver of development standards for a detached sidewalk and landscaping, and a design review for 39 single-family residential lots is a companion item on this agenda.
TM-25-500028	A tentative map for 39 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the multiple existing and recently approved single-family residential subdivisions in the nearby area, such as Windbrooke and Windbrooke 2. These 2 developments are adjacent to the subject site to the north, east, and west. There is also a developing 95 lot, RS3.3 zoned subdivision (Cimarron Road and Patrick Lane) east of the subject site between Tomsik Street and Cimarron Road. The proposed zone change complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Department of Aviation

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

Staff Recommendation**Approval.**

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

PRELIMINARY STAFF CONDITIONS:**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed

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

Fire Prevention Bureau

- 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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0028-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: KRISTIN ESPOSITO, GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-33-201-014

PROPERTY ADDRESS/ CROSS STREETS: S Tomsik St & W Patrick Ln

DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the current Dept. of Aviation parcel with approved zoning of RS20 (2 units per acre). This property is located north of Patrick Ln, west of Tomsik St, and south of Feather Duster Ct. The proposed site will consist of 39 single-family residential lots with a requested zone change to RS3.3 (8 du/acre) and offer 3 different plans and 3 elevations per plan ranging from 2,708 to 3,023 sq ft.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
ADDRESS: 7255 S Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID #
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffie@pullagroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 702-804-2000 CELL 702-804-2163 EMAIL: kesposito@gcwengineering.com

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

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

Shauna Bradley, Director, Clark County RPM
Property Owner (Print)

12/23/2024
Date

DEPARTMENT

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

LOCATION # 20-25-0128

PC MEETING DATE

BCC MEETING DATE 4/2/25 @ 9:00 AM

TAB/CAC LOCATION SPENCER VALLEY

DATE 3/11/25 @ 6:00 PM

MNO
2/5/25
\$1,200

764-A289-001

February 3, 2025

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**PLANNER
COPY**

**RE: *Department of Aviation Sales Unit 3 – Tomsik and Patrick
APN: 163-33-201-014; Approximately 5.01+/- Gross Acres
Request for Zone Change***

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located north of Patrick Lane, west of Tomsik Street, and south of Feather Duster Court. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Zone Change

Currently the site is zoned RS20 with a Land Use of Mid-Intensity Suburban Neighborhood, which allows up to 8 du/acre. We are proposing to change the zoning to RS3.3, which conforms to the current land use, and the proposed density is 7.78 du/acre.

We are also submitting applications for a Design Review, Waiver of Development Standards, Vacation and Tentative Map proposing the 39 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0129-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Tomsik Street and Durango Drive within Spring Valley (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-201-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of the Patrick Lane right-of-way along the south side of the subject site. The vacation is necessary to accommodate detached sidewalks along Patrick Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1568-01	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	June 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-25-0128	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0130	Waiver of development standards for a detached sidewalk and landscaping, and a design review for 39 single-family residential lots is a companion item on this agenda.

Related Applications

Application Number	Request
TM-25-500028	A tentative map for 39 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Feather Duster Court;
- 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 Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146**

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0130-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks.

DESIGN REVIEW for a single-family residential development on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-201-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Feather Duster Court where a 10 foot wide landscape area is required per Section 30.04.01D (a 100% reduction).
2. Allow an attached sidewalk along Feather Duster Court where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.01
- Project Type: Single-family residential development
- Number of Lots/Units: 39
- Density (du/ac): 7.78
- Minimum/Maximum Lot Size (square feet): 3,324/8,508
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,708 (minimum)/3,023 (maximum)

Site Plans

The plans depict a single-family residential development consisting of 39 residential lots and 7 common lots on 5.01 acres with a density of 7.78 dwelling units per gross acre. The minimum and maximum lot sizes are 3,324 square feet and 8,508 square feet, respectively. Lots 1 through

13 are along the west side of the subdivision and are accessed from a private street (A Street), which connects to Patrick Lane to the south. Lots 14 through 21 are along the north side of the subdivision and are accessed via Feather Duster Court to the north, which is a public street culminating in a cul-de-sac. Lots 22 through 39 are along the east side of the subdivision and are accessed via 2 private streets (B Street and C Street) that are accessed from the main private street of the subdivision (A Street) and culminate in cul-de-sacs. All of the internal private streets feature 4 foot wide attached sidewalks on 1 side.

Landscaping

A 15 foot wide landscape area consisting of a 5 foot wide detached sidewalks is proposed along Patrick Lane to the south, while a 5 foot wide attached sidewalk with no landscaping is proposed along Feather Duster Court to the north. The street landscaping along Patrick Lane consists of large trees, shrubs, and groundcover.

Elevations & Floor Plans

The elevations and floor plans show 4 different floor plan models with 4 possible exterior designs for the homes. All models are 2 stories tall with a peak height up to 25 feet, consisting of painted stucco, variable rooflines featuring concrete tile or metal, window pop-outs, and sliding glass rear doors. The models shown range in size from 2,708 square feet up to 3,023 square feet spread across 2 stories. Each model has a minimum of 3 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, and flex rooms customizable for offices, lofts, or additional bedrooms. All homes also feature garage space for 2 cars.

