



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 West Spring Valley Road

Las Vegas, NV 89103

November 26, 2019

6:30 p.m.

## AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 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 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members:

Darby Johnson, Jr. – Chair  
Angie Heath Younce  
Rodney Bell

Yvette Williams – Vice Chair  
Catherine Godges

Secretary:

Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

County Liaison:

Mike Shannon 702-455-8338 [mds@clarkcountynv.gov](mailto:mds@clarkcountynv.gov)

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes November 12, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS  
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager

IV. Approval of Agenda for November 26, 2019 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)

VI. Planning & Zoning

1. **VS-19-0854-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Post Road, and between Butler Street and Gagnier Boulevard within Spring Valley (description on file). MN/rk/jd (For possible action) 12/18/19 BCC
2. **VS-19-0873-HIGH GROUND, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Hualapai Way and Windfresh Drive (alignment) and portion of a right-of-way being Hualapai Way located between Patrick Lane and Sunset Road within Spring Valley (description on file). JJ/sd/jd (For possible action) 12/18/19 BCC
3. **ET-19-400139 (DR-0083-17)-VESICA ALLIANCE, LTD:**  
**DESIGN REVIEW FIRST EXTENSION OF TIME** for a redesign of a previously approved commercial center for office uses only on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley. JJ/tk/jd (For possible action) 12/04/19 BCC
4. **NZC-19-0848-T E G SPANISH RIDGE LLC:**  
**ZONE CHANGE** to reclassify 13.0 acres from C-P (Office and Professional) Zone to an M-D (Designed Manufacturing) Zone.  
**USE PERMIT** to waive the required intense landscape buffer for a distribution center.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) office/warehouse building; and 2) distribution center on 13.0 acres in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the west side of Riley Street within Spring Valley (description on file). JJ/md/ja (For possible action) 12/17/19 PC
5. **TM-19-500223-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**  
**TENTATIVE MAP** for a commercial subdivision on 3.8 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Butler Street (alignment) within Spring Valley. MN/rk/jd (For possible action) 12/18/19 BCC
6. **TM-19-500230-HIGH GROUND, LLC:**  
**TENTATIVE MAP** consisting of 85 single family residential lots and common lots on 11.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) 12/18/19 BCC

BOARD OF COUNTY COMMISSIONERS  
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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager

7. **UC-19-0804-BEEDIE NV PROPERTY, LLC:**  
**USE PERMIT** for a distribution center and loading zones.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced throat depth; and 2) driveway geometrics.  
**DESIGN REVIEW** for a distribution center on 13.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District. Generally located on the east side of Pioneer Way and the north side of Teco Avenue (alignment), approximately 675 feet north of Sunset Road within Spring Valley. MN/bb/ja (For possible action) 12/18/19 BCC
8. **UC-19-0841-BLACKSTONE LAND DEV, LLC:**  
**USE PERMIT** for a senior housing project.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) modified driveway design standards.  
**DESIGN REVIEW** for a senior housing project with associated structures and use on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Quarterhorse Lane (alignment) within Spring Valley. JJ/rk/jd (For possible action) 12/18/19 BCC
9. **UC-19-0867-MADRAS DURANGO, LLC:**  
**USE PERMIT** for a vehicle wash.  
**WAIVER OF DEVELOPMENT STANDARDS** allow modified driveway design standards.  
**DESIGN REVIEW** for a proposed vehicle wash in conjunction with a partially developed commercial center on a 0.8 acre portion of a 2.2 acre site in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/rk/ja (For possible action) 12/18/19 BCC
10. **UC-19-0872-HIGH GROUND, LLC:**  
**USE PERMIT** for single family attached dwellings.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce lot sizes; 2) increase in wall height; 3) modify setback for access control gates; and 4) street intersection off-set.  
**DESIGN REVIEW** for the following: 1) increased grade; 2) an attached and detached single family residential development on 11.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) 12/18/19 BCC
11. **WS-19-0843-KGS INVESTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area for a proposed 4 lot single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley. MN/rk/jd (For possible action).
12. **WS-19-0847-AMOEBA DEFENSE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for modifications to a previously approved retail center with a convenience store and gasoline station on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the northeast corner of Hualapai Way and Russell Road within Spring Valley. JJ/nr/jd (For possible action) 12/18/19 BCC

13. **ZC-19-0853-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**  
**ZONE CHANGE** to reclassify a 3.9 acre parcel from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) requirement for sidewalks or a buffer around the building footprint.  
**DESIGN REVIEW** for a proposed retail and hotel development in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Butler Street (alignment) within Spring Valley (description of file). MN/rk/jd (For possible action) **12/18/19 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's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- IX. Next Meeting Date: December 10, 2019

X. Adjournment

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS  
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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager

EASEMENTS  
(TITLE 30)

SUNSET RD/BUTLER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0854-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Post Road, and between Butler Street and Gagnier Boulevard within Spring Valley (description on file). MN/rk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

163-33-401-011

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon patent easements on the site. The plans depict the vacation and abandonment of 33 foot wide patent easements on the east and west sides of the property. The applicant states that these patent easements are no longer necessary for the area and will not have a negative impact on the surrounding community.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Business and Design/Research Park	M-D	Undeveloped
South	Commercial General	C-2	Retail center
West	Commercial General	C-2	Office/commercial building

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0853	A zone change request to reclassify this site to C-2 zoning for a retail and hotel development is a companion item on this agenda.
TM-19-500223	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 55 feet to back of curb for Sunset Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show on-site fire lane, turning radius, and turnarounds.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SUN WEST CUSTOM HOMES

**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,  
LAS VEGAS, NV 89120

DRAFT







# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>10.29.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$875.00</u> CHECK #: <u>6301</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	APP. NUMBER: <u>VS-19-0854</u> TAB/CAC <u>Spring Valley</u> TAB/CAC DATE: <u>11/26/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MTG DATE: <u>12/18/19</u> <u>9:00am</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>SV CG</u>
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PROPERTY OWNER	NAME: <u>Phillips 2011 Trust</u> ADDRESS: <u>8704 Monarchy Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>(702) 595-6244</u> CELL: _____ E-MAIL: <u>markanthonyrua@gmail.com</u>
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APPLICANT	NAME: <u>Sun West Custom Homes</u> Contact: <u>Daniel Coletti</u> ADDRESS: <u>6675 South Cimarron Road, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>(702) 363-8060</u> CELL: _____ E-MAIL: <u>lee@sunwestcustomhomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Raul Sotelo</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296</u> CELL: _____ E-MAIL: <u>Raul.Sotelo@Actus-NV.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 163-33-401-011

PROPERTY ADDRESS and/or CROSS STREETS: Northeast of W Sunset Rd & S Durango Dr

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.

