



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 8, 2025

6:00pm

AGENDA

Note:

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

Board/Council Members: John Getter
Carol Lee White

Randal Okamura-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 June 24, 2025. (For possible action)
- IV. Approval of the Agenda for July 8, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 1. **UC-25-0394-TZORTZIS SURVIVORS TRUST A ETAL & TZORTZIS MARIA V TRS:**
USE PERMIT for a proposed vocational training facility within an existing commercial building on 0.94 acres in CP (Commercial Professional) Zone. Generally located west of Jones Boulevard and south of Eldora Avenue within Spring Valley. JJ/md/kh (For possible action) **08/05/25 PC**
 2. **WS-25-0441-LE MEE THI & KEATY STEVEN:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a boundary wall in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Single-family Residence RS20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located north of Palmyra Avenue and east of Redwood Street within Spring Valley. JJ/nai/kh (For possible action) **08/05/25 PC**
 3. **WS-25-0442-COUNTY OF CLARK(AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a single-family residential development on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Oquendo Road and west of Pioneer Way within Spring Valley. MN/r/r/kh (For possible action) **08/05/25 PC**
 4. **WS-25-0443-PN II, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a single-family residential development on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Oquendo Road and east of Pioneer Way within Spring Valley. MN/md/kh (For possible action) **08/05/25 PC**
 5. **ET-25-400067 (NZC-22-0200)-PHMPDI, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.6 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.
USE PERMIT for a senior housing project.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) modified wall requirements; and 4) modified driveway design standards.
DESIGN REVIEWS for the following: 1) senior housing project with associated structures and uses; and 2) alternative parking lot landscaping. Generally located north of Milagro Court and east of Hualapai Way within Spring Valley. JJ/rk/kh (For possible action) **08/06/25 BCC**

6. **WC-25-400068 (AR-18-400100 (UC-0652-14))-CHURCH ST. JOHN BAPT GREEK ORTHOD:**
WAIVER OF CONDITIONS of an application review for a use permit restricting parking on Torrey Pines Drive, north of Hacienda Avenue in conjunction with a recreational facility on 8.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Hacienda Avenue and east of El Camino Road within Spring Valley. MN/jud/kh (For possible action) **08/06/25 BCC**
7. **WS-25-0463-2.00 ACRES @ EDMOND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate landscape buffer; **2)** reduce street landscaping; **3)** eliminate loading spaces; and **4)** alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse complex on 2.01 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Patrick Lane and west of Edmond Street within Spring Valley. MN/bb/kh (For possible action) **08/06/25 BCC**
8. **TM-25-500103-PN II, INC.:**
TENTATIVE MAP consisting of 37 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action) **08/06/25 BCC**
9. **ZC-25-0462-2.00 ACRES @ EDMOND, LLC:**
ZONE CHANGE to reclassify 2.01 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Patrick Lane and west of Edmond Street within Spring Valley (description on file). MN/gc (For possible action) **08/06/25 BCC**
10. **VS-25-0464-2.00 ACRES @ EDMOND, LLC:**
VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Edmond Street and Mohawk Street (alignment); and a portion of right-of-way being Edmond Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/kh (For possible action) **08/06/25 BCC**
11. **WS-25-0435-PN II, INC.:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action) **08/06/25 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 29, 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>

08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0394-TZORTZIS SURVIVORS TRUST A ETAL & TZORTZIS MARIA V TRS:

USE PERMIT for a proposed vocational training facility within an existing commercial building on 0.94 acres in CP (Commercial Professional) Zone.

Generally located west of Jones Boulevard and south of Eldora Avenue within Spring Valley.
JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-11-604-009

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2725 S. Jones Boulevard, Suite #108
- Site Acreage: 0.94
- Project Type: Vocational training facility
- Number of Stories: 1
- Square Feet: 1,483 (vocational facility) / 14,062 (overall)
- Parking Required/Provided: 37/56

Site Plans

The plans depict an existing commercial building centrally located on the west half of a 0.94 acre site at the southwest corner of Jones Boulevard and Eldora Avenue. The building is designed with the following setbacks: 1) 33 feet from the north property line adjacent to Eldora Avenue; 2) 80 feet from the east property line along Jones Boulevard; and 3) no setbacks along the west and south property lines, adjacent to a single-family residence and office building, respectively. The office building requires 37 parking spaces where 56 parking spaces are provided. Access to the site is granted via existing commercial driveways along Eldora Avenue and Jones Boulevard. No alterations, changes, or modifications are proposed to the existing building or site.

Landscaping

All street and parking lot landscaping exists and no landscaping is proposed or required with this request.

Elevations

The plans depict an existing single-story office building consisting of a stucco exterior painted with neutral colors. The existing building consists of a varying roofline with parapet walls.

Floor Plans

The plans depict an existing tenant space, Suite 108, measuring 1,483 square feet in area. The proposed vocational training facility consists of a lobby, conference room, office, break room, restroom, storage closet, and 3 classrooms.

Applicant's Justification

The applicant has operated this type of business in Clark County for over 10 years. The reason for the proposed and new location is the vocational facility is now mostly an on-line school with 90% of the curriculum on the internet; therefore, a large amount of space is not required. There is an average of 5 to 7 students attending the campus in the evening. The office hours are 8:00 a.m. to 5:00 p.m. Monday through Friday in which the applicant is the only person there most of the time. The class hours are Monday through Thursday 4:00 p.m. to 8:30 p.m. whether online or on campus. The curriculum includes Medical Assistant, Phlebotomy/Lab Assistant, Medical Billing and Coding, EKG Monitor Technician and 12 Lead EKG Technician. The training facility is very compatible with the surrounding land uses as there are quite a few medical offices in the area that can use our students for clinical training and our graduates for hire. There is no impact on the adjacent single-family residential development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| UC-0126-10 | Use permits to allow retail sales as a principal use and exterior wall signage for retail sales in a CP zone | Approved by PC | May 2010 |
| DR-0584-96 | Office building | Approved by PC | May 1996 |
| ZC-1906-94 | Reclassified the project site from RS20 to CP for an office development | Approved by BCC | February 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|---|
| North | Neighborhood Commercial | CP | Office building |
| South | Neighborhood Commercial | CP & RS20 | Office building & single-family residence |
| East | Neighborhood Commercial | CP & RS20 | Office building & undeveloped |
| West | Neighborhood Commercial | RS20 | Single-family residence |

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 vocational training facility is appropriate at this location and complies with on-site parking requirements. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking.