Applicant's Justification

The applicant states that Feather Duster Court is part of an existing residential subdivision, and features an existing attached sidewalk with no street landscaping. To be consistent with the existing subdivision, an attached sidewalk with no street landscaping is proposed along Feather Duster Court.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1568-01	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	June 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-25-0128	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0129	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
TM-25-500028	A tentative map for 39 single-family residential lots and common lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

While staff can understand that a portion of Feather Duster Court is already developed without street landscaping, staff finds that street landscaping can still be provided for the portion that is the subject of this application. The elimination of required street landscaping is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Therefore, staff cannot support this request.

Design Review

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

Staff has no objection to the architectural designs of the proposed residences, which are compatible with existing residences in the area. However, since staff is not supporting the waivers of development standards and the tentative map, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Feather Duster Court. The site has no existing off-sites improvements; therefore, there is no reason a detached sidewalk cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Feather Duster Court;
- 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 Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project;

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

Department of Aviation

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

Fire Prevention Bureau

- 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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0028-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 163-33-201-014

PROPERTY ADDRESS/ CROSS STREETS: S Tomsik St & W Patrick Ln

DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the current Dept. of Aviation parcel with approved zoning of RS20 (2 units per acre). This property is located north of Patrick Ln, west of Tomsik St, and south of Feather Duster Ct. The proposed site will consist of 39 single-family residential lots with a requested zone change to RS3.3 (8 du/acre) and offer 3 different plans and 3 elevations per plan ranging from 2,708 to 3,023 sq ft.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
ADDRESS: 7255 S Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID #
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffie@pultegroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 702-804-2000 CELL 702-804-2163 EMAIL: kesposito@gcwengineering.com

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

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

Shauna Bradley, Director, Clark County RPM

Property Owner (Print)

12/23/2024
Date

DEPARTMENT

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

LOCATION # 163-33-201-014
PC MEETING DATE 4/2/25 @ 9:00 AM
BCC MEETING DATE

TAB/CAC LOCATION SPANISH VALLEY

DATE 3/11/25 @ 6:00 PM

2/15/25
\$1,300

764-A289-001

February 3, 2025

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**PLANNER
COPY**

**RE: Department of Aviation Sales Unit 3 – Tomsik and Patrick
APN: 163-33-201-014; Approximately 5.01 Gross Acres
Request for Design Review, Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located north of Patrick Lane, west of Tomsik Street, and south of Feather Duster Court. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Design Review:

The proposed site will consist of 39 single-family residential lots on 5.01 gross acres for a density of 7.78 dwelling units per gross acre. Patrick Lane will have a 15' common element that includes a 5' detached sidewalk and 2 - 5' landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan: the livable square foot range will be from 2,708-3,023 sq ft. All plans will be 2 stories with the maximum height being 23' 6" with a 10" foundation for a total of 24' 4". There will be 1 model located on APN: 163-33-217-033, which is an existing Pulte Homes development at Patrick Lane and Tomsik Street. Minimum Lot Size is 3,324 sq ft and Maximum Lot Size is 8,508 sq ft.

Waivers:

1. Title 30.04.08.C.5.ii.a

Standard:	Detached sidewalk along collector and local streets
Requested Waiver:	Attached Sidewalk
Justification:	Feather Duster Ct is part of the existing Windboorke 2 subdivision, where the sidewalk is attached and the existing lots front on Feather Duster Ct. To be consistent with this existing subdivision, our proposed site is proposing an attached sidewalk and fronting on Feather Duster Ct.



2. Title 30.04.07 ii

Standard:	Attached Sidewalk Landscaping – 6' Wide Landscaping Strip
Requested Waiver:	No Landscaping.
Justification:	Waiver 1 is requesting to waive the requirement for detached sidewalk. Waiver 2 is to waive the landscaping that is required with attached sidewalk and the proposed lots will front on Feather Duster Ct and is consistent with this existing subdivision.

We are also submitting applications for Vacation, Zone Change, and Tentative Map proposing the 39 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

PLANNER
COPY



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500028-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 39 single-family residential lots and common lots on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
163-33-201-014

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.01
- Project Type: Single-family residential development
- Number of Lots/Units: 39
- Density (du/ac): 7.78
- Minimum/Maximum Lot Size (square feet): 3,324/8,508

Project Description

The plans depict a single-family residential development consisting of 39 residential lots and 7 common lots on 5.01 acres with a density of 7.78 dwelling units per gross acre. The minimum and maximum lot sizes are 3,324 square feet and 8,508 square feet, respectively. Lots 1 through 13 are along the west side of the subdivision and are accessed from a private street (A Street), which connects to Patrick Lane to the south. Lots 14 through 21 are along the north side of the subdivision and are accessed via Feather Duster Court to the north, which is a public street culminating in a cul-de-sac. Lots 22 through 39 are along the east side of the subdivision and are accessed via 2 private streets (B Street and C Street) that are accessed from the main private street of the subdivision (A Street) and culminate in cul-de-sacs. A 15 foot wide landscape area consisting of 5 foot wide detached sidewalks is proposed along Patrick Lane to the south, while a 5 foot wide attached sidewalk with no landscaping is proposed along Feather Duster Court to the north. The street landscaping along Patrick Lane consists of large trees, shrubs, and groundcover. All of the internal private streets feature 4 foot wide attached sidewalks on 1 side, and 7 common element lots are provided throughout the development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1568-01	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	June 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-25-0128	A zone change from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0130	Waivers of development standards and a design review for a single-family residential development is a companion item on this agenda.
VS-25-0129	A vacation and abandonment of a portion of right-of-way 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**