<u>Robert Phillips - Co-TRUSTEE</u> <u>Lynn Phillips Co-Trustee</u> Property Owner (Signature)*	<u>ROBERT PHILLIPS</u> <u>Lynn Phillips</u> Property Owner (Print)
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STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October, 18 2019 (DATE)  
 By Robert Phillips and Lynn Phillips

NOTARY PUBLIC: Shatoya Mitchell

SHATOYA MITCHELL  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 03-03-2021  
 Certificate No: 18-1500-1

\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



October 28, 2019

VS-19-0854



3283 E. Warm Springs Rd. Suite 300  
Las Vegas, NV 89120  
(702) 586-9296

Mr. Rob Kaminski  
Principal Planner  
Clark County Government Center  
500 South Grand Central Parkway  
Box 551744  
Las Vegas, NV 89155-1744

**Re.: Sunset Hotel & Retail  
Justification for Letter for Vacation  
APN 163-33-401-011**

Dear Mr. Kaminski,

On behalf of our client, Sun West Custom Homes, we are requesting review and approval of a Vacation and Abandonment for subject property.

The project consists entirely of 4.02 acres (gross) on APN 163-33-401-011, and is generally located near the northeast corner of the intersection of South Durango Drive and West Sunset Road.

In order to accommodate the development, we respectfully request to vacate and abandon the unneeded patent easements as shown in the attached exhibits and legal description.

Along West Sunset Road, there will be dedicated pedestrian access and utility easements ten feet (10') in width. We have verified that we are showing the correct information with Jason Allswang.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in black ink, appearing to read "Raul Sotelo".

Raul Sotelo  
Assistant Project Manager



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12/18/19 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

PATRICK LN/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0873-HIGH GROUND, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Hualapai Way and Windfresh Drive (alignment) and portion of a right-of-way being Hualapai Way located between Patrick Lane and Sunset Road within Spring Valley (description on file). JJ/sd/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

163-31-301-022

**LAND USE PLAN:**

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a public drainage easement, on the east side of the site. The existing drainage easement to be vacated encompasses approximately the eastern 160 feet of the parcel and is approximately 160 feet wide and approximately 2,016 feet long. Lastly, the vacation of right-of-way is a 5 foot wide and approximately 1,965 foot long portion of Hualapai Way.

According to the applicant the vacation of both the public utility easement and drainage easement are necessary to construct an approved single family subdivision. The vacation of the portion of Hualapai Way will accommodate the construction of a detached sidewalk in conjunction with the residential subdivision.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0500-16	Waiver of development standards and design review for single family residential development – expired	Approved by PC	July 2016
VS-0502-16	Vacated and abandoned 5 feet of right-of-way and drainage easement – expired	Approved by PC	July 2016
TM-0164-13	85 lot single family residential subdivision – expired	Approved by BCC	November 2013

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way – expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 and C-P zoning for an office development in the Southwest Ranch Concept Plan Area – expired	Approved by BCC	September 2003
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community – expired	Approved by BCC	April 2000
MP-0063-00	Public Facilities Needs Assessment for the Southwest Ranch Community – expired	Approved by BCC	April 2000
TM-0164-13	85 lot single family residential subdivision	Approved by BCC	November 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivisions
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & R-2	Undeveloped
West	Summerlin South Single family	R-U	Undeveloped

**Related Applications**

Application Number	Request
TM-19-500230	A tentative Map for 85 lot single family residential development is a companion item on this agenda.
UC-19-0872	A use permit to allow for attached single family residential dwelling units, waiver of development standards to reduce lot size, driveway and residential street geo-metrics and design review for single family residential subdivision (attached & detached) and increase grade is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Right-of-way dedication to include 45 feet to back of curb for Hualapai Way, 35 feet to back of curb for Patrick Lane, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DISTINCTIVE HOMES, LLC

**CONTACT:** JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119





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**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
**VS-19-0873/HIGH GROUND L L C**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

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

Recommendation

Approval.

Applied by: JaWaan Dodson  
Date entered: 11/14/2019

**Preliminary Conditions**

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that a resolution relative to the acquisition of rights-of-way may exist and may need to be vacated; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way. /jd

Applied by: JaWaan Dodson  
Date entered: 11/19/2019

**APN(s):**  
163-31-301-022

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# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>		STAFF	DATE FILED: <u>10/31/19</u>	APP. NUMBER: <u>VS-19-0873</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS)	<input checked="" type="checkbox"/> EASEMENT(S)		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC: <u>Spring Valley</u>
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY	<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	ACCEPTED BY: <u>SWD</u>	TAB/CAC DATE: <u>11/26</u> TIME: <u>6:30</u>	PC MEETING DATE: _____
		FEE: <u>875</u> CHECK #: <u>2675</u>	BCC MTG DATE: <u>12/18/19</u>	ZONE / AE / RNP: <u>R-2</u>
		COMMISSIONER: <u>JJ</u>	PLANNED LAND USE: <u>D-S</u>	
		OVERLAY(S)? _____		
		TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>		

PROPERTY OWNER	NAME: <u>HIGH GROUND, LLC.</u>
	ADDRESS: <u>5490 South Rainbow Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702)871-9000</u> CELL: <u>(702)871-9000</u>
	E-MAIL: <u>tony@dhlv.com</u>

APPLICANT	NAME: <u>DISTINCTIVE HOMES, LLC.</u>
	ADDRESS: <u>5940 South Rainbow Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702)871-9000</u> CELL: <u>(702)871-9000</u>
	E-MAIL: <u>tony@dhlv.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>JPL Engineering Inc.</u>
	ADDRESS: <u>6725 S. Eastern Ave. Suite 5</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702)898-6269</u> CELL: _____
	E-MAIL: <u>james@jplengineeringinc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-31-301-022

PROPERTY ADDRESS and/or CROSS STREETS: Hualapai Way & West Patrick Lane

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.