Staff does not anticipate any adverse impacts from the proposed vocational training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ELIGAH NESMITH

CONTACT: ELIGAH NESMITH, 2725 S. JONES BOULEVARD, SUITE 108, LAS VEGAS,
NV 89146

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-11-604-009

PROPERTY ADDRESS/ CROSS STREETS: 2725 S Jones Blvd #108 Las Vegas, Nv 89146 Jones Blvd/Eldora

DETAILED SUMMARY PROJECT DESCRIPTION

This is a Hybrid Post Secondary Educational institution with less than 15 students.

The majority of the classes are taught online. **SPECIAL USE PERMIT REQUEST FOR VOCATIONAL FACILITY.**

PROPERTY OWNER INFORMATION

NAME: Tzortzis Survivor's Trust A & Tzortzis Survivor's Trust B

ADDRESS: 3625 W. Cougar Ave.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-588-4123

CELL 702-588-4123

EMAIL: veneta21@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Eligah Nesmith

ADDRESS: 9300 Sienna Ridge Dr

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

REF CONTACT ID #

TELEPHONE: 702-809-0948

CELL 702-809-0948

EMAIL: eli@medicalskillsforlife.com

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME AS ABOVE

ADDRESS:

CITY:

STATE:

ZIP CODE:

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

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

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

M Tzortzis
Property Owner (Signature)*

Maria Tzortzis
Property Owner (Print)

4/30/25
Date

| | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

APPLICATION # UC-25-0394

ACCEPTED BY MNO

PC MEETING DATE 8/5/25 @ 7:00 PM

DATE 5/19/25

BCC MEETING DATE -

FEES \$1,000

TAB/CAK LOCATION SPRING VALLEY DATE 7/8/25 @ 6:00 PM



May 1, 2025

From: Medical Skills for Life Institute
2725 S Jones Blvd #108
Las Vegas, Nv 89146

To: Clark County Comprehensive Planning Dept.

To Whom It May Concern:

We are requesting a special use permit to operate a vocational training facility in CP Zoning per 30.03.05 (C) (1). We have operated in Clark County in this type of business for over 10 years. Our main reason for this location is we are now mostly an online school with 90% of the curriculum on the web and we don't need much space. There is an average of 5 to 7 students coming to campus in the evening. Our office hours are 8am to 5pm Monday thru Friday in which I am the only person there most of the time. The class hours are Monday thru Thursday 4:00pm to 8:30pm whether online or on campus.

Our curriculums include Medical Assistant, Phlebotomy/Lab Assistant, Medical Billing and Coding, EKG Monitor Tech and 12 Lead EKG Technician. Our Institution is very compatible with the surrounding land uses as there are quite a few Medical Offices in the area that can use our students for clinical training and graduates for hire.

There is no impact on adjacent single-family residential development.

Feel free to call me for any additional questions or assistance at (702) 645.7900.

Sincerely,

Eli Nesmith
Director of Admissions

PLANNER
COPY



08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0441-LE MEE THI & KEATY STEVEN:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a boundary wall in conjunction with an existing single-family residence on 0.52 acres in an RS20 (Single-family Residence RS20) Zone in the Neighborhood Protection (RNP) Overlay.

Generally located north of Palmyra Avenue and east of Redwood Street within Spring Valley.
JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

163-11-307-014

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 9 foot high wall where a maximum of 6 feet is permitted per Section 30.04.03.B (50% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6690 Palmyra Avenue
- Site Acreage: 0.52
- Project Type: Increase wall height
- Height (feet): 24 feet and 4 inches (primary residence)/18 feet and 3 inches (workshop)/9 feet (boundary wall along north property line)/8 feet and 7 inches (boundary wall along west and south property lines)
- Building Square footage (feet): 5,887 (primary residence)/528 (workshop)

Site Plans

The plans depict an existing single-family residence on a 0.52 acre corner lot. The primary residence is 5,887 square feet and has access along the east property line which is Palmyra Avenue. In the rear yard, on the northwest corner, there is an accessory building that is 528 square feet and is set back 9 feet, 5 inches from the primary residence. The accessory building is used as a workshop for personal use. Both buildings meet the RS20 setback requirements. Also in the rear yard, on the southwest corner there is a 528 square feet pool.

The applicant is requesting to increase the existing wall height to a maximum of 9 feet where 6 feet is allowed per code.

Elevations

The photos depict that the house is 24 feet, 4 inches high and the accessory building is 18 feet, 3 inches high. Both buildings have the same stucco material and tan brown color.

The photos depict that along the north property line (interior side) the boundary wall has a height of 9 feet. The stucco portion of the wall is 6 feet, and on top is 3 feet of white decorative wrought iron. Along the south (rear) and west (street side) property lines the boundary wall has a height of 8 feet and 7 inches. The stucco portion of the wall is 6 feet, 7 inches and also has 3 feet of white decorative wrought iron on top.

