



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 24, 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: John Getter
Matthew Tramp

Randal Okamura
Carol Lee White

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 June 10, 2025. (For possible action)
- IV. Approval of the Agenda for June 24, 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)

As part of the changes to Title 10, effective August 4, 2025, each dog or cat over the age of four months of age must be implanted with microchip identification in accordance with CCC 10.08.070(b). Clark County Animal Protection Service has committed \$150,000.00 to bolster pet reunion efforts. To kickstart the program, the county has procured 10,000 microchips and has partnered with Hearts Alive Village, Heaven Can Wait, and the NSPCA to provide microchips for \$5.00 to unincorporated Clark County residents.

VI. Planning and Zoning

- 1. **WS-25-0406-COUNTY OF CLARK(AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential subdivision on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of El Capitan Way and north of Rochelle Avenue within Spring Valley. MN/hw/cv (For possible action) **07/15/25 PC**
- 2. **WS-25-0418-COUNTY OF CLARK(AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential development on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of El Capitan Way and north of Peace Way within Spring Valley. MN/rg/cv (For possible action) **07/15/25 PC**
- 3. **VS-25-0365-CHURCH HAMERE NOAH KIDANE MEHRET WEST MICHAEL:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Duneville Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Ponderosa Way located between Westwind Road and Lindell Road within Spring Valley (description on file). MN/rg/cv (For possible action) **07/16/25 BCC**

4. **UC-25-0364-CHURCH ETHIOPIAN ORTHODOX:**

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate street landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; 4) increase maximum parking; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) eliminate right-of-way dedication.

DESIGN REVIEW for a proposed expansion of a place of worship on a portion of 10.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located south of Oquendo Road and west of Lindell Road within Spring Valley. MN/rg/cv (For possible action) **07/16/25 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: July 8, 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>

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0406-COUNTY OF CLARK(AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential subdivision on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of El Capitan Way and north of Rochelle Avenue within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-20-501-003

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of retaining walls along portions of the east property line to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).

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: Increase retaining wall height
- Number of Lots/Units: 32

Site Plan, History, & Request

The site was previously approved for 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 through DR-25-0195 and TM-25-500030 in April 2025. The site was also concurrently rezoned to the RS3.3 zone through ZC-25-0193. The previously approved plans showed access to the development was provided from Rochelle Avenue to the south. The internal street was shown to be a 42 feet wide private street, that terminates as cul-de-sac at the north end of the site, with curb and gutter and a 4 foot wide sidewalk on one side of the street. The minimum and maximum net lot sizes were 3,653 square feet and 5,769 square feet. While the previous approved cross sections showed no retaining walls along the east property line, the proposed cross sections now show retaining walls being proposed along portions of the east property line

up to 6 feet tall. The addition of these retaining walls will not affect the layout of the subdivision itself and there are no other changes to the plans.

Applicant's Justification

The applicant states that the subdivision must meet certain conditions for effective drainage. The grade of Street A would have to be higher beginning on the north side of the subdivision and sloping down towards Rochelle Avenue. To allow for the flow to continue southwards, the grade along the east property line must be increased. This is necessary to prevent drainage from flowing towards the east property line. As a result of the increase in the grade fill, an increase in the retaining wall height is necessary, which would exceed the height limit of 3 feet. Therefore, the increase in the retaining wall height will not adversely affect the adjacent parcel or the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500030	32 lot single-family residential tentative map	Approved by BCC	April 2025
DR-25-0195	Design review for a single-family detached residential development	Approved by BCC	April 2025
VS-25-0194	Vacated and abandoned government patent easements and rights-of-way	Approved by BCC	April 2025
ZC-25-0193	Reclassified the site from RS20 to RS3.3 for a single-family residential subdivision	Approved by BCC	April 2025

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties and all attempts have been made to minimize the increase in wall height. APNs 163-20-511-049 and 163-20-511-001 are the only adjacent lots being affected by retaining wall height increase. Staff finds that the proposed retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. With that said, while staff does appreciate the increase in retaining wall height are the result of these drainage considerations, there are several alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this waiver. Staff finds more could be done to redesign the affected portion of the site to reduce the height of the retaining walls. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until April 2, 2029 to commence to match the current expiration of DR-25-0195 and TM-25-500030.
- 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: PN II, INC.

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-20-501-003

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

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Waiver of Development Standards and Modified Design Review

PROPERTY OWNER INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.804.7554

CELL

EMAIL: kendra.saffle@pultegroup.com

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@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: lvprcc@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.