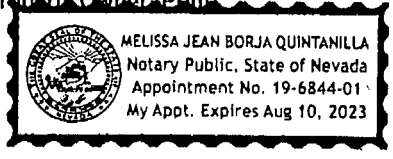
[Signature]  
Property Owner (Signature)\*

Anthony Musso - HIGH GROUND, LLC.  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark

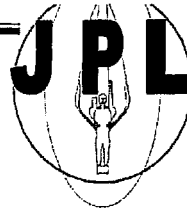
SUBSCRIBED AND SWORN BEFORE ME ON Oct 23, 2019 (DATE)  
By Anthony Musso

NOTARY PUBLIC: [Signature]



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.





October 29, 2019

Clark County – Current Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

**RE: Vacation of ROW & Drainage Easement at the southeast corner of Hualapai Way and West Patrick Lane APN 163-31-301-022.  
Companion to Spring Ranch II 85 Unit Tentative Map, Site Design Review and Waiver of Development Standards**

On behalf of the applicant, Distinctive Homes, LLC., JPL Engineering Inc. respectfully requests your consideration of the above referenced vacations.

**Right-of-Way:**

This vacation is to accommodate a detached sidewalk and landscape buffers which required a total of 15' total (5' landscape-from back of curb, 5 sidewalk, 5 landscape) adjacent to arterial street per Title Section 30.48.935 1. The vacated portion will then be dedicated back as pedestrian access easement.

**Drainage Easement:**

The existing drainage easement encompasses approximately 160 feet swath parallel to the east property line of the above referenced parcel. This drainage easement was created to maintain historic drainage paths. With the sub-division the runoff will be now be conveyed within an underground storm drain per the enclosed site plan and companion Tentative Map.

This vacations are consistent with the overall land use of the area and will have not adverse impact on the adjacent properties.

Should you have any questions regarding the project please don't hesitate to contact our office at (702) 898-6269.

Sincerely,

James P. Lopez  
Principal Engineer



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12/04/19 BCC AGENDA SHEET

OFFICE CENTER  
(TITLE 30)

SUNSET RD/RILEY ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-19-400139 (DR-0083-17)-VESICA ALLIANCE, LTD:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** for a redesign of a previously approved commercial center for office uses only on 4.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Sunset Road and Riley Street within Spring Valley, JJ/tk/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
163-32-801-011

**LAND USE PLAN:**  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.1
- Project Type: Office center with parking garage
- Number of Stories: 5
- Building Height (feet): 76 to 83 (office building)/25 to 41 (parking garage)
- Square Feet: 424,153
- Parking Required/Provided: 553/887

History & Waivers of Conditions

This site was reclassified to a C-2 zoning district by ZC-1333-02 in November 2002, for a proposed shopping center. The plans for ZC-1333-02 depicted a 37,233 square foot shopping center consisting of an in-line retail building, 2 restaurant pad sites, and a convenience store with gasoline sales. The Board of County Commissions (BCC) had concerns with the proposed development and placed several conditions of approval on the zone change to address these concerns. Since the original approval the project has changed significantly. Subsequently, UC-0067-16 was approved by the BCC for a commercial center with offices, restaurants, and retail uses with a use permit for increased height and waivers of development standards for alternative landscaping and increased lot coverage. As part of the request, the applicant requested to waive

the conditions of approval imposed on the original project since the conditions no longer applied to the proposed commercial project.

#### Project Scope & Site Plans

The original plans depict a 5 story office building oriented toward Sunset Road with a 3 level parking garage to the north of the building. The approved plans depict the proposed office building with the following setbacks: 1) 80 feet from Sunset Road (south property line); 2) 18 feet from Riley Street (west property line); and 3) 32 feet from the east property line. The parking garage is set back as follows: 1) 20 feet from Riley Street (west property line); 2) 10 feet to 13 feet from the north property line; and 3) 5 feet to 7 feet from the east property line. Access to the site is provided by a shared private driveway along the north property line, a shared driveway with the property directly to the east, from Sunset Road on the southeast corner of the site, and from a driveway along Riley Street.

#### Landscaping

The approved plans depict a minimum 15 foot wide street landscape area with a detached sidewalk along Sunset Road and Riley Street. A minimum 10 foot wide landscape area with attached sidewalk is depicted along the north property line which functions as a shared private driveway. Additional landscaping consisting of trees is located along the perimeter of the office building and along the south side of the parking garage.

#### Elevations

The proposed 5 story office building ranges in height from 76 feet to the top of the building parapet and to 83 feet for screening mechanical equipment on the roof of the building. The exterior of the building will consist of a combination of precast concrete panels, stucco finish, decorative metal panels, brick veneer, and glass store fronts and windows.

#### Floor Plans

The office building with parking garage has a total area of 424,153 square feet. The office building depicts 138,214 square feet of office shell areas from Levels 1 through Levels 5. The parking garage/structure consists of 3 levels of parking for an overall area of 285,939 square feet.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for DR-0083-17:

#### Current Planning

- Shared access driveways per plans;
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards



completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works – Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary right-of-way.
- Applicant is advised that the installation of detached sidewalk will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights and traffic control or execute a license and maintenance agreement for non-standard improvements in the right-of-way.

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

- Applicant is advised that a prior Point of Connection (POC) request has been completed for this project, POC Tracking #000177-2016.

**Applicant's Justification**

The applicant is requesting this extension of time due to the time it has taken Public Works to record the easements and the redesign of the project for shared access, which was a condition placed on the original design review. The applicant has been working diligently on completing this project in the necessary time.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-18-400140 (VS-0668-16)	First extension of time to vacate a portion of right-of-way being Sunset Road between Riley Street and Durango Drive	Approved by BCC	July 2018
ET-18-400141 (UC-0067-16)	First extension of time for a use permit for increased building height, waivers for increased lot coverage and alternative parking; waived conditions to zone change (ZC-1333-02); and design review for a commercial center	Approved by BCC	July 2018
VS-0947-17	Vacated and abandoned a 10 foot wide easement east side of Riley Street	Approved by PC	December 2017
DR-0083-17	Commercial center for office uses	Approved by BCC	March 2017
UC-0067-16	Increased building height for a commercial center with offices, restaurants, retail uses, and waivers of development standards for alternative landscaping and increased lot coverage; waived conditions to zone change (ZC-1333-02)	Approved by BCC	March 2016
VS-0192-06	Vacated and abandoned of easements and rights-of-way	Approved by PC	March 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1333-02	Reclassified the site to C-2 zoning for a proposed shopping center	Approved by BCC	November 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac)	U-V	Multiple family residential development
East & West	Commercial General	C-2	Undeveloped
South	Commercial Tourist	C-2	IKEA store

The immediate area is within the CMA Design and MUD-2 Overlay Districts.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Since the original approval of DR-0083-17, the applicant has completed the required drainage and traffic studies and has submitted for the off-site permits. Staff can support this extension request for an additional 2 years to commence this project.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until March 22, 2021 to commence;
- 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 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.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: VESICA ALLIANCE, LTD**

**CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012**

**DRAFT**



12/17/19 PC AGENDA SHEET

OFFICE/WAREHOUSE & DISTRIBUTION CENTER  
(TITLE 30)

HACIENDA AVE/RILEY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-19-0848-T E G SPANISH RIDGE LLC:**

**ZONE CHANGE** to reclassify 13.0 acres from C-P (Office and Professional) Zone to an M-D (Designed Manufacturing) Zone.