Title 30 requires tentative maps for single-family residential subdivisions on sites greater than 5 acres to include a minimum of 2 through access drives to ensure safe vehicular circulation and limit potential traffic conflicts within the subdivision. Staff finds that the subdivision could be redesigned to provide 2 through access drives by connecting the internal private street to Feather Duster Court, or by connecting a second private street to Patrick Lane. Additionally, since staff is not supporting the companion waivers of development standards (WS-25-0130), staff cannot support this tentative map request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb and a portion of a cul-de-sac for Feather Duster Court;
- 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 Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- 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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0028-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-33-201-014

PROPERTY ADDRESS/ CROSS STREETS: S Tomsik St & W Patrick Ln

DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the current Dept. of Aviation parcel with approved zoning of RS20 (2 units per acre). This property is located north of Patrick Ln, west of Tomsik St, and south of Feather Duster Ct. The proposed site will consist of 39 single-family residential lots with a requested zone change to RS3.3 (8 du/acre) and offer 3 different plans and 3 elevations per plan ranging from 2,708 to 3,023 sq ft.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 500 S Grand Central Pkwy., 4th Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89155

TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.

ADDRESS: 7255 S Tenaya Way. Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID #

TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffle@pultegroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.

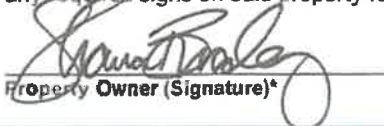
ADDRESS: 1555 S Rainbow Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #

TELEPHONE: 702-804-2000 CELL 702-804-2163 EMAIL: kesposito@gcwengineering.com

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

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

Shauna Bradley, Director, Clark County RPM

Property Owner (Print)

12/23/2024
Date

DEFAUT/ENT

☐ AC
☐ ADR
☐ AG

ONLY:

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☐ VS
☐ WC

☐ WS
☐ ZC
☐ OTHER

LOCATION # 1M-25-550028

PC MEETING DATE -

BCC MEETING DATE 4/2/25 @ 9:00 AM

TAB/CAC LOCATION SPRING VALLEY

DATE 3/11/25 @ 6:00 PM

MNO
2/5/25
\$750

764-A289-001

February 3, 2025

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

RE: *Department of Aviation Sales Unit 3 – Tomsik and Patrick*
APN: 163-33-201-014; Approximately 5.01+/- Gross Acres
Request for Tentative Map Hold

On behalf of our client, PN II, Inc., GCW, Inc. (GCW) is submitting a Tentative Map application for the subject parcel located at S Tomsik Street & W Patrick Lane. This Tentative Map is submitted concurrently with applications for Design Review and Zone Change. We respectfully request the Tentative Map be held and heard at public hearings concurrently with the aforementioned land use actions.

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

**PLANNER
COPY**

764-A289-001

February 3, 2025

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**RE: Department of Aviation Sales Unit 3 – Tomsik and Patrick
APN: 163-33-201-014; Approximately 5.01+/- Gross Acres
Request for Tentative Map**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use item.

Project Description:

The project is located on the current Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located north of Patrick Lane, west of Tomsik Street, and south of Feather Duster Court. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS20.

Tentative Map:

We are submitting a Tentative Map proposing 39 single-family residential lots on 5.01 gross acres for a density of 7.78 dwelling units per gross acre. Patrick Lane will have a 15' common element that includes a 5' detached sidewalk and 2 - 5' landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan: the livable square foot range will be from 2,708-3,023 sq ft. All plans will be 2 stories with the maximum height being 23' 6" with a 10" foundation for a total of 24' 4". There will be 1 model located on APN: 163-33-217-033, which is an existing Pulte Homes development at Patrick Lane and Tomsik Street. Minimum Lot Size is 3,324 sq ft and Maximum Lot Size is 8,508 sq ft.

We are also submitting applications for a Design Review, Waiver of Development Standards, and Zone Change. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

**PLANNER
COPY**



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0138-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 8.81 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-20-201-009; 163-20-604-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.81
- Existing Land Use: Undeveloped

Site Plan

The project will essentially be developed in 2 different phases. Specifically, this request is for 2 subdivisions which are diagonally positioned across the street from each other on the east and west sides of El Capitan Way. The first parcel is APN 163-20-201-009 to the west side of El Capitan Way and the south side of Rochelle Avenue, APN 163-20-604-002 is the second parcel on the east side of El Capitan Way and the north side of Peace Way.

El Capitan Rochelle 2A

This development consists of 25 lots on 4.44 gross acres for a density of 5.63 dwelling units per acre. One point of access is shown from El Capitan Way to the east.

El Capitan Rochelle 2C

This development consists of 25 lots on 4.37 gross acres for a density of 5.72 dwelling units per acre. One point of access is shown from El Capitan Way to the west.

Applicant's Justification

The applicant states there are other RS3.3 zoned residential subdivisions throughout this neighborhood; and therefore, this request aligns with the existing zoning and density of the area.