Applicant's Justification

The applicant wants to increase the height of the boundary to avoid future burglary. The applicant wants to increase the wall height to 9 feet. The wall addition will match the existing stucco and corral color of the existing boundary wall.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| ZC-0613-10 | Reclassified portions of Section 9 thru 13 generally located between Cimarron Road and Decatur Boulevard and between Spring Mountain Road and Sahara Avenue within Spring Valley from R-E (Rural Estates Residential) Zone to R-E (Rural Estates Residential) (RNP-I) | Approved by BCC | February 2011 |

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 |

Clark County Public Response Office (CCPRO)

CE25-16932 is an active code enforcement violation for extending the height of an existing boundary wall without a building permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 intent of establishing maximum wall height is to maintain a consistent standard along the street frontage. Staff is aware the request to increase the wall height is for security and privacy purposes. However, staff finds the height of the existing wall is inconsistent with the surrounding single-family residences and creates a canyon like effect.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STEVEN KEATY

CONTACT: JAMASON THEODORE, 4504 SAN JUAN AVENUE NORTH LAS VEGAS,
NV 89032

DRAFT

08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0442-COUNTY OF CLARK(AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a single-family residential development on 4.62 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of Oquendo Road and west of Pioneer Way within Spring Valley.
MN/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-101-022

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a retaining wall along a portion of the north property line to 6 feet where 3 feet is the maximum height 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: 4.62
- Project Type: Single-family residential development
- Number of Lots: 36
- Density (du/ac): 7.79
- Minimum/Maximum Lot Size (square feet): 3,307/5,425

Site Plan

The plan depicts a previously approved single-family development with 36 lots on 4.62 acres located on the northwest corner of Oquendo Road and Pioneer Way. Access to the subdivision is shown from Pioneer Way to the east via a 42 foot wide private street which connects to 2 north-south private streets, all of which terminate as cul-de-sacs. The plan depicts the location of 1,232 linear feet of retaining walls proposed to be 1 to 3 feet in height. These retaining walls are located along portions of the perimeter of the site and along the side interior lot lines between several lots. The plan also depicts a retaining wall, 117 linear feet, at the rear of Lots 15, 16 and 17. This retaining wall is proposed to be 3 feet to 6 feet in height and is the subject of the waiver request.

Landscaping

Plans have not been provided as there are no proposed changes to previously approved landscaping with this application.

Applicant's Justification

The applicant is requesting to allow an increased retaining wall height of up to 6 feet along the northern boundary where needed adjacent to lots 15, 16, and 17. The applicant states that there is already a grade difference of approximately 5 feet from the existing subdivisions located to the north and east of the site. Minimizing the height of retaining walls along the east boundary of the site requires a 6 foot retaining wall in some areas along the northern boundary. The applicant asserts that the proposed increase in wall height will not adversely affect the adjacent parcel or the surrounding community.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|------------|
| ZC-25-0030 | Reclassified the site from RS20 to RS3.3 zoning | Approved by BCC | March 2025 |
| VS-25-0032 | Vacated and abandoned portions of public right-of-way | Approved by BCC | March 2025 |
| WS-25-0031 | Waiver and design review for single-family residential development | Approved by BCC | March 2025 |
| TM-25-500005 | Tentative map consisting of 36 single-family residential lots | Approved by BCC | March 2025 |

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 development |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 & RS20 (AE-60) | Single-family residential development & undeveloped |
| West | Neighborhood Commercial | RS3.3 | Single-family residential development |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 of these improvements on the surrounding properties. Staff finds that the requested retaining walls are the result of necessary modifications to the site due to the existing topography and drainage needs of the proposed subdivision. The increased retaining wall height is requested for 117 linear feet or 8.67 percent of the total 1,349 linear feet of retaining walls that are proposed. The increased retaining wall height will also only directly abut the rear lot lines of 2 existing residential properties to the north of the subject site. As a result, the proposed retaining wall will have only a minor impact on the surrounding area; therefore, staff can support this request.

Department of Aviation

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0020-2025 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

4

08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0443-PN II, INC.:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with a single-family residential development on 2.41 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

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

RELATED INFORMATION:

APN:

163-34-101-016

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase retaining wall height to 6 feet along the east property line of the development where a maximum height of 3 feet is permitted per Section 30.04.03C (a 100% increase).
- b. Increase retaining wall height to 6 feet along the north property line of the development where a maximum height of 3 feet is permitted 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: 2.41
- Project Type: Increase retaining wall height
- Number of Lots: 19
- Density (du/ac): 7.88
- Minimum/Maximum Lot Size (square feet): 3,375/5,793

Site Plan & Request

The previously approved plans depict a single-family residential development consisting of 19 lots on 2.41 acres with a density of 7.88 dwelling units per gross acre. Access to the subdivision is granted from Pioneer Way to the west via a 42 foot wide private street, which connects to a north-south private street that terminates as a cul-de-sac. All lots will be oriented toward and get access from the private streets. Also, a 4 foot wide sidewalk is shown on 1 side of the private

streets. The applicant is now requesting a waiver of development standards to increase the height of a retaining wall along the north property line of Lot 7 and a portion of Lot 6, and to increase the height of a retaining wall along the entire east property line of Lots 7, 8, and 12.

Landscaping

The plans show 15 foot wide common elements along all the public streets consisting of 5 foot wide detached sidewalks and two, 5 foot wide landscape strips. Large trees and shrubs have been provided within the landscape strips to Code standards. The plans also depict common elements with 10 foot wide landscaping strip consisting of trees and shrubs within the interior of the west subdivision.

Applicant's Justification

In order to keep public waterflows 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 proposed sewer design currently adheres to minimum cover requirements, minimum manhole depths, and minimum slope specifications. Should the site elevation be decreased, the sewer system would fail to comply with the established design criteria.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|------------|
| ZC-25-0030 | Reclassified the project site from RS20 to RS3.3 | Approved by BCC | March 2025 |
| WS-25-0031 | Waiver of development standards to reduce the back of curb radius in conjunction with a single-family residential development | Approved by BCC | March 2025 |
| VS-25-0032 | Vacation and abandonment for portions of right-of-way | Approved by BCC | March 2025 |
| TM-25-500004 | Nineteen lot single-family residential development | Approved by BCC | March 2025 |

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 increase in retaining wall height affects 4 out of 19 lots within the previously approved single-family residential development. Staff finds the increase to the retaining wall height should have minimal impact on the adjacent single-family residential lots to the north and east.