**USE PERMIT** to waive the required intense landscape buffer for a distribution center.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) office/warehouse building; and 2) distribution center on 13.0 acres in the CMA Design Overlay District.

Generally located on the south side of Hacienda Avenue and the west side of Riley Street within Spring Valley (description on file). JJ/md/ja (for possible action)

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RELATED INFORMATION:

**APN:**

163-29-712-017; 163-29-712-018

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the throat depth for a proposed driveway along Riley Street to 10 feet where a minimum of 75 feet is the standard per Uniform Standard Drawing 222.1 (an 86.7% reduction).

**LAND USE PLAN:**

SPRING VALLEY OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8876 Spanish Ridge Avenue
- Site Acreage: 13
- Project Type: Office/warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 44 (Building 1)/40 (Buildings 2 & 3)
- Square Feet: 130,656 (Building 1)/72,540 (Building 2)/21,824 (Building 3)
- Parking Required/Provided: 172/256

## Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 13 acres from a C-P zoning to an M-D zoning to allow an office/warehouse building and a distribution center consisting of 2 buildings. The applicant conducted a neighborhood meeting at the Hampton Inn and Suites located at 4280 South Grand Canyon Drive on August 27, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Four neighbors were in attendance at the meeting. One neighbor had no objection to the project as they did not desire a residential development on the subject property. The remaining neighbors' concerns were with noise, traffic, building height, and the overall size of the buildings.

## Site Plans

The plans depict a proposed development consisting of a single office/warehouse building and 2 distribution centers located on a 13 acre site. Buildings 1 and 2 are distribution centers consisting of 130,656 and 72,540 square feet, respectively. Building 1 is located on the west side of the site while Building 2 is located on the east side of the site, along Riley Street. Building 1 is set back 82 feet from the west property line, 38 feet from the north property line along Hacienda Avenue, and 64 feet from the southwest property line. Building 2 is set back a minimum of 70 feet from the northeast property line along Hacienda Avenue, and between 58 to 83 feet along the east property line along Riley Street. The overhead roll-up doors and loading docks are located on the east and west sides of Buildings 1 and 2, respectively, and are oriented towards the interior of the site. The overhead roll-up doors and loading docks do not face the public right-of-way or any residential uses. Building 3 is an office/warehouse measuring 21,824 square feet and is located at the southeast corner of the site. Building 3 is located a minimum of 95 feet from the south side of Building 2 and is set back 26 feet from the southeast (rear) property line. Additionally, Building 3 is set back a minimum of 40.5 feet from the southeast property line along Riley Street and 36 feet from the southwest property line. The overhead roll-up doors and loading docks are located at the northwest corner of Building 3 and are oriented away from the public right-of-way. A 14 foot high CMU block screen wall is located immediately adjacent to the loading docks of Building 3, per the request of the office tenants to the west of the project site. Two, 5 foot wide pedestrian connections constructed with concrete are provided from the existing 5 foot wide attached sidewalk along Hacienda Avenue to Buildings 1 and 2. One, 5 foot wide pedestrian connection constructed with concrete is provided from the existing 5 foot wide attached sidewalk along Riley Street to building 1. Buildings 1 through 3 are interconnected through a series of 5 foot wide pedestrian connections internal to the project site. A total of 11 trash enclosures are provided throughout the interior of the development. All trash enclosures are located within the interior of the site and are not visible from Hacienda Avenue or Riley Street. Bicycle spaces are located at the southwest entrance to Building 1, the east entrance to Building 2, and the northeast entrance to Building 3. Access to the project site is granted by 2 commercial driveways along Hacienda Avenue and 1 commercial driveway along Riley Street. 5 foot wide pedestrian walkways are provided between the proposed driveways and the existing 5 foot wide sidewalks along Hacienda Avenue and Riley Street. Cross access to the existing office complex to the west and south of the project site is not required per the Development Code as the parking requirements for the proposed and existing land uses are not similar. The proposed development requires 172 parking spaces where 256 parking spaces are provided.

### Landscaping

A proposed landscape area ranging between 38 to 42 feet in width is located behind the existing 5 foot wide attached sidewalk along Hacienda Avenue. A landscape area ranging between 20 to 75 feet in width is located at the northeast corner of the site being the intersection of Hacienda Avenue and Riley Street. A landscape area with a width ranging between 10 to 40.5 feet is located behind the existing 5 foot wide attached sidewalk along Riley Street. The street landscape area features a combination of 24 inch to 36 inch box small, medium, and large trees in addition to shrubs and groundcover. Parking lot landscaping is equitably distributed throughout the interior of the site consisting of medium and large trees. A landscape area measuring 15 feet in width consisting of small and large 24 inch box trees, planted 20 feet on center, has been provided along the west property line adjacent to the existing office complex. The landscape areas along the southwest and southeast property lines have widths of 19 feet and 26 feet, respectively. Large, 24 inch box evergreen trees will be planted 20 feet on center within these areas adjacent to the office complex. A 6 foot high wrought iron fence is proposed along the west and southwest property lines at the request of the surrounding office tenants.