[Signature]
Property Owner (Signature)*

Brenin Anderson
Property Owner (Print)

5-5-25
Date

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WS-25-0406

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Spring Valley

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May 15, 2025

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

Re: **El Capitan Rochelle 2B, a 32 Lot Residential Subdivision**
Justification Letter for Design Review & 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 & Waiver of Development Standards.

The project site associated with this request is approximately 4.26 gross acres and covers APN 163-20-501-003. 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 2B covers 4.26 acres and is proposed to be 32 lots with a gross density of 7.51 dwelling units/acre.

Design Review

The proposed community is a residential subdivision with 32 single family homes on approximately 4.26 acres. Pulte Homes will offer four different housing plans with three separate elevations per plan: two two-story plans and two three-story plans, ranging from 2,847 square feet to 4,004 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 30.04.03 Fences and Walls, Subsection C – Retaining Walls

Standard: **30.04.03.C.2.i** Retaining walls shall be no more than 3 feet in height, as measured above finished grade of the street or sidewalk or adjacent property.

Per **30.04.03.C.2.iii.(d)** Proposed retaining walls adjacent to existing developed properties where the finished grade of the developing

property is lower or higher than the finished grade of the developed property may be permissible subject to approval of a 30.03.06C Minor Deviation. Additional landscaping shall not be required.

Waiver Request: Allow a perimeter retaining wall height up to 6 feet along the eastern boundary where needed.

Justification: This request is to allow an increased retaining wall height, specifically along the eastern boundary of the site. Upon comprehensive analysis of the site, the below justifications have been identified.

In order to keep public flows from entering the private community, the entry street is required to have a high point. The high point establishes the elevation threshold for the site. In addition, the tie in point on the existing Rochelle centerline is set, so there is not an opportunity to lower the on-site street. Once the entrance is graded to the minimum elevation, the finished floors in this area are determined. Lastly, due to Type A drainage, the backyards against the exiting subdivision to the east are elevated, requiring retaining walls.

The applicant asserts that the proposed increase in wall height will not adversely affect the adjacent parcel or the surrounding community.

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

07/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0418-COUNTY OF CLARK(AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential development on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of El Capitan Way and north of Peace Way within Spring Valley.
MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-20-604-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a 4 foot high retaining wall along a portion of the south property line where 3 feet is the maximum allowed per Section 30.04.03C (a 33% increase).
- b. Allow a 6 foot high retaining wall along the east property line where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).

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: Increase retaining wall height
- Number of Lots: 25

Site Plan, History, & Site Plan

The site was previously approved for a single-family residential development consisting of 25 lots and 2 common lots on 4.37 acres with a total density of 5.72 dwelling units per acre through WS-25-0139 and TM-25-500031 in April 2025. The site was also concurrently rezoned to the RS3.3 zone through ZC-25-0138. The previously approved plans showed access to the development was provided from El Capitan Way to the west. The internal street was shown to be a 42 feet wide private street, that terminates as cul-de-sac at the north and south ends of the site with curb and gutter and a 4 foot wide sidewalk on one side of the street. The minimum and maximum net lot sizes were 5,025 square feet and 7,334 square feet. While the previous approved cross sections showed 2.5 feet high retaining walls along the east property line and no

retaining wall along the south property line, the proposed cross sections now show retaining walls being proposed along the east property line up to 6 feet tall, and along a portion of the south property line up to 4 foot tall. The addition of these retaining walls will not affect the layout of the subdivision itself and there are no other changes to the plans.

Applicant's Justification

The applicant asserts that the subdivision must meet certain conditions for effective drainage. The grade of Street A would have to be higher beginning from El Capitan Way, which slopes down towards Street B. Street B, which runs north to south, must have a slope that starts higher at the north end and gradually descends towards the south end. Therefore, the grade along the east property line is necessary to be higher, with the grade sloping downwards to Street B. The increase of the grade fill, the proposed retaining wall height, is necessary to exceed the height limit of over 3 feet high. The increase in the retaining wall height will not adversely affect the adjacent parcel or the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-25-0138	Reclassified APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3	Approved by BCC	April 2025
VS-25-0137	Vacated and abandoned easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002	Approved by BCC	April 2025
TM-25-500031	25 lot single-family residential subdivision	Approved by BCC	April 2025
WS-25-0139	Reduced street intersection off-set in conjunction with a proposed single-family residential subdivision	Approved by BCC	April 2025
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
East	Public Use	RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	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

Waiver of Development Standards

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

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties and all attempts have been made to minimize the increase in wall height. Staff finds that the proposed retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. APN 163-20-604-003, which is the only adjacent lot being affected by retaining wall height increase, is currently undeveloped and has a land use designation of Public Use and will most likely be developed with uses other than residential use. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until April 2, 2029 to commence to match the current expiration of WS-25-0139 and TM-25-500031.
- Applicant is advised 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

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PN II, INC.