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0139	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way is a companion item on this agenda.
TM-24-500029	A tentative map for 25 single-family residential lots is a companion item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
DR-25-0195	Design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda.
TM-25-500030	A tentative map for 32 single-family residential lots is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning for the site is compatible and consistent with the surrounding area. The adjacent and abutting developed properties to the south, east, and west are zoned either RS3.3 or RS5.2. The request complies with Policy 1.4.4 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 is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #s 0024-2025, 0025-2025 and 0026-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-20-201-009, 163-20-501-003, 163-20-604-002

PROPERTY ADDRESS/ CROSS STREETS: El Capitan Way / Rochelle Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: CELL

EMAIL:

APPLICANT INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID #

TELEPHONE: 702.804.7554

CELL

EMAIL: kendra.saffle@puttegroup.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702.284.5300

CELL

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Shauna Bradley, Director, Clark County RPM

Property Owner (Print)

Date

12/30/2024

<input type="checkbox"/> AC	<input type="checkbox"/> AK	<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"/>	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	

REC. # 26-25-0138

REC. MEETING DATE

4-2-25

TAB/CAC LOCATION

SPRING VALLEY

DATE

102
2-6-25
\$1200.00

January 8th, 2025

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

Re: **El Capitan Rochelle, an 82 Lot Residential Subdivision**
Justification Letter for Zone Change
Westwood Project No. PUL2432-000

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, respectfully submits this justification letter with an application for a Zone Change.

The project site associated with this request is three separate APNs each located diagonally from one another. The parcels total approximately 13.07 gross acres and cover APNs 163-20-201-009 (Parcel 2A), 163-20-501-003 (Parcel 2B), 163-20-604-002 (Parcel 2C). The project site is located in a portion of Section 20, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. El Capitan Rochelle 2A is 4.44 acres and will consist of 25 lots with a gross density of 5.63 dwelling units/acre. El Capitan Rochelle 2B covers 4.26 acres and is proposed to be 32 lots with a gross density of 7.51 dwelling units/acre. El Capitan Rochelle 2C is 4.37 acres and is proposed to be 25 lots with a gross density of 5.72 dwelling units/acre.

Zone Change

The proposed site plans include 82 lots with a land use conforming zone change to RS3.3. The proposed zone change would modify the zoning designation from RS20 to RS3.3 for each of the three parcels. This is a conforming zone change within the planned land use of mid-intensity suburban neighborhood with a max density of 8.0 du/ac.

Parcel A is located in the southwest corner of Rochelle Ave and El Captain Way. Across Rochelle Ave and El Capitan Way are existing RS3.3 subdivisions, *Flamingo Trails 7* and *Tahoe 2 Unit 4*. There is an undeveloped parcel on the west with a resolution of intent and approved zoning RS3.3. To the south is *Tahoe 2 - Phase 1* a RS5.2 subdivision. Parcel A has a proposed gross density of 5.63 du/ac.

Parcel B is in the northeast corner of Rochelle Ave and El Capitan Way with existing RS3.3 subdivisions adjacent *Durango Rochelle West*, *Flamingo Trails 7* and *Tahoe 2 Unit 4*. To the north is Nevso Dr and zoned Commercial General.

PLANNER COPY

ZC-25-0138

westwoodps.com
(888) 937-5150

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0137-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Juliano Road and Flaming Ridge Trail, and between Rochelle Avenue and Peace Way, portions of a right-of-way being El Capitan Way located between Rochelle Avenue and Peace Way, a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Flaming Ridge Trail, and a portion of right-of-way being Peace Way located between El Capitan Way and Juliano Road within Spring Valley (description on file). MN/JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-201-009; 163-20-604-002

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements within APN 163-20-201-009 along with a portion of rights-of-way being the south 5 feet of Rochell Avenue, and the west 5 feet of El Capitan Way. Additionally, the applicant is requesting to vacate patent easements within APN 163-20-604-002 along with a portion of rights-of-way being the west 5 feet of El Capitan Way and the north 5 feet of Peace Way. The purpose of the request is to fully develop the parcels and also allow for detached sidewalks in conjunction with single-family residential subdivisions.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1706-95	Vacated and abandoned University Avenue and patent easements - APN 163-20-201-009	Approved by BCC	December 1995

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 & CG	Single-family residential & place of worship
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS3.3	Single-family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac), Public Use	RS3.3 & RS20	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Undeveloped & single-family residential

Related Applications

Application Number	Request
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0139	A waiver of development standards and design review for APN 163-20-201-009 and 163-20-604-002 a single-family residential development is a companion item on this agenda.
TM-25-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a companion item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
DR-25-0195	A design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda.
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-20-201-009, 163-20-501-003, 163-20-604-002

PROPERTY ADDRESS/ CROSS STREETS: El Capitan Way / Rochelle Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: CELL EMAIL:

APPLICANT INFORMATION

NAME: PN II, Inc.
ADDRESS: 7255 S. Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID #
TELEPHONE: 702.804.7554 CELL EMAIL: kendra.saffie@pultegroup.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak
ADDRESS: 5725 W. Badura Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID #
TELEPHONE: 702.284.5300 CELL EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Shauna Bradley, Director, Clark County RPM
Property Owner (Print)

Date

12/30/2024

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

VS-25-0137

RR

BECKETTING DATE

4-2-25

2-6-25

\$1200.00

TAB/CAC LOCATION

SPRING VALLEY

DATE

3-11-25

January 8th, 2025

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

**Re: El Capitan Rochelle, an 82 Lot Residential Subdivision
Justification Letter for Vacations of Easements & Abandonment of Right-of-Way
Westwood Project No. PUL2432-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II, Inc., respectfully submits this justification letter with an application for a Vacation and Abandonment of Right-of-Way.