### Elevations

The plans depict a maximum height of 44 feet for Building 1 and a maximum height of 40 feet for Buildings 2 and 3. The buildings have a contemporary architectural design consisting of tilt-up concrete panels with metal canopies, aluminum storefront window systems, and vertical and horizontal reveal lines. The exterior of the buildings feature multiple surface planes and variations consisting of walls that are off-set with contrasting design schemes. The height of the buildings range from 39 to 44 feet and has been designed to break-up the roofline at the endcaps of each building. Cornices have been provided in all concrete tilt-up panels to also aid in breaking-up the roofline of each building and to enhance the overall appearance of the structure. The loading docks for Buildings 1 and 2 are oriented towards the interior of the site and are screened from public view and the right-of-way. The loading dock doors are located at the northwest corner of Building 3 and are screened from Hacienda Avenue by Building 2. The buildings will be painted with a white exterior featuring light blue and gray as secondary colors. A red accent trim will be featured on the top edge of the parapet walls located above the entrances to each building.

### Floor Plans

The plans depict a distribution center consisting of 2 separate buildings measuring 130,656 square feet (Building 1) and 72,540 square feet (Building 2). Each structure will have a minimum overhead clearance of 24 feet within the building with accessory office areas not exceeding 25% of the total distribution center's area. The floor plans for Building 3 depict an office/warehouse consisting of 21,024 square feet with accessory offices.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant is requesting to reduce the throat depth on the southeast driveway along Riley Street to 10 feet. Trucks will not be permitted to use this access point. Only employees/office

tenants will utilize the access point along Riley Street. The amount of automobiles coming in and out of the property will be minimal. Additionally, several parking spaces were removed on both the north and south sides of the drive aisle, with landscaping being used in lieu of parking to prevent vehicles from backing into traffic.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-17-0822	Reclassified a portion of this site (APN 163-29-712-017) to R-3 zoning for a multiple family residential development	Withdrawn	June 2018
NZC-0657-13	Reclassified this site to R-2 zoning for a single family residential development	Withdrawn	December 2013
ZC-0606-06	Reclassified the northern portion of this site (APN 163-29-712-017) from an R-E to a C-P zoning with a design review for an office complex on 20 acres (included parcels to the south)	Approved by BCC	July 2006
ZC-0982-05	Reclassified the southern portion of this site (163-29-712-018) from an R-E to a C-P zoning for an office complex	Approved by BCC	August 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped parcels and single family residences
South	Office Professional	C-P	Office complex
East	Residential Suburban & Office Professional	R-E & RUD	Undeveloped parcels
West	Business and Design/Research Park	C-2	Office complex

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area,



*or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

According to the applicant, there have been many changes the last several years within the southwest sector of Clark County. This project site in particular has had multiple applications for residential development come through the Department of Comprehensive Planning, but have ultimately been unsuccessful. It has been determined the site is inappropriate for residential uses and should be developed as an office or commercial use. The proposed distribution center and warehouse development are compatible with the existing office complex to the west and south, as well as the existing multiple family development to the east. To the south is an existing school, as well as another multiple family development and M-D zoned development south of Riley Street. Therefore, M-D zoning in the area is not uncommon and is compatible with the surrounding uses.

To the west of the project site is an existing office complex zoned C-2 with a planned land use of Business and Design/Research Park. To the south of the proposed development is an existing office complex zoned C-P with a planned land use of Office Professional. To the north of the site, across Hacienda Avenue, is a parcel containing a drainage channel with R-E zoning and a planned land use of Residential Suburban. To the east of the project site, across Riley Street, is an undeveloped R-E zoned parcel with a planned land use of Residential Suburban and an undeveloped parcel previously approved for single family residential development by action of NZC-18-0920. This undeveloped parcel was approved for RUD zoning with a planned land use of Office Professional. One thousand feet to the south of the project site is an existing office/warehouse complex with M-D zoning consisting of 4.8 acres. The office/warehouse complex is located adjacent to an existing R-4 zoned multiple family development. Since 2014, several parcels located between CC 215 and Durango Drive, and between Russell Road and Hacienda Avenue (alignment) that are designated for commercial development in the land use plan have been reclassified into residential zoning districts and developed with single family residential developments. While the trend in this area is for additional residential development and less intensive commercial development, staff finds the requested M-D zoning is an appropriate transition from the C-2 zoned office complex to the west and the C-P zoned office development to the south.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The proposed distribution center and warehouse uses are ideal for the area. The uses would bring a low amount of additional traffic and noise to the area, as to not disturb the existing office and multiple family residential uses. The buildings are designed in such a way as to blend with the existing developments in the area and work well with the individually owned adjacent office buildings.

The overall site has been designed to minimize impacts on the surrounding office and residential land uses. Tractor trailers will utilize the proposed commercial driveways along Hacienda Avenue to mitigate any impact on the residential uses on the east side of Riley Street. Furthermore, the site has immediate access to Hacienda Avenue, which connects to the frontage

road of Brent Thurman Way transitioning to the CC 215 entrance ramp. Roofline and façade variations have been incorporated into the design of the buildings complementing the design of the adjacent office buildings. The distribution center and warehouse uses should generate less vehicular traffic than the surrounding office and residential uses. Therefore, staff finds the density and intensity of the proposed distribution center and warehouse uses are compatible with the existing and planned land uses in the surrounding area.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. In fact, the project will bring far less traffic into the area than if the site was developed fully as office space. The applicant will mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant and, based on the comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure beyond what would have been anticipated for a commercial development.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Pursuant to the policies of the new Urban Land Use Policies, Policy 10 “encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns.” The site is located adjacent to existing office and future multiple family residential development with quick access to Russell Road and the CC 215. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific industrial policies of the Comprehensive Master Plan.

Industrial Policy 100 requires developments to be complementary with abutting uses through site planning and building design on the perimeter. Appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site circulation, and adjoining land uses and densities should be considered and integrated into industrial developments. The buildings are designed to blend well with the existing office buildings to the south and west. The buildings have been oriented in such a way to ensure the loading areas and ramps are located in the center of the site, buffered by the buildings themselves and away from the existing office uses. The site also provides landscaping around the entire perimeter, and 2 rows of parking to provide additional buffering space.

Industrial Policy 102 encourages loading areas to be screened from streets, residential, and other adjacent uses. The loading areas are located internally within the site and are completely screened by landscaping and buildings themselves.

Industrial Policy 103 encourages applicants to orient offices, similar less intensive uses, and landscaping adjacent to public rights-of-way (on the perimeter of the developments) to improve visual quality, with more intensive uses to be internalized within the development. The proposed development and site plan configuration complies with this policy. The offices to all the buildings are located on the perimeter of the site pointing toward the existing office buildings, with the loading docks centralized and screened by the buildings.