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

DRAFT

2



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-20-604-002

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

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Waiver of Development Standards and Modified Design Review

PROPERTY OWNER INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

TELEPHONE: 702.804.7554

CELL

STATE: NV

ZIP CODE: 89113

EMAIL: kendra.saffle@pultegroup.com

APPLICANT INFORMATION

NAME: PN II, Inc.

ADDRESS: 7255 S. Tenaya Way, Suite 200

CITY: Las Vegas

TELEPHONE: 702.804.7554

CELL

STATE: NV

ZIP CODE: 89113

REF CONTACT ID #

EMAIL: kendra.saffle@pultegroup.com

CORRESPONDENT INFORMATION

NAME: Westwood Professional Services - Mariah Prunchak

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

TELEPHONE: 702.284.5300

CELL

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

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.

Brenin Anderson
Property Owner (Signature)*

Brenin Anderson
Property Owner (Print)

5-5-25
Date

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WS-25-0418

7/15/25

Spring Valley

6/24/25

26
5/24/25

May 19, 2025

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

Re: **El Capitan Rochelle 2C, a 25 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 covers APN 163-20-604-002. 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 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 25 single family homes on approximately 4.37 acres. Pulte Homes will offer a housing product line with three plans that offer four elevations each. These plans include three two-story plans ranging from 3,072 square feet to 3,552 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 30.04.03 Fences and Walls, Subsection C – Retaining Walls

Standard:

30.04.03.C.2.i Retaining walls shall be no more than 3 feet in height, as measured above finished grade of the street or sidewalk or adjacent property.

Per **30.04.03.C.2.iii.(d)** Proposed retaining walls adjacent to existing developed properties where the finished grade of the developing property is lower or higher than the finished grade of the developed property may be permissible subject to approval of a 30.03.06C Minor Deviation. Additional landscaping shall not be required.

Waiver Request: Allow a perimeter retaining wall height up to 6 feet along the eastern boundary where needed.

Justification: This request is to allow an increased retaining wall height, specifically along the eastern boundary of the site. Upon comprehensive analysis of the site, the below justifications have been identified.

In order to keep public flows from entering the private community, the entry street is required to have a high point. The high point establishes the elevation threshold for the site. Once this threshold is determined, the onsite north-south street is graded as low as possible. In addition, the topography has over 6' of fall from the centerline elevation of El Capitan Way to the adjacent existing elevations along the east property boundary. Even with optimal site grading, the retaining walls are anticipated to exceed the height limits set forth by Title 30.

The applicant asserts that the proposed increase in wall height will not adversely affect the adjacent parcel or the surrounding community.

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

5/22/25
**PLANNER
COPY**

WS-25-

07/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0365-CHURCH HAMERE NOAH KIDANE MEHRET WEST MICHAEL:

VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Duneville Street, and Oquendo Road and Patrick Lane; and a portion of right-of-way being Ponderosa Way located between Westwind Road and Lindell Road within Spring Valley (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-204-003; 163-36-204-004; 163-36-204-006 through 163-36-204-008; 163-36-204-018

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of patent easements and the portion of Ponderosa Way from Westwind Road to Lindell Road. The patent easements and right-of-way are no longer needed for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400271 (UC-1014-17)	First extension of time to expand the place of worship (parking lot)	Approved by BCC	February 2019
UC-1014-17	Expanded place of worship with waivers of development standard for off-site improvements and a design review for a parking lot	Approved by BCC	January 2018
DR-0122-13	Redesigned a place of worship on the southern portion of the site	Approved by BCC	May 2013
UC-0043-12	Place of worship and increased building height to 45 feet with waiver of development standards for full off-sites on Lindell Road and Ponderosa Way, and a design review for a place of worship	Approved by BCC	March 2012
ZC-1111-08	Established the RNP-I Overlay for the Spring Valley area	Approved by BCC	February 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0044-08	Place of worship and increased building height to 45 feet, with waivers of development standards for off-site improvements, street landscaping, single-family residential height/setback ratio, and access to a local street, and a design review for a place of worship - expired	Approved by BCC	April 2008

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-25-0364	A use permit, waiver of development standards, and design review for a place of worship is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension

of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include the knuckle/elbow on Ponderosa Way and Westwind Drive and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHURCH ETHIOPIAN ORTHODOX

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0364-CHURCH ETHIOPIAN ORTHODOX:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following 1) eliminate street landscaping; 2) reduce buffering and screening; 3) modify residential adjacency standards; 4) increase maximum parking; 5) waive full off-site improvements; 6) reduce driveway throat depth; and 7) eliminate right-of-way dedication.