Department of Aviation

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after

October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0021-2025 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

5

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400067 (NZC-22-0200)-PHMPDI, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.6 acres from a CG (Commercial General) Zone to an RM50 (Residential Multi-Family 50) Zone.

USE PERMIT for a senior housing project.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) modified wall requirements; and 4) modified driveway design standards.

DESIGN REVIEWS for the following: 1) senior housing project with associated structures and uses; and 2) alternative parking lot landscaping.

Generally located north of Milagro Court and east of Hualapai Way within Spring Valley.
JJ/rk/kh (For possible action)

RELATED INFORMATION:

APN:

163-18-401-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height up to 70 feet where 50 feet is the standard per Table 30.40-3 (a 40% increase).
2. Reduce setback for a carport to 9 feet where 20 feet is the standard per Table 30.40-3 (a 55% reduction).
3. Allow a standard 6 foot high screen wall along the north property line where a 6 foot noise attenuated wall is required along a freeway per Figure 30.64-4.
4. Reduce throat depth to 14 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 86% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.6
- Number of Units: 125
- Density (du/ac): 48.6
- Project Type: Senior housing project

- Number of Stories: 5
- Building Height (feet): 70
- Open Space Required/Provided: 12,500/13,300 (square feet)
- Parking Required/Provided: 125/125

Site Plan

The original plans depict a proposed senior housing facility consisting of a single building near the center of the site. The property sits just south of CC 215. There will be a total of 125 units with a density of 48.6 dwelling units per acre. The complex will provide 1 and 2 bedroom units. The setbacks of the buildings are as follows: 61 feet to the south property line; 37 feet to the north property line; 84 feet to the east property line; and 59 feet to the west property line. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which include a swimming pool. There will be 1 access point to the development from the bulb of the cul-de-sac of Milagro Court to the south. Internal circulation within the project consists of 25 foot wide drive aisles. Parking will consist of surface parking for the visitors and surface spaces and some garages for the residents with a majority of the surface spaces being covered.

Landscaping

The street landscaping is shown at an approximate width of 8 feet behind an attached sidewalk along Milagro Court. The perimeter landscape buffer includes a 6 foot wide landscape area along the north, east, and west property lines with the trees 30 feet on center. Instead of having landscape fingers around the perimeter parking lot (every 6 spaces) those trees will be installed within the 6 foot wide planter in lieu of the landscape fingers; thus, necessitating the request for design review #2. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which include recreational open space areas with a swimming pool and deck area. The recreation open space area is on the south side of the building surrounded by 3 sides of the building in a courtyard fashion. The amount of passive and active open space is depicted at 13,300 square feet where 12,500 square feet is required.

Elevations

The original plans depict the senior housing development will have unified and consistent modern architecture with multiple surface plane and building height variations. The building will range in height from 55 feet to 70 feet at its highest point. The major portions of the roof parapet are 55 feet to 60 feet high. The areas that extend up to 70 feet are to accommodate the stairwells and mechanical units. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. Accents consist of recessed lines, wrought iron railing, cornice treatments, and metal canopy shade structures located at various entrances.

Floor Plans

The original plans show a mix of 1 and 2 bedroom units consisting of 84, one bedroom units and 41, two bedroom units. The residential units are between 590 square feet and 1,060 square feet in area. Indoor amenities will include kitchen, library, creative studio, social room, and fitness center.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-22-0200:

Current Planning

- Resolution of Intent to complete in 3 years;
- Per revised plans.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and a portion of the cul-de-sac for Milagro Court.

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;
- All proposed single family residential submittals will comply with Code requirements for residential streets;
- Per 503.2.1.1 (parallel parking permitted on both sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of curb to back of curb for L-curbs, 38 feet (11,852 mm) from back of curb to back of curb for R-curbs, and 39 feet (11,887 mm) from back of curb to back of curb for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.

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 #0019-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they have been working through the process of obtaining building permits for the site. As of now, the applicant has submitted civil plans for off-site improvements to the Public Works Department. Therefore, they are asking for a 2 year extension of time.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|-----------|
| VS-22-0201 | Vacated and abandoned patent easements on the property | Approved by BCC | June 2022 |
| ZC-0521-01 | Reclassified this site to C-2 zoning for a hotel | Approved by BCC | June 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------|---|---------------------------|--------------------------------|
| North* | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RM18 | Multi-family apartment complex |
| South | Corridor Mixed-Use | CG | Shopping center |
| East | Corridor Mixed-Use | CG | Undeveloped |
| West | Corridor Mixed-Use | P-F | Water Reclamation building |

*Immediately to the north is the CC 215.

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.

Given this is the first extension of time and the applicant has made progress by submitting civil plans for off-site improvements, drainage study, traffic study, and bonds; staff can support this request for 2 additional years.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 22, 2027 to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400068 (AR-18-400100 (UC-0652-14))-CHURCH ST. JOHN BAPT GREEK ORTHOD:

WAIVER OF CONDITIONS of an application review for a use permit restricting parking on Torrey Pines Drive, north of Hacienda Avenue in conjunction with a recreational facility on 8.5 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Hacienda Avenue and east of El Camino Road within Spring Valley. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

163-26-703-001; 163-26-703-002; 163-26-703-005

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5300 El Camino Road
- Site Acreage: 8.5
- Project Type: Recreational facility with live outdoor entertainment
- Parking Required/Provided: 363/177

History & Request

There have been 6 application reviews for the recreational facility and live entertainment uses in conjunction with a place of worship, which were originally approved in 2014. During the third application review, a condition of approval was imposed stating "No parking on Torrey Pines Drive, north of Hacienda Avenue". The current application is a request to waive the condition of approval imposed in 2018.