The proposed distribution center and warehouse buildings have been designed to complement the mixture of 1 and 2 story office buildings located to the west and south of the project site. The buildings have been configured and positioned in a manner that ensures the loading areas and overhead roll-up doors are oriented towards the interior of the site, away from the public right-of-way. Perimeter landscaping has been provided around the entirety of the site, providing an additional buffer between the surrounding office and residential uses; therefore, staff finds the project complies with Industrial Policy 100. The loading areas with overhead roll-up doors are oriented towards the interior of the site and are screened from the public right-of-way and residential uses to the east and north of the proposed development. Therefore, staff finds the project complies with Industrial Policy 102. Staff finds the design of the site complies with Industrial Policy 103 as perimeter landscaping is provided around the boundaries of the development, in addition to the office areas of the distribution and warehouse buildings oriented towards the existing office complexes.

### **Summary**

#### Zone Change

The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse impact on public services or facilities in this area. The proposed project complies with other goals and policies within the Clark County Comprehensive Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary request.

#### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Industrial Policy 102 states loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. The loading areas with overhead roll-up doors are oriented towards the interior of the site and are screened from the public right-of-way and residential uses to the east and north of the proposed development. Staff finds the proposed landscaping plan is an acceptable alternative to the required intense landscape buffer along Riley Street and will help mitigate any impact the proposed development may have on the abutting residential uses; therefore, staff recommends approval.

### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

### Design Reviews #1 and #2

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. The design of the proposed distribution center and warehouse building complies with the intent and requirements of the CMA Design Overlay District. Staff finds that the buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds that the proposed buildings are complementary to the existing office complex located to the west and south of the project site; therefore, staff can support this request.

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

#### Waiver of Development Standards

Staff can support the request to reduce the throat depth for the driveway on Riley Street as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2020 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Resolution of Intent to complete in 3 years;
- 14 foot high screen wall to match the exterior materials of Building 3;
- Design review as a public hearing for any significant changes to plans;
- 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; 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;
- Provide a dedicated right turn lane into the center driveway;
- Coordinate with Public Works - Development Review Division to provide an enlarged sight visibility zone at the center driveway.
- Applicant is advised that off-site permits are required for work within the right-of-way.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire protection will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0420-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CAPROCK ACQUISITIONS, LLC

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





# LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
  - ZONE CHANGE
    - CONFORMING (ZC)
    - NONCONFORMING (NZC)
  - USE PERMIT (UC)
  - VARIANCE (VC)
  - WAIVER OF DEVELOPMENT STANDARDS (WS)
  - DESIGN REVIEW (DR)
    - PUBLIC HEARING
  - ADMINISTRATIVE DESIGN REVIEW (ADR)
  - STREET NAME / NUMBERING CHANGE (SC)
  - WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
  - EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)
- DEVELOPMENT AGREEMENT (DA)

**STAFF**

DATE FILED: 10/21/19 APP. NUMBER: NZC-19-0848  
 PLANNER ASSIGNED: MND TABICAC: SPRING VALLEY  
 ACCEPTED BY: MND TABICAC MTG DATE: 11/26/19 TIME: 6:30  
 FEE: \$3,200 PC MEETING DATE: 12/17/19 TIME: 7:00 P.M.  
 CHECK #: BILLED BCC MEETING DATE: 1/30/19 TIME: 9:00 AM  
 COMMISSIONER: JONES ZONE / AE / RNP: C-P / NONE / NONE  
 OVERLAY(S)? NONE PLANNED LAND USE: SVOP  
 PUBLIC HEARING? Y/N NOTIFICATION RADIUS: 1,500 SIGN? Y/N  
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: -  
 APPROVAL/DENIAL BY: - COMMENCE/COMPLETE: -

**PROPERTY OWNER**

NAME: TEG Spanish Ridge, LLC  
 ADDRESS: 3900 Hualapai Way, Suite 200  
 CITY: Las Vegas STATE: NV ZIP: 89147  
 TELEPHONE: n/a CELL: n/a  
 E-MAIL: n/a

**APPLICANT**

NAME: CapRock Acquisitions, LLC  
 ADDRESS: 1300 Dove Street, Suite 200  
 CITY: Newport Beach STATE: CA ZIP: 92660  
 TELEPHONE: 949-342-7373 CELL: n/a  
 E-MAIL: n/a ACA CONTACT ID #: -

**CORRESPONDENT**

NAME: Bob Gronauer - Kaempfer Crowell  
 ADDRESS: 1980 Festival Plaza Drive, Suite 650  
 CITY: Las Vegas STATE: NV ZIP: 89135  
 TELEPHONE: 702-792-7000 CELL: n/a  
 E-MAIL: RJG@kcnvlaw.com ACA CONTACT ID #: -

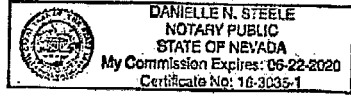
ASSESSOR'S PARCEL NUMBER(S): 163-29-712-017 and 018  
 PROPERTY ADDRESS and/or CROSS STREETS: Riley/Hacienda  
 PROJECT DESCRIPTION: NZC to allow for flex office/warehouse project

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

Property Owner (Signature)\* Brendan Keating  
 Property Owner (Print)

STATE OF NV  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/16/19 (DATE)  
 By Brendan Keating  
 NOTARY PUBLIC: Danielle N. Steele



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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**KAEMPFER  
CROWELL**

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW  
LAS VEGAS OFFICE

ROBERT J. GRONAUER  
rjg@kcwlv.com  
702.792-7000

LAS VEGAS OFFICE  
8345 West Sunset Road  
Suite 250  
Las Vegas, NV 89113  
Tel: 702.792.7000  
Fax: 702.796.7181

RENO OFFICE  
5585 Kletzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982

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

October 15, 2019

**VIA HAND DELIVERY**

PLANNER  
COPY

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

**Re: *Compelling Justification Letter – Nonconforming Zone Change and Design Review for  
Distribution Warehouse and Office Building  
Cap Rock Partners  
APN: 163-29-712-017 and 018***

Dear Mr. Donohue:

Please be advised our office represents Cap Rock Partners (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 12.95 acres located near the corner of South Riley Street and Spanish Ridge Avenue. The property is more particularly described as Accessor’s Parcel Numbers 163-29-712-017 and 018 (the “Site”). The Applicant is requesting a nonconforming zone change from C-P to M-D and a design review to allow for a distribution warehouse and office building complex.