The project site associated with this request is three separate APNs each located diagonally from one another. The parcels total approximately 13.07 gross acres and cover APNs 163-20-201-009 (Parcel 2A), 163-20-501-003 (Parcel 2B), 163-20-604-002 (Parcel 2C). The project site is located in a portion of Section 20, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. El Capitan Rochelle 2A is 4.44 acres and will consist of 25 lots with a gross density of 5.63 dwelling units/acre. El Capitan Rochelle 2B covers 4.26 acres and is proposed to be 32 lots with a gross density of 7.51 dwelling units/acre. El Capitan Rochelle 2C is 4.37 acres and is proposed to be 25 lots with a gross density of 5.72 dwelling units/acre.

Vacation Descriptions:

The applicant is vacating public rights-of-way and easements that conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels but are no longer required for the proposed development.

Vacation No. 1 Area 1 includes the south 5.0' of the existing 30.0' Right-of-Way on Rochelle Avenue associated with OR:20000211:00692 adjacent to the north boundary of APN 163-20-201-009.

Vacation No.1 Area 2 includes the west 5.0' of the existing 40.0' Right-of-Way on El Capitan Way associated with OR:20000211:00692 adjacent to the east boundary of APN 163-20-201-009. The request is to accommodate a detached sidewalk.

Vacation No. 2 Area 1 includes vacating the resolution relative to acquisition of right-of-way on the north 5.0' of the property. Vacation No. 2 Area 2 includes vacating the resolution relative to acquisition of right-of-way on the south 30.0' and east 5.0' of the property. Vacation No. 2 Area 1 and 2 are associated with OR:441:400470.

PLANNER COPY

VS-25-0137

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Vacation No. 3 includes the south 5.0' of the existing 30.0' Right-of-Way on Nevso Dr adjacent to the north boundary of APN 163-20-501-003 (Area 1). This vacation also includes the east 5.0' of the existing 40.0' Right-of-Way on El Capitan Way adjacent to the west boundary of APN 163-20-501-003 (Area 2). This vacation also includes the north 5.0' of the existing 30.0' Right-of-Way on Rochelle Avenue adjacent to the south boundary of APN 163-20-501-003 (Area 3). All three parts of this vacation are associated with OR: 20011219:01662. The request is to accommodate a detached sidewalk.

Vacation No. 4 includes vacating the resolution relative to acquisition of right-of-way on the north 5.0' of the property (Area 1). This vacation also includes the west 5.0' of the property (Area 2). This vacation also includes the south 5.0' of the property (Area 3). This request is to vacate the resolution relative to acquisition of right-of-way associated with OR:441:400470.

Vacation No. 5 includes vacating the east 5.0' of the existing 40.0' Right-of-Way on El Capitan Way adjacent to the west boundary of APN 163-20-604-002 (Area 1). This vacation also includes the north 5.0' of the existing 40.0' Right-of-Way on Peace Way adjacent to the west boundary of APN 163-20-604-002 (Area 2). This vacation is associated with OR:20000211:00694. The request is to accommodate a detached sidewalk.

Vacation No. 6 includes vacating the north 30.0' of the property along with the west 5.0' of the property as a part of area 1. Area 2 includes the south 5.0' of the property. This request is to vacate the resolution relative to acquisition of right-of-way associated with OR:441:400470.

There are no vacation requests for patent easements on this project site.

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

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC
Mariah Prunchak, Westwood Professional Services

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0139-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.

DESIGN REVIEW for a single-family residential development on 8.81 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east and west sides of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. MN/JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-201-009; 163-20-604-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the street intersection off-set to 19 feet along El Capitan Way where a minimum of 125 feet is required per Section 30.04.08F (an 84.8% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.81
- Project Type: Single-family residential development
- Number of Lots/Units: 50 (total)/25 (APN 163-20-604-002)/25 (APN 163-20-201-009)
- Density (du/ac): 5.67 (total)/5.72 (APN 163-20-604-002)/5.63 (APN 163-20-201-009)
- Minimum/Maximum Lot Size (square feet): 5,025/7,334 (APN 163-20-604-002)/5,136/7,761 (APN 163-20-201-009)
- Number of Stories: 2
- Building Height (feet): 25 up to 29
- Square Feet: 2,940 to 3,072

Site Plan

The plans depict 2 single-family residential developments consisting of 50 lots and 6 common lots on 8.81 acres with a total density of 6.67 dwelling units per gross acre. The minimum and maximum net lot sizes are 5,025 square feet and 7,761 square feet, respectively. Access to both portions of the development is provided from El Capitan Way to the east of APN 163-20-604-002, and the west of APN 163-20-201-009. All internal streets are 42 foot wide private streets

with curb and gutter and a 4 foot wide sidewalk on one side of the street that terminates as cul-de-sacs. The reduced street intersection off-set is proposed at 19 feet from the centerline of Tahoe Shore Avenue and is located on APN 163-20-604-002.

Landscaping

A 15 foot wide landscape strip consisting of 5 foot wide detached sidewalk is proposed along El Capitan Way, Rochelle Avenue, and Peace Way. The street landscaping consists of large trees, shrubs, and ground cover, to Code standards.