The approved plans depicted the set-up for an annual outdoor commercial event (Greek Food Festival) that typically occurs in the latter part of September. Located east and southeast of the existing place of worship, temporary structures and activities are shown, which are typical of this outdoor event, and include but are not limited to the following: tents/canopies covering various food stations and eating/drinking areas, portable ovens, ice storage, restrooms, storage trailers, kids area, portable rides, dance floor, and stage. The dance floor and stage are located in the southeast corner of the site with sound directed northwest toward the place of worship. A use

permit was required to eliminate the setback requirements for outside activities and live entertainment from property lines and adjacent residential developments.

Parking

During the festival, on-site parking is dedicated to employees and volunteers of the festival and handicap accessible spaces for patrons of the event. As a result, most patrons of the event park along Hacienda Avenue, between Jones Boulevard and Torrey Pines Drive, in a herringbone fashion on both sides of the street. This method leaves 1 lane of travel in each direction, and according to the applicant, allows for easy access to the event. Additional standard street parking is provided on Hacienda Avenue west of Torrey Pines Drive. In August 2015 the Board approved a satellite parking lot (UC-0369-15) for this event at the southeast corner of Jones Boulevard and Russell Road. Subsequent applications for review were approved, coordinating the time limit with UC-0652-14.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400065 (UC-0652-14):

Comprehensive Planning

- Until September 3, 2027 to review or UC-0652-14 will expire unless the application for review is 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 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, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for AR-21-400109 (UC-0652-14):

Current Planning

- Until September 3, 2024 to review as a public hearing to run concurrently with AR-21-400110 (UC-0369-15);
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for AR-18-400100 (UC-0652-14):

Current Planning

- Until September 3, 2021 to review as a public hearing to run concurrently with AR-18-400099 (UC-0369-15);
- No parking on Torrey Pines Drive, north of Hacienda Avenue.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for AR-0071-17 (UC-0652-14):

Current Planning

- Until September 3, 2018 to review as a public hearing and to run concurrently with UC-0369-15 (AR-0072-17).
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for AR-0056-16 (UC-0652-14):

Current Planning

- Until September 3, 2017 to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations both on-site and within 750 feet.

Listed below are the approved conditions for AR-0051-15 (UC-0652-14):

Current Planning

- Until September 3, 2016 to review as a public hearing.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions for UC-0652-14:

Current Planning

- 1 year to commence and review as a public hearing;
- 1 event per year;
- Live entertainment hours from noon to 11:00 p.m. on Friday and Saturday and all other days from noon to 10:00 p.m.;
- Closing times to be 11:00 p.m. on Friday and Saturday, and all other days to be 10:00 p.m.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Coordinate special event parking with Public Works;
- Applicant to obtain a Special Event permit from the Las Vegas Metropolitan Police Department.

Applicant's Justification

The applicant states the request of waiver of conditions of AR-18-400100 (UC-0652-14) is to augment the number of parking spaces for the Greek Festival. The applicant is seeking a waiver which will allow herring-bone parking on both sides of the street on South Torrey Pines Drive going North of West Hacienda Avenue to approximately Reno Avenue or West La Palma Parkway. This would allow additional parking for several hundred cars, which would help alleviate some of the minor traffic congestion on West Hacienda Avenue that occurs during the festival and will facilitate parking for the guests attending the festival.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|-----------|
| AR-24-400065 (UC-0652-14) | Sixth application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility | Approved by BCC | July 2024 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|----------------|
| AR-21-400109 (UC-0652-14) | Fifth application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility | Approved by BCC | August 2021 |
| AR-18-400100 (UC-0652-14) | Fourth application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility | Approved by BCC | June 2018 |
| AR-0071-17 (UC-0652-14) | Third application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility | Approved by BCC | July 2017 |
| UC-0652-14 (AR-0056-16) | Second application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility | Approved by BCC | August 2016 |
| UC-0652-14 (AR-0051-15) | First application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility | Approved by BCC | August 2015 |
| UC-0652-14 | Recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility | Approved by BCC | September 2014 |
| UC-0571-12 | Outdoor live entertainment - expired | Approved by BCC | November 2012 |
| TC-0776-12 | Temporary commercial event (Greek Food Festival) | Approved by ZA | September 2012 |
| UC-1557-05 (ET-0351-07) | First extension of time to review outdoor live entertainment - expired November 17, 2011 | Approved by PC | December 2007 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| UC-1557-05 | Outdoor live entertainment in conjunction with a place of worship - 2 years for review as a public hearing - expired | Approved by PC | November 2003 |
| NZC-1389-04 | Reclassified portions of the place of worship from R-E to C-2 zoning for a banquet facility | Withdrawn | November 2004 |
| UC-0567-98 | Multi-purpose building in conjunction with a place of worship | Approved by PC | May 1998 |
| UC-0108-90 | Place of worship | Approved by BCC | June 1990 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|---------------------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residential |
| South | Low-Intensity Suburban Neighborhood (up to 5 du/ac) | RS20 & RS10 | Single-family residential |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Condominium subdivision |
| West | Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 & RS5.2 | 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**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds since the satellite temporary parking lot is no longer utilized by the applicant, the proposed on-street parking area is appropriate for the Greek Festival event. This will contribute to avoid any shortage of parking for the duration of the yearly event. Staff can support the request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KAREN RAWLINSON

CONTACT: KAREN RAWLINSON, 5300 S. EL CAMINO ROAD, LAS VEGAS, NV 89118

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0463-2.00 ACRES @ EDMOND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate landscape buffer; 2) reduce street landscaping; 3) eliminate loading spaces; and 4) alternative driveway geometrics.