**Nonconforming Zone Change:**

The Site is master planned Office Professional (OP) under the Spring Valley Land Use Plan. This request for a zone change to M-D for the Site satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

1. **A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate:**

The Spring Valley Land Use Plan was last amended in October of 2014. There have been many changes the last several years within the southwest sector. This Site, in particular, has had multiple applications for residential come through the Planning Department, but have ultimately been unsuccessful. It has been determine the Site is inappropriate for residential and should develop as an office or commercial use. The proposed warehouse and office



development is compatible with the existing office to the west and south, as well as the existing multi-family to the east. To the south is an existing school, as well as another multi-family development and M-D development South of Riley. Therefore, M-D in the area is not uncommon and is compatible with the surrounding uses.

**2. The density or intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area:**

The proposed warehouse and office uses are ideal for the area. The uses would bring a low amount of additional traffic and noise to the area, as to not disturb the existing office and high residential uses. The buildings are designed in such a way as to blend with the existing developments in the area and work well with the individually owned adjacent office buildings.

**3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire, and police facilities, and storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:**

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. In fact, the project will bring far less traffic into the area than if the Site was developed fully as office space. Finally, the Applicant will mitigate any impacts the proposed development may have.

**4. The proposed nonconforming zone conforms to other applicable adopted plans, goals, and policies:**

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 “encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns.” Here, the Site is located adjacent to existing office and future multi-family residential with quick access to the Russell and the 215 Beltway. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific industrial policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 100 requires developments to be complementary with abutting uses through site planning and building design on the perimeter. Appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site circulation, and adjoining land uses and densities should be considered and integrated into industrial developments. Here, the buildings are designed to blend well with the existing office buildings. The buildings have been oriented in such a way to ensure the loading areas and ramps are in the center of the Site, buffered by the buildings themselves and away from the existing uses. The Site also



provides landscaping around the entire perimeter, and two rows of parking to provide additional buffering space.

- Policy 102 encourages loading areas to be screened from streets, residential and other adjacent uses. Here, the loading areas are located internally within the Site and completely screened by landscaping and the buildings themselves.
- Policy 103 encourages the applicants to orient offices, similar less intensive uses, and landscaping adjacent to public rights-of-way (on the perimeter of the developments) to improve visual quality, with more intensive uses to be internalized within the development. Here, the site plan shows exactly that. The offices to all buildings are located on the perimeter of the Site pointing toward the existing office buildings, with the loading docks centralized and screened by the buildings.

As such, the Site design meets the goals and polices set forth in the Urban Land Use Policies.

#### **Design Review:**

The plans depict a proposed 228,217 square feet distribution/warehouse facility consisting of 3 buildings located in the central portion of the site. The site is only bounded by public right-of-way on the north and east sides of the property. Access to the site is provided by 2 driveways on Hacienda and 2 driveways on Riley, additionally there are 2 cross-access driveways that feed into the western and southern properties. Parking for the facility is located along the north, west, east and south perimeter of the parcel. Loading areas and trash enclosures are located between buildings 1 & 2. All service areas that contain overhead door and loading docks are internalized and screened. There will be 260 parking spaces where only 175 spaces are required.

Along Hacienda and Riley, the landscape buffer ranges from a minimum of 10-feet to over 20-feet, consisting of trees and groundcover. The Applicant has increased the landscaping along the western property line to 15-feet and 26-feet along the southern property line following several meetings with the adjacent office complex tenants. A 6-foot high wrought iron fence has also been added along the western property line per the request of the adjacent office tenants. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover. The Applicant has also added a 14-foot concrete wall around the truck ramp of Building 3 per the request of the office tenants.

The buildings have a contemporary architectural design consisting of tilt-up concrete panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are off-set with contrasting design schemes. The height of the buildings varies from 39 to 44 feet and has been designed to break



up the roofline at the endcaps of the building. The majority of the buildings are at a maximum of 36-feet. Cornices have been provided in all concrete tilt up panels to also aid in breaking up the roofline of the building and enhance the overall look of the building. The loading dock area will be screened from public view by the building and from some parking lot landscape areas.

**Waiver of Development Standards:**

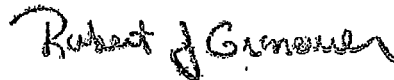
Following several meetings with the adjacent office complex tenants, the Applicant has revised its site plan to close off all cross-access points to the adjacent Spanish Ridge office complex. This was an agreement made during those meetings. The closure of the cross-access will also help to ensure no truck traffic flows through the parking lot of the office complex.

Finally, the Applicant is requesting to reduce the throat depth on the southeast driveway to 33 feet. Trucks will not be permitted to use this access point. Only employees/office tenants will utilize the access point. The amount of cars coming in and out of the property will be minimal. Additionally, the Applicant removed several parking spaces on both the north and south sides of the drive isle to prevent cars from backing into the driveway. Public Works has previously recommended approval of reduced throat depth requests when the projects have more than one access point (by way of example, application ZC-19-0397 was recently approved with this justification).

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

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO



Robert J. Gronauer





12/18/19 BCC AGENDA SHEET

SUNSET HOTEL AND RETAIL  
(TITLE 30)

SUNSET RD/BUTLER ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500223-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**

**TENTATIVE MAP** for a commercial subdivision on 3.8 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the north side of Sunset Road and the east side of Butler Street (alignment) within Spring Valley. MN/rk/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-33-401-011

**LAND USE PLAN:**  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 3.8 acre site that will be in conjunction with a proposed retail and hotel development. Access to the site is from 1 driveway on Sunset Road. Currently, no off-site improvements exist on Sunset Road along this parcel of land.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Business and Design/Research Park	M-D	Undeveloped
South	Commercial General	C-2	Retail center
West	Commercial General	C-2	Office/commercial building

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-19-0853	A zone change request to reclassify this site to C-2 zoning for a retail and hotel development is a companion item on this agenda.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-19-0854	A vacation and abandonment of patent easements on the property 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**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Current Planning Division - Addressing**