Elevations

There are 3 home plans which depict 2 residences which have an overall height 25 feet up to 29 feet. Each home has 4 elevation types. The elevations on all 4 sides have a combination of stucco, concrete tile roofs, stone veneer, soffit elements, fascia returns, overhangs, off-set roof lines, a variety of garage door patterns, window casings, and other architectural features.

Floor Plans

The plans depict 4 to 6 bedrooms, 2 to 3 bathrooms, and a variety of living spaces. Each home will have a minimum 2 car garage.

Applicant's Justification

The applicant indicates the parcels are located diagonally from one another with the target buyer being established families and next gen upgraded home buyers. The applicant also indicates that the requested reduced street intersection off-set is minimal enough for cars to travel across from entrance to entrance while remaining in the same lane.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1706-95	Vacated and abandoned University Avenue and patent easements	Approved by BCC	December 1995

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	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Single-family residential & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS3.3 & RS20	Single-family residential & undeveloped

Related Applications

Application Number	Request
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a companion item on this agenda.
TM-24-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a companion item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
DR-25-0195	A design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda.
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots 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

Waiver of Development Standards

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

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 architectural features provided with the homes meet the minimum Code requirements. However, since staff cannot support the waiver, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to the reduction in the street intersection offset between Tahoe Shore Avenue and Street A. The reduction will cause conflict between the vehicles leaving the site and vehicles turning from Tahoe Shore Avenue. There is no reason why applicant cannot meet the standard requirement 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:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map 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.

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking Numbers 0024-2025, 0025-2025 and 0026-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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

January 8th, 2025

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

Re: **El Capitan Rochelle, an 82 Lot Residential Subdivision**
Justification Letter for Design Review and Waiver of Development Standards
Westwood Project No. PUL2432-000

To whom it may concern:

Westwood Professional Services, on behalf of our client, PN II Inc., respectfully submits this justification letter with an application for a Design Review and Waiver of Development Standards.

The project site associated with this request is three separate APNs each located diagonally from one another. The parcels total approximately 13.07 gross acres and cover APNs 163-20-201-009 (Parcel 2A), 163-20-501-003 (Parcel 2B), 163-20-604-002 (Parcel 2C). The project site is located in a portion of Section 20, Township 21 South, Range 60 East, M.D.M., Clark County, Nevada. El Capitan Rochelle 2A is 4.44 acres and will consist of 25 lots with a gross density of 5.63 dwelling units/acre. El Capitan Rochelle 2B covers 4.26 acres and is proposed to be 32 lots with a gross density of 7.51 dwelling units/acre. El Capitan Rochelle 2C is 4.37 acres and is proposed to be 25 lots with a gross density of 5.72 dwelling units/acre.

Design Review

The proposed community is a residential subdivision with 82 single family homes on approximately 13.07 acres. Pulte Homes will offer two product lines, Parcel 2A and Parcel 2C will have the larger product line with five plans that offer four elevations each. These plans include one one-story plan, three two-story plans, and one three-story plan ranging from 1,642 square feet to 4,217 square feet. Parcel 2B will offer four different housing plans with three separate elevations per plan, three two-story plans and one three-story plan, ranging from 2,255 square feet to 3,074 square feet. The target buyer being established families and next gen upgraded home buyers.

Waiver of Development Standards

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

1. Section 30.04.08 – Public Works Development Standards, Subsection F – Street Configuration for Single-Family Residential Subdivisions

Standard:

30.04.08F.1 Unless exempt per subsection 2 below, street intersections shall be off set a minimum of 125 feet, measured from right-of-way line to right-of-way

line, unless the streets are less than 50 feet wide, measured from back of curb to back of curb.

Waiver Request: Allow an intersection offset of 18.1' from the south right-of-way of existing Tahoe Shore Ave to the south right-of-way of proposes Street A on El Capitan Rochelle 2C, APN 163-20-604-002.

Justification: This request is to allow an intersection offset of 18.1' from the south right-of-way of existing Tahoe Shore Ave to the south right-of-way of proposes Street E (9.1-feet from centerline to centerline) while having the north Right-of-Way aligned from the existing 60.0' Tahoe Shore Avenue and proposed 42.0' Street E. We believe that the offset is minimal enough for cars to travel across from entrance to entrance while remaining in the same lane.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in black ink, appearing to read 'Evan Alejandro', written in a cursive style.

Evan Alejandro, Graduate Engineer

Cc: Kendra Saffle, PN II, INC
Mariah Prunchak, Westwood Professional Services

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APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500029-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:
163-20-201-009

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.44
- Project Type: Single-family residential development
- Number of Lots/Units: 25
- Density (du/ac): 5.63
- Minimum/Maximum Lot Size (square feet): 5,136/ 7,761

Project Description

The plan depicts a single-family detached residential development totaling 25 lots and 2 common lots on 4.44 acres. The density of the overall development is shown at 5.63 dwelling units per acre. The lots range in size from a minimum of 5,136 square feet to a maximum of 7,761 square feet. All lots will be accessed from El Capitan Way via a 42 foot wide private streets that ends in cul-de-sacs. A 4 foot wide sidewalk is provided along the east side of the private street. There is a 15 foot wide street landscape with detached sidewalk adjacent to El Capitan Way and Rochelle Avenue with a 10 foot wide street landscape area adjacent to the entry street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1706-95	Vacated and abandoned University Avenue and patent easements	Approved by BCC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, & East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped

Related Applications

Application Number	Request
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0139	A waiver of development standards and design review for APN 163-20-201-009 and 163-20-604-002 a single-family residential development is a companion item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a companion item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
DR-25-0195	A design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda.
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots 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**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map 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.