DESIGN REVIEW for an office/warehouse complex on 2.01 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Patrick Lane and west of Edmond Street within Spring Valley.
MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-701-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate landscape buffering requirement along the west property line where a 15 foot wide landscape buffer consisting of evergreen trees planted 20 feet apart on center in each row is required per Section 30.04.02C.
2. Reduce the width of street landscape strip at the corner of Patrick Lane and Edmond Street to 2 feet where a minimum of 10 feet is required per Section 30.04.01D (an 80% reduction).
3. Eliminate loading spaces where 2 loading spaces are required per Table 30.04-7.
4.
 - a. Reduce the throat depth on Edmond Street to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
 - b. Eliminate the departure distance for the northern driveway on Edmond Street where 190 feet is required per Uniform Standard Drawing 222.1.
 - c. Reduce the departure distance for the southern driveway on Edmond Street to 186 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 2% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.01
- Project Type: Office/warehouse complex

- Number of Stories: 2
- Building Height (feet): 36
- Square Feet: 17,000 Building 1/17,000 Building 2
- Parking Required/Provided: 34/34
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts 2 office warehouse buildings on 2.01 acres at the southwest corner of Patrick Lane and Edmond Street. Access to the site is from Edmond Street through 2 driveways. Interior drive aisles are located on the north, east, and south sides, with a central drive aisle between the two buildings. Fences and gates will be installed to create an enclosed area within the west sides of each building. 34 parking spaces are provided for both buildings to the east and west of the buildings. However, no loading zones are provided and is the subject of a waiver request. Bicycle racks are provided at the southeast corner of Building 1. Trash and recycling enclosures are located at the southeast corner of the property.

Landscaping

Detached sidewalks and two, 5 foot wide landscape strips on either side of the sidewalks are provided along Patrick Lane and Edmond Street. The parking spaces have encroached into the street landscaping at the corner of Edmond Street and Patrick Lane, which is subject of a waiver request. Parking lot landscape islands and trees are provided throughout the parking lot. An 8 foot decorative buffer wall is depicted on the west side of the property wrapping around the northwest corner for another 100 feet to the east along Patrick Lane. No landscape buffer is proposed along the west property line, which is the subject of a waiver request.

Elevations

The elevations depict 2 buildings with tilt-up painted concrete panel walls with chamfer lines, steel accents, and 2 foot high roof off-sets. Vertical treatments and roof offsets with a parapet are shown on the elevations to shield any roof mounted equipment. The primary entrance of the warehouses face Edmond Street with roll up door access on the west side of the buildings.

Floor Plans

The plans depict two, 17,000 square foot buildings, each divided into 2 equal areas with approximately 2,500 square feet of office and reception space on 2 floors at the east side of each building. The pedestrian access is located facing Edmond Street, along the east façades of the buildings. A single roll-up door access is located on the west side of each warehouse unit for a total of 4 roll-up doors.

Applicant's Justification

The applicant is proposing to build 2 warehouse buildings with accessory office spaces. The office spaces include a second floor area with the warehouse spaces being on a single main level floor with high ceilings. The property west of this site is planned for commercial uses and the required 15 foot wide buffer landscaping is proposed to be eliminated with a waiver request. The 8 foot high decorative screen wall will be built along the west property line and continue approximately 100 feet adjacent to Patrick Lane. The surrounding lands are similar in elevation with this property being approximately 2 feet lower than the property to the west. The southern

driveway along Edmond Street is aligned with the driveway on the east side of Edmond Street. The northern driveway from Edmond Street is aligned with the drive aisle between both proposed buildings on this site. Both driveways on Edmond Street are the subject of waiver requests for throat depth and departure distance from Patrick Lane. There is no through access to the south of this site along Edmond Street with frequency and volume of vehicles limited to the existing industrial users in this area. The warehouse buildings are proposed without specific loading zones, relying on gated access and roll up doors on the west side of the buildings, and are the subject of a waiver request.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|----------------------------|
| North | Neighborhood Commercial | CP (AE-65) | Office complex |
| South | Neighborhood Commercial | IP (AE-65) | Office/warehouse buildings |
| East | Business Employment | IL (AE-65) | Office building |
| West | Neighborhood Commercial | RS20 (AE-65) | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-25-0462 | A zone change to reclassify 2.01 acres from RS20 to IL is a companion item on this agenda. |
| VS-25-0464 | A vacation and abandonment for portions 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

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

This development is required to buffer the adjacent property to the west from the proposed office warehouse use with a combination of 15 feet of landscaping and the 8 foot high decorative screen wall. The waiver request to eliminate the required landscape buffer while keeping the 8 foot decorative screen wall will not create an adverse condition for the undeveloped land to the west. The 8 foot decorative screen wall will provide the full height of screening at the property

line for future development on the west side of this property. The proposed gated access and drive aisle on the west side of the warehouse buildings creates space between the building and the adjacent property line and will not be materially detrimental to the adjacent property when considering the warehouse uses are indoors. The warehouse buildings will be adequately served by public facilities in this area. Also, a similar request was previously approved for the property to the southwest of the subject parcel. Staff supports the waiver request.

Waiver of Development Standards #2

The street landscaping width is at least 10 feet of combined area on both sides of the sidewalk, except for a small area at the corner of Patrick Lane and Edmond Street where a full 10 feet is required but not provided. The applicant has provided the required number of trees along the street and reducing the required width within the corner will not be detrimental to the community. Staff can support the request.

Waiver of Development Standards #3

Each building has 2 interior spaces designated for office and warehouse uses. Each unit space will have a roll-up door on the west side of the building and access from the gated drive aisle along the west side of the property. Loading and unloading can take place within the building through these access points without disruption to the surrounding area and will not create a burden to local traffic or on-site parking. Staff supports the waiver request.

Design Review

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

The proposed office and warehouse use is permitted in the IL zone district and adequate access is provided from a public street. The applicant is proposing to meet street landscaping and parking lot landscape standards. The building design is typical for office warehouse use and no outdoor storage is proposed with this plan. The plans meet the required 7 of 7 sustainability points including daylighting strategies, high ceilings, and cool roof among others. This development provides adequate access to and around the site for emergency services. The building and uses are compatible with the surrounding industrial development and will not be detrimental to the surrounding area or future development. Staff supports the design review.