DESIGN REVIEW for a proposed expansion of a place of worship on a portion of 10.17 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays.

Generally located south of Oquendo Road and west of Lindell Road within Spring Valley.
MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-36-204-004; 163-36-204-006 through 163-36-204-008 163-36-204-018 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Lindell Road where a minimum 6 foot wide landscape strip is required per Section 30.04.01D.
2.
 - a. Allow a non-evergreen tree where evergreen trees are required per Section 30.04.02C.
 - b. Reduce the number of trees within the required landscape buffer to 9 trees where 17 trees are required per Section 30.04.02C.
3.
 - a. Increase fill height to 6 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
 - b. Increase fill height to 7 feet where a maximum of 6 feet is allowed to be placed within 20 feet of a shared residential property line per Section 30.04.06F (a 17% increase).
 - c. Allow higher activity areas (parking and circulation) of development adjacent to an area subject to Residential Adjacency standards where not permissible per Section 30.04.06G.
 - d. Allow parking along lot lines adjacent to residential uses where not permissible per Section 30.04.06L.
4. Allow 514 parking spaces where 139 are required and a maximum of 160 parking spaces are permissible per Section 30.04.04D (a 270% increase).
5.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Lindell Road where required per Section 30.04.08C.

- b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Ponderosa Way where required per Section 30.04.08C.
6. Reduce driveway throat depth to 5 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 97% reduction).
7. Eliminate the dedication of Ponderosa Way where required per Section 30.04.08D.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5985 Lindell Road
- Site Acreage: 10.17 (portion)
- Project Type: Proposed multi-purpose building, baptistery building, and parking lot expansion for an existing place of worship
- Number of Stories: 2
- Building Height (feet): 35 (multi-purpose building)/21 (baptistery building)
- Square Feet: 22,377 (multi-purpose building)/2,290 (baptistery building)/10,129 (existing place of worship)
- Parking Required/Provided: 139/514
- Sustainability Required/Provided: 7/7.5

Site Plan

Portions of the subject site were approved with a use permit (UC-0043-12) and a design review (DR-0122-13) for a place of worship in 2012 and 2013, respectively. In January 2018, a use permit (UC-1014-17) was approved to expand the parking lot on APN 163-36-204-018, which is on the north side of the current place of worship building.

The plans depict a proposed multi-purpose building, a proposed baptistery building, additional parking, and the existing 10,129 square foot place of worship building. Access to the site is from 3 driveways on Lindell Road and 1 driveway at the intersection of Ponderosa Way and Westwind Road. The site provides 514 parking spaces, where 139 parking spaces are required, which is the subject of a waiver request. The area for increased fill is on the north side of APN 163-36-204-007, adjacent to APN 163-36-204-003.

Landscaping

The plan depicts a 10 foot wide street landscaping strip along Lindell Road with medium trees 20 on center. Although the trees comply with code, a 3 foot high retaining wall is proposed in front of the landscaping, necessitating the waiver to eliminate street landscaping. The required number of parking lot landscape finger islands have not been provided, but 59 parking lot trees are provided where 53 are required. A 15 foot wide landscape buffer with a decorative wall is shown on the south property line and along the western portion of the new parking lot on APN 163-36-204-006. The northern 30 feet of APN 163-36-204-007 will have a 30 foot wide easement where Ponderosa Way would have been constructed. Just south of that easement, a minimum 20 foot wide landscape area with 9 non-evergreen trees is shown.

Elevations

The elevations depict 2 story multi-purpose building measuring 35 feet in height and a single-story baptistery building measuring 21 feet in height. The buildings feature decorative columns, a flat roof, and variations in roof height of 2 feet as part of the parapet return. The proposed materials are mostly stucco with foam trim. The buildings feature changes in the wall plane, decorative metal railings on one side of the building, decorative balustrades on the parapet, a covered patio, and aluminum windows.

Floor Plans

The multi-purpose building contains 16,364 square feet on the first floor and 6,013 square feet on the second floor. The first floor includes an office, lobby, kitchen, restrooms, meeting rooms, mechanical room, and storage rooms. The second floor includes a balcony, a roof deck, offices, restrooms, and a multi-purpose hall.