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0026-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KENDRA SAFFLE

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



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-20-201-009, 163-20-501-003, 163-20-604-002

PROPERTY ADDRESS/ CROSS STREETS: El Capitan Way / Rochelle Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: PN II, Inc.
ADDRESS: 7255 S. Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702.804.7554 CELL _____ EMAIL: kendra.saffie@pulte.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak
ADDRESS: 5725 W. Badura Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702.284.5300 CELL _____ EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Shauna Bradley, Director, Clark County RPM

Property Owner (Print)

Date

12/30/2024

<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"/>	<input type="checkbox"/> SDR	<input checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	

TM-25-500029

BC MEETING DATE

4-2-25

TAB/CA LOCATION

SPRING VALLEY

DATE

3-11-25

RR
2-6-25
\$750.00

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500031-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of El Capitan Way and the north side of Peace Way within Spring Valley. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:
163-20-604-002

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.37
- Project Type: Single-family residential development
- Number of Lots/Units: 25
- Density (du/ac): 5.72
- Minimum/Maximum Lot Size (square feet): 5,025/ 7,334

Project Description

The plan depicts a single-family detached residential development totaling 25 lots and 2 common lots on 4.37 acres. The density of the overall development is shown at 5.72 dwelling units per acre. The lots range in size from a minimum of 5,025 square feet to a maximum of 7,334 square feet. All lots will be accessed from El Capitan Way via a 42 foot wide private streets that ends in cul-de-sacs. A 4 foot wide sidewalk is provided along the west side of the private street. There is a 15 foot wide street landscape with detached sidewalk adjacent to El Capitan Way and Peace Way with a 10 foot wide street landscape area adjacent to the entry street.

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Public Use	RS20	Undeveloped

Related Applications

Application Number	Request
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a companion item on this agenda.
WS-25-0139	A waiver of development standards and design review for APN 163-20-201-009 and 163-20-604-002 a single-family residential development is a companion item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a companion item on this agenda.
TM-25-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
DR-25-0195	A design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda.
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots 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**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map 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.

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0024-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KENDRA SAFFLE

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



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-20-201-009, 163-20-501-003, 163-20-604-002

PROPERTY ADDRESS/ CROSS STREETS: El Capitan Way / Rochelle Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)

ADDRESS: 500 S. Grand Central Pkwy., 4th Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89155

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # _____

TELEPHONE: 702.804.7554

CELL _____

EMAIL: kendra.saffie@pulteapgroup.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702.284.5300

CELL _____

EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Shauna Bradley, Director, Clark County RPM

Property Owner (Print)

Date:

12/30/2024

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UL	<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"/>	<input type="checkbox"/> SDR	<input checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	

h/s. TM-25-500031

4-2-25

BCC MEETING DATE

TAB/CAC LOCATION

SPRING VALLEY

DATE

3-11-25

RE
2-6-25
\$750.00

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0193-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of El Capitan Way and between Nevso Drive and Rochelle Avenue within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-20-501-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.26
- Existing Land Use: Undeveloped

Site Plan

The project is located on the east side of El Capitan Way and the south side of Nevso Drive. This development consists of 32 lots on 4.26 gross acres for a density of 7.51 dwelling units per acre. One point of access is shown from Rochelle Avenue to the south.

Applicant's Justification

The applicant states there are other RS3.3 zoned residential subdivisions throughout this neighborhood; and therefore, this request aligns with the existing zoning and density of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	CG	Place of worship & retail center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-25-0195	A design review for a single-family residential development is a companion item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way is a companion item on this agenda.
TM-25-500030	A tentative map for 32 single-family residential lots is a companion item on this agenda.
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
WS-25-0139	A waiver of development standards and design review for a single-family residential development on APN 163-20-201-009 and 163-20-604-002 is related item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009; 163-20-604-002 is a related item on this agenda.
TM-24-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009; is a related item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning for the site is compatible and consistent with the surrounding area. The adjacent and abutting developed properties to the south, east, and west are zoned RS3.3. The request complies with Policy 1.4.4 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 is appropriate for this location.

Staff Recommendation

Approval.

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0194-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON easements of interest to Clark County located between Nevso Drive and Rochelle Avenue, and between El Capitan Way and Juliano Road; a portion of right-of-way being Nevso Drive located between El Capitan Way and Juliano Road; a portion of right-of-way being El Capitan Way located between Nevso Drive and Rochelle Avenue; and a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Juliano Road within Spring Valley (description on file). MN/lm/hk (For possible action)

RELATED INFORMATION:

APN:

163-20-501-003

LAND USE PLAN:

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

BACKGROUND:**Project Description**

The applicant is requesting to vacate patent easements within APN 163-20-501-003 along with a portion of rights-of-way being the south 5 feet of Nevso Drive, the east 5 feet of El Capitan Way, and the north 5 feet of Rochelle Avenue. The purpose of the request is to allow for detached sidewalks in conjunction with a single-family residential subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac); Corridor Mixed-Use	CG	Place of worship, & retail center
South, West & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
DR-25-0195	A design review for a single-family residential development on APN 163-20-501-003 is a companion item on this agenda.
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 zoning to RS3.3 zoning is a companion item on this agenda.