Public Works - Development Review

Waiver of Development Standards #4

Although the throat depths and departure distances for commercial driveways on Edmond Street do not comply with the minimum standard, the applicant worked with staff to relocate the northern driveway, which provides more room for vehicles to safely access the site. Therefore, staff has no objection to this request.

Department of Aviation

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

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

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

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.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 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 #0238-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TYLER JOHNSON

CONTACT: TYLER JOHNSON, 3.00 ACRES MOUNTAIN VISTA LLC, 4945 W. PATRICK LANE, LAS VEGAS, NV 89118

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500103-PN II, INC.:

TENTATIVE MAP consisting of 37 single-family residential lots and common lots on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:
163-20-306-001

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: 4.78
- Project Type: Single-family residential development
- Number of Lots: 37
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,325/5,427

History & Project Description

ZC-25-0050 was approved by the Board of County Commissioners (BCC) in March 2025 reclassifying the subject property from an RS20 to an RS3.3 Zone. DR-25-0051 was approved as a companion item with the zone change for a proposed single-family residential development consisting of 36 lots on 4.78 acres with a density of 7.53 dwelling units per acre. The applicant is now proposing a reconfiguration of the previously approved residential development that includes an additional lot and a waiver of development standards request to increase retaining wall height along the east and south boundaries of the development.

The plans depict a proposed single-family residential development consisting of 37 lots on 4.78 acres with a density of 7.70 dwelling units per gross acre. The minimum and maximum lot sizes are 3,325 square feet and 5,427 square feet, respectively. Access to the proposed development is granted via an east/west 42 foot wide private street being Prophet Avenue that connects to a 60 foot wide public street being Lone Mesa Drive. Prophet Avenue connects to an internal north/south private street, being Chestnut Bark Street that measures 42 feet in width. A 5 foot wide detached sidewalk is proposed along Lone Mesa Drive while 4 foot wide attached sidewalks are proposed along the north and west sides of Prophet Avenue and Chestnut Bark Street, respectively. Chestnut Bark Street terminates in a cul-de-sac at the north end of the

subdivision, adjacent to Lots 16 through 21. Furthermore, Chestnut Bark Avenue also terminates in a cul-de-sac at the south end of the development adjacent to Lots 1 through 3, Lots 35 through 37, and Common Element E. Retaining walls measuring 9 feet, 6 feet, and 7 feet in height are located along the east, north, and south boundaries of the development, respectively.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|------------|
| VS-25-0049 | Vacated and abandoned easements and right-of-way | Approved by BCC | March 2025 |
| ZC-25-0050 | Reclassified the project site from RS20 to RS3.3 zoning | Approved by BCC | March 2025 |
| DR-25-0051 | Single-family residential development | Approved by BCC | March 2025 |
| TM-25-500010 | 36 lot single-family residential development | Approved by BCC | March 2025 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------|--|---------------------------|---------------------------|
| North, South, & East | Mid-Intensity Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| West | Public Use | RS20 | Undeveloped |

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-25-0435 | A waiver of development standards to increase retaining wall height in conjunction with a design review for a proposed single-family residential development is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed single-family residential development is similar in density and lot sizes to other subdivisions within the surrounding area. The internal street network is functional and the north/south private street, Chestnut Bark Street, terminates in cul-de-sacs. However, since staff is not supporting the waiver of development standards request to increase the height of the retaining walls, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge TM-25-500010.
- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded, a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2025 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

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0462-2.00 ACRES @ EDMOND, LLC:

ZONE CHANGE to reclassify 2.01 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Patrick Lane and west of Edmond Street within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-36-701-004

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.01
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for IL zoning would align with the existing pattern of industrial development in the area. The area is already served by roads capable of accommodating typical business traffic associated with IL zoning.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|----------------------------|
| North | Neighborhood Commercial | CP (AE-65) | Office complex |
| South | Neighborhood Commercial | IP (AE-65) | Office/warehouse buildings |
| East | Business Employment | IL (AE-65) | Office building |
| West | Neighborhood Commercial | RS20 (AE-65) | Undeveloped |

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-25-0463 | Waivers of development standards and a design review for office/warehouse buildings is a companion item on this agenda. |

Related Applications

| Application Number | Request |
|--------------------|---|
| VS-25-0464 | A vacation and abandonment for portions of right-of-way is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IL zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The area has been transitioning towards industrial uses. The area has a mix of IP and IL zoning including the abutting IL zoned property to the east and the recently approved IP zoning towards the southwest (ZC-23-0899 and NZC-21-0606). The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting development of industrial and employment areas that are proximate to air, rail, and highway facilities. For these reasons, staff finds the request for IL zoning is appropriate for this location.

Department of Aviation

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

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:**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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 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 #0238-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TYLER JOHNSON

CONTACT: TYLER JOHNSON, GARY GUY WILSON ARCHITECTS, 4945 W. PATRICK LANE, LAS VEGAS, NV 89118

10

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0464-2.00 ACRES @ EDMOND, LLC:

VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Edmond Street and Mohawk Street (alignment); and a portion of right-of-way being Edmond Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-701-004

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate 5 feet of right-of-way along Patrick Lane and 5 feet of right-of-way along Edmond Street to accommodate detached sidewalks associated with the development of two warehouse buildings on 2.01 acres.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|----------------------------|
| North | Neighborhood Commercial | CP (AE-65) | Office complex |
| South | Neighborhood Commercial | IP (AE-65) | Office/warehouse buildings |
| East | Business Employment | IL (AE-65) | Office building |
| West | Neighborhood Commercial | RS20 (AE-65) | Undeveloped |

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-25-0463 | Waivers of development standards and a design review for office/warehouse buildings is a companion item on this agenda. |
| ZC-25-0462 | A zone change to reclassify 2.01 acres from RS20 to IL 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 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TYLER JOHNSON