The baptistery building contains 2,290 square feet, which includes baptistery rooms, changing and waiting rooms, a restroom, and a janitorial room.

Applicant's Justification

The request for waivers of residential adjacency requirements is due to the project design having the parking and drive aisles near residential-zoned properties surrounding the subject site. The elimination of the street landscaping has been requested to mitigate the grade difference where a 3 foot high retaining wall is proposed. A waiver request to modify the buffering and screening requirements to allow a non-evergreen tree and reduce the number of trees along the north side of the parking lot is necessitated by the presence of an easement. A waiver request to allow the grade fill increase of the northern shared property line is necessary due to the existing wash. The waiver for off-site improvements is to preserve the rural character of the neighborhood. A waiver request to allow 514 parking spaces is necessary to accommodate increased attendance for religious events and holidays and to prevent parking on the surrounding streets.

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) (AE-60)	Single-family residential & undeveloped

Related Applications

Application Number	Request
VS-25-0365	A vacation and abandonment for easements and 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****Use Permit**

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

Waivers of Development Standards

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

Waiver of Development Standards #1

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Redesigning the site to include a wider street landscaping strip along Lindell Road would create a gradual slope, thereby eliminating the need for a retaining wall along the street. The request is a self-imposed hardship; therefore, staff cannot support this request.

Waiver of Development Standards #2

The intent of the buffering and screening is to reduce the impacts of uses and activities on neighboring properties by creating a visual and physical buffer. The requested waiver does not align with Policy 1.4.5 of the Master Plan, which aims to set clear rules for buffers and changes in development to lessen the effects of more intense uses next to existing or planned residential neighborhoods. This policy emphasizes the importance of maintaining the character and livability of residential areas while allowing for appropriate development. There is sufficient space within the landscape buffer to accommodate the required number of trees and there is no reason that the trees that are planted cannot be evergreen. Therefore, staff recommends denial.

Waiver of Development Standards #3

The intent residential adjacency standards is to reduce potential negative impacts from development located near residential zoning districts. The requests to increase fill and allow parking areas adjacent to residential properties will have minimal impacts. The fill is necessary for the drainage issues in the area. The parking areas should not impact the surrounding area either since users of the facility generally stay for long periods of time, so there is not an excessive amount on continue traffic on-site.

Waiver of Development Standards #4

Staff finds the request to increase parking is appropriate as the facility knows how many guests visit the site at one time. Sufficient parking lot landscaping is provided, which will help mitigate the heat island effect. Additionally, more on-site parking will result in guests not parking on the neighboring streets, which can be detrimental to the area. Therefore, staff supports this request.

Design Review

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

Staff finds the plans depict building elevations with corresponding height and bulk, design characteristics, and other architectural and aesthetic features that are not harmonious and compatible with development in the area. The 22,377 square foot multipurpose building has a maximum vertical height of 35 feet. The sheer size, height, and massing of the building far exceed and do not closely resemble the scale and massing of the nearby residential buildings and do not maintain a consistent residential character and pattern. The immediate area is within the Neighborhood Protection (NPO-RNP) Overlay. The purpose of the Overlay is to ensure that the character of rural areas and other residential developments is preserved. Staff finds the height,

bulk, and mass of the proposed multi-purpose and baptistery buildings are incompatible with the surrounding single-family residential development; therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #5

Historical events have demonstrated how important off-site improvements are for drainage and flood control. Installation of full off-site improvements will alleviate and decrease on-street parking. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, this area is changing and with the increase in pedestrians and vehicular traffic, it is important to have off-sites installed for their safety. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Waiver of Development Standards #6

Staff has no objection to the reduced throat depth for the driveways on Ponderosa Way and Lindell Road. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to be safer by removing parking spaces. Staff finds the reduced throat depth should have no negative impacts.

Waiver of Development Standards #7

Staff has no objection to the non-dedication of the Ponderosa Way alignment. Oquendo Road and Russell Road are within close proximity and will serve as alternatives for the Ponderosa Avenue alignment.

Department of Aviation

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

Staff Recommendation

Approval of the use permit, and waivers of development standards #3, #4, #6, and 7; denial of waivers of development standards #1, #2, #5, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include the knuckle/elbow on Ponderosa Way and Westwind Drive and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Install no parking signs on Lindell Road;
- Applicant to construct a 5 foot asphalt path along Lindell Road and Ponderosa Way;
- Applicant to construct minimum pavement for Lindell Road, South to Patrick Lane.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- 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 #0224-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHURCH ETHIOPIAN ORTHODOX

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