Related Applications

Application Number	Request
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots is a companion item on this agenda.
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
WS-25-0139	A waiver of development standards and design review for a single-family residential development on APN 163-20-201-009 and 163-20-604-002 is related item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a related item on this agenda.
TM-24-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a related item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation Approval.

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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0195-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for a single-family residential development on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-501-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.26
- Project Type: Single-family residential development
- Number of Lots/Units: 32
- Density (du/ac): 7.51
- Minimum/Maximum Lot Size (square feet): 3,653/ 5,769
- Number of Stories: 2 & 3
- Building Height (feet): 24 up to 27
- Square Feet: 2,847 up to 4,004

Site Plans

The plans depicts a single-family residential development consisting of 32 lots and 2 common lots on 4.26 acres with a total density of 7.51 dwelling units per acre. Access to the development is provided from Rochelle Avenue to the south. The internal street is 42 feet wide private street with curb and gutter and a 4 foot wide sidewalk on one side of the street that terminates as cul-de-sac. The minimum and maximum net lot sizes are 3,653 square feet and 5,769 square feet.

Landscaping

A 15 foot wide landscape strip consisting of 5 foot detached sidewalk is proposed along El Capitan Way, Nevso Drive, and Rochelle Avenue. The street landscaping consists of large trees, shrubs, and ground cover, to Code standards.

Elevations

There are 7 home plans which depict 2 and 3 story residences which have an overall height between 24 to 27 feet. The 2 story models are 24 to 28 feet in height and the 3-story models are 25 to 35 feet in height. Each home has 2 elevation types. The elevations on all 4 sides have a combination of stucco, concrete tile roofs, stone veneer, soffit elements, fascia returns, overhangs, off-set roof lines, a variety of garage door patterns, window casings, and other architectural features.

Floor Plans

The plans depict 4 to 6 bedrooms, 2 to 3 bathrooms, and a variety of living spaces. Each home will have a minimum 2 car garage.

Applicant's Justification

The applicant indicates that the parcel is located diagonally from the other two parcels proposed with WS-5-0139. Additionally, the applicant indicates the target buyer being established families and next gen upgraded home buyers.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	CG	Place of worship & retail
South, East & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 zoning to RS3.3 zoning is a companion item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a companion item on this agenda.
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots is a companion item on this agenda.
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
WS-25-0139	A waiver of development standards and design review for a single-family residential development on APN 163-20-201-009 and 163-20-604-002 is a related item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a related item on this agenda.
TM-24-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a related item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 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

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 architectural features provided with the homes and the proposed landscaping meet the minimum Code requirements. Therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KENDRA SAFFLE

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

DRAFT

04/02/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500030-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:
 163-20-501-003

LAND USE PLAN:
 SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.26
- Project Type: Single-family residential development
- Number of Lots/Units: 32
- Density (du/ac): 7.51
- Minimum/Maximum Lot Size (square feet): 3,653/ 5,769

The plans depicts a single-family residential development consisting of 32 lots and 2 common lots on 4.26 acres with a total density of 7.51 dwelling units per acre. Access to the development is provided from Rochelle Avenue to the south. The internal street is 42 feet wide private street with curb and gutter and a 4 foot wide sidewalk on one side of the street that terminates as cul-de-sac. The minimum and maximum net lot sizes are 3,653 square feet and 5,769 square feet. A 15 foot wide landscape strip consisting of 5 foot detached sidewalk is proposed along El Capitan Way, Nevso Drive, and Rochelle Avenue. The street landscaping consists of large trees, shrubs, and groundcover, to Code standards.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	CG	Place of worship & retail
South, East & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 zoning to RS3.3 zoning is a companion item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a companion item on this agenda.
DR-25-0195	A design review on APN 163-20-501-003 for a single-family residential development is a companion item on this agenda.
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 zoning to RS3.3 zoning is a related item on this agenda.
WS-25-0139	A waiver of development standards and design review for a single-family residential development on APN 163-20-201-009 and 163-20-604-002 is related item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009; 163-20-604-002 is a related item on this agenda.
TM-24-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009; is a related item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map 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.

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 to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0025-2025 to obtain your POC exhibit; and that Flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89148



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): ~~163-20-201-009, 163-20-501-003, 163-20-604-002~~

PROPERTY ADDRESS/ CROSS STREETS: El Capitan Way / Rochelle Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Tentative Map, Waiver, Design Review, Zone Change and Vacation applications.

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)
ADDRESS: 500 S. Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: PN II, Inc.
ADDRESS: 7255 S. Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702.804.7554 CELL _____ EMAIL: kendra.saffie@pullegroup.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak
ADDRESS: 5725 W. Badura Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702.284.5300 CELL _____ EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Shauna Bradley, Director, Clark County RPM

Property Owner (Print)

Date

12/30/2024

<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"/>	<input type="checkbox"/> SDR	<input checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	

APPL. NO. TM-25-500030

BCC MEETING DATE

4-2-25

TAB/CAC LOCATION

SPRING VALLEY

DATE

3-11-25

RR
2-6-25
\$750.00