CONTACT: TYLER JOHNSON, 3.00 ACRES MOUNTAIN VISTA LLC, 4945 W.
PATRICK LANE, LAS VEGAS, NV 89118

DRAFT

08/06/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0435-PN II, INC.:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for a proposed single-family residential development on 4.78 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east of Lone Mesa Drive and south of Naples Drive (alignment) within Spring Valley. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-306-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase retaining wall height to 9 feet along the east boundary of the development where a maximum height of 3 feet is permitted per Section 30.04.03C (a 200% increase).
- b. Increase retaining wall height to 7 feet along the south boundary of the development where a maximum height of 3 feet is permitted per Section 30.04.03C (a 133.33% 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: 4.78
- Project Type: Single-family residential development
- Number of Lots: 37
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,325/5,427
- Number of Stories: 2
- Building Height (feet): 25.5
- Square Feet: 1,710 to 2,317

History, Site Plan, & Request

ZC-25-0050 was approved by the Board of County Commissioners (BCC) in March 2025 reclassifying the subject property from an RS20 to an RS3.3 Zone. DR-25-0051 was approved

as a companion item with the zone change for a proposed single-family residential development consisting of 36 lots on 4.78 acres with a density of 7.53 dwelling units per acre. The applicant is now proposing a reconfiguration of the previously approved residential development that includes an additional lot for a total of 37 lots and a waiver of development standards request to increase retaining wall height along the east and south boundaries of the development.

The plans depict a proposed single-family residential development consisting of 37 lots on 4.78 acres with a density of 7.70 dwelling units per gross acre. The minimum and maximum lot sizes are 3,325 square feet and 5,427 square feet, respectively. Access to the proposed development is granted via an east/west 42 foot wide private street being Prophet Avenue that connects to a 60 foot wide public street being Lone Mesa Drive. Prophet Avenue connects to an internal north/south private street, being Chestnut Bark Street that measures 42 feet in width. A 5 foot wide detached sidewalk is proposed along Lone Mesa Drive while 4 foot wide attached sidewalks are proposed along the north and west sides of Prophet Avenue and Chestnut Bark Street, respectively. Chestnut Bark Street terminates in a cul-de-sac at the north end of the subdivision, adjacent to Lots 16 through 21. Furthermore, Chestnut Bark Street also terminates in a cul-de-sac at the south end of the development adjacent to Lots 1 through 3, Lots 35 through 37, and Common Element E. A waiver of development standards is required to increase the height of retaining walls along the entirety of the east and south boundaries of the development to 9 feet and 7 feet, respectively.

Landscaping

The plans depict street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Lone Mesa Drive. The street landscape area consists of large trees, shrubs, and groundcover.

Elevations

The elevations indicate 1 story and 2 story detached single-family homes throughout the development. The elevations depict 4 different house plans each with 3 elevation options. The elevations indicate contemporary and American Traditional designs and finishes. The maximum height for the 2 story residences is proposed to be up to 25.5 feet. The exterior of the residences consist of a stucco finish, stone veneer accents, pitched roof, and window pop-outs. The second floors are partially or fully located over a 2 car garage.

Floor Plans

Four floor plans are provided which range in size from 1,710 square feet to 2,317 square feet. The models feature multiple bedrooms, bathrooms, gathering room, kitchen, café, and loft. All models feature an attached 2 car garage.

Applicant's Justification

Upon comprehensive analysis of the site and discussions with the Clark County Department of Public Works, 4 primary justifications for this waiver request have been identified. The first reason is that the existing drainage easement adjacent to existing Lot 16 in Tiburon Unit 2 Phase 3 is insufficiently sized to accommodate that current hydrological flows impacting the site. The 76 cubic feet per second of flow crossing Lone Mesa Drive and drainage through the easement in the existing condition must be redirected to stay within Lone Mesa Drive. The second reason is

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. The third reason is due to the elevation change across the site. The topography has over 8 feet of fall from the centerline elevation of Lone Mesa Drive to the adjacent existing pad elevations along the east property boundary. The final justification pertains to the existing sewer infrastructure along Lone Mesa Drive, which operates at a slope of 0.82% and a depth of approximately 7.0 feet at the point of connection. The proposed sewer design currently adheres to minimum cover requirements, minimum manhole depths, and minimum slope specifications. Should the site elevation be decreased, the sewer system would fail to comply with the established design criteria.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|-------------|
| VS-25-0049 | Vacated and abandoned for easements and right-of-way | Approved by BCC | March 2025 |
| ZC-25-0050 | Reclassified the project site from RS20 to RS3.3 zoning | Approved by BCC | March 2025 |
| DR-25-0051 | Single-family residential development | Approved by BCC | March 2025 |
| TM-25-500010 | 36 lot single-family residential development | Approved by BCC | March 2025 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------|--|----------------------------------|---------------------------|
| North, South, & East | Mid-Intensity Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| West | Public Use | RS20 | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|--|
| TM-25-500103 | A tentative map for a 37 lot single-family residential development is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 and fill is to ensure there are no negative impacts to the surrounding properties. Staff finds the request to increase the retaining wall height is necessary due to the drainage and sewer design needs of the proposed subdivision. Although the applicant indicates the increase in retaining wall height is a result of these drainage and sewer design considerations, there are alternatives provided within Title 30 that can be utilized such as tiered walls to either minimize or remove these waiver requests. Furthermore, staff is concerned the increased height retaining wall height without terracing may have a visual impact on the adjacent properties by creating monolithic walls. Therefore, staff recommends denial.

Design Review

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

The layout and internal street network of the proposed subdivision is functional. A minimum of 2 architectural features are included on each façade of the single-family residences in addition to the 2 story homes being consistent with the surrounding single-family residential development. Furthermore, the density for the proposed subdivision is also consistent with the single-family residential development within the immediate area. However, since staff is not supporting the waiver of development standards to increase retaining wall height; staff recommends denial of 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:

- Expunge DR-25-0051;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0023-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PNII, INC.

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