- No comment.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

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

**APPLICANT:** SUN WEST CUSTOM HOMES  
**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,  
LAS VEGAS, NV 89120

DRAFT



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# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10.29.19</u>	APP. NUMBER: <u>TM-19-500223</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC: <u>Spring Valley</u>
		ACCEPTED BY: _____	TAB/CAC MTG DATE: <u>11/26/19</u> TIME: <u>6:30pm</u>
		FEE: <u>\$750.00</u>	PC MEETING DATE: _____
		CHECK #: <u>6301</u>	BCC MEETING DATE: <u>12/18/19 9:00am</u>
		COMMISSIONER: <u>MN</u>	ZONE / AE / RNP: <u>C-2</u>
		OVERLAY(S)? <u>CMA</u>	PLANNED LAND USE: <u>SVCG</u>
		TRAILS? Y/ <input checked="" type="checkbox"/> N	PFNA? Y/ <input checked="" type="checkbox"/> N
		NOTES: _____	

PROPERTY OWNER	NAME: <u>Phillips 2011 Trust</u>
	ADDRESS: <u>8704 Monarchy Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u>
	TELEPHONE: <u>(702) 595-6244</u> CELL: _____
	E-MAIL: <u>markanthonyrua@gmail.com</u>

APPLICANT	NAME: <u>Sun West Custom Homes Contact: Daniel Coletti</u>
	ADDRESS: <u>6675 South Cimarron Road, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>(702) 363-8060</u> CELL: _____
	E-MAIL: <u>lee@sunwestcustomhomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Actus Contact: Raul Sotelo</u>
	ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296</u> CELL: _____
	E-MAIL: <u>Raul.Sotelo@Actus-NV.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-401-011

PROPERTY ADDRESS and/or CROSS STREETS: Northeast of W Sunset Rd & S Durango Dr

TENTATIVE MAP NAME: Sunset Hotel

NUMBER OF LOTS: 1 GROSS/NET ACREAGE 3.75 acres GROSS/NET DENSITY 0.26

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.

Robert Phillips - Co-Trustee      ROBERT PHILLIPS  
Lynn Phillips - Co-Trustee      Lynn Phillips  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 13, 2019 (DATE)  
 By Robert Phillips and Lynn Phillips  
 NOTARY PUBLIC: Bhatoya N Mitchell

**BHATOYA MITCHELL**  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 03-09-2021  
 Certificate No: 18-1500-1

\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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October 28, 2019



3283 E. Warm Springs Rd. Suite 300  
Las Vegas, NV 89120  
(702) 586-9296

Mr. Rob Kaminski  
Principal Planner  
Clark County Government Center  
500 South Grand Central Parkway  
Box 551744  
Las Vegas, NV 89155-1744

*TM-19-500223*

**Re.: Sunset Hotel & Retail  
Tentative Map Hold Letter  
APN 163-33-401-011**

Dear Mr. Kaminski,

On behalf of our client, Sun West Custom Homes, we are requesting review and approval of a Tentative Map for subject property.

The project consists entirely of 4.02 acres (gross) on APN 163-33-401-011, and is generally located near the northeast corner of the intersection of South Durango Drive and West Sunset Road.

We respectfully request the Tentative Map be heard concurrently with the Design Review, Waiver of Development Standards and Conforming Zone Boundary Amendment applications request for the subject project at the pending Clark County Planning Commission hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. Sun West Custom Homes would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in black ink, appearing to read "Raul Sotelo".

Raul Sotelo  
Assistant Project Manager





12/18/19 BCC AGENDA SHEET

SPRINGS RANCH II  
(TITLE 30)

PATRICK LN/HUALAPAI WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-19-500230-HIGH GROUND, LLC:**

**TENTATIVE MAP** consisting of 85 single family residential lots and common lots on 11.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-31-301-022

**LAND USE PLAN:**  
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 11.8
- Number of Lots/Units: 85/3 (residential) (common)
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 2,418/5,699
- Project Type: Single family residential development

The plans depict a single family residential subdivision consisting of 85 single family residential lots and 3 common lots. The lot sizes range from 2,418 square feet to 5,699 square feet with a density of 7.2 dwelling units per gross acre. The proposed development will consist of 25 detached single family residential homes (Lots 59 through Lots 85) and 60 attached single family residential products on Lots 1 through Lots 60. The proposed attached dwelling units are adjacent to Hualapai Way while the proposed detached dwelling units are located adjacent to the east parcel lines and the existing residential development to the east. The attached dwelling units will have side yards.

The plans show a 41 foot wide private street with a 4 foot wide sidewalk bisecting the subdivision into eastern and western sides. Entrances to the subdivision will be from Hualapai Way. The plans show 2 driveway access points with controlled gates and call box set back 50 feet from Hualapai Way. Three common lots totaling 6,058 square feet will be incorporated into drainage design. A community pool will be added and is considered to be a common lot for the subdivision. Access within the subdivision is provide by 43 foot wide private streets, which

includes a 5 foot wide private sidewalk on 1 side of the street. Detached sidewalks are proposed along Hualapai Way and Patrick Lane.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0500-16	Waiver of development standards and design review for single family residential development – expired	Approved by PC	July 2016
VS-0502-16	Vacated and abandoned 5 feet of right-of-way and drainage easement – expired	Approved by PC	July 2016
TM-0164-13	85 lot single family residential subdivision	Approved by BCC	November 2013
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way – expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 and C-P zoning for an office development in the Southwest Ranch Concept Plan Area – expired	Approved by BCC	September 2003
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community – expired	Approved by BCC	April 2000
MP-0063-00	Public Facilities Needs Assessment for the Southwest Ranch Community – expired	Approved by BCC	April 2000
TM-0164-13	85 lot single family residential subdivision	Approved by BCC	November 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivisions
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & R-2	Undeveloped
West	Summerlin South Single family	R-2	Undeveloped

**Related Applications**

Application Number	Request
VS-19-0873	A vacation and abandonment of right-of-way and drainage easement is a companion item on this agenda.
UC-19-0872	A use permit for attached single family residential dwelling units, waiver of development standards to reduce lot size, driveway and residential street geometrics and design review for single family residential development (attached & detached) and increase grade 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**

**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the design review and waiver of development standards for reduced lot sizes associated with the companion items, therefore, staff does not support this request.

**Staff Recommendation**

Denial

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Hualapai Way, 35 feet to back of curb for Patrick Lane, and associated spandrel.
- Applicant is advised that the bus turnout depicted on the east side of Hualapai Way, just south of Patrick Lane, is not requested by the Regional Transportation Commission since transit service is not expected along this street segment, so the turnout must be removed from the plans; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Street shall have approved street names.

**Building Department - Fire Prevention**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0478-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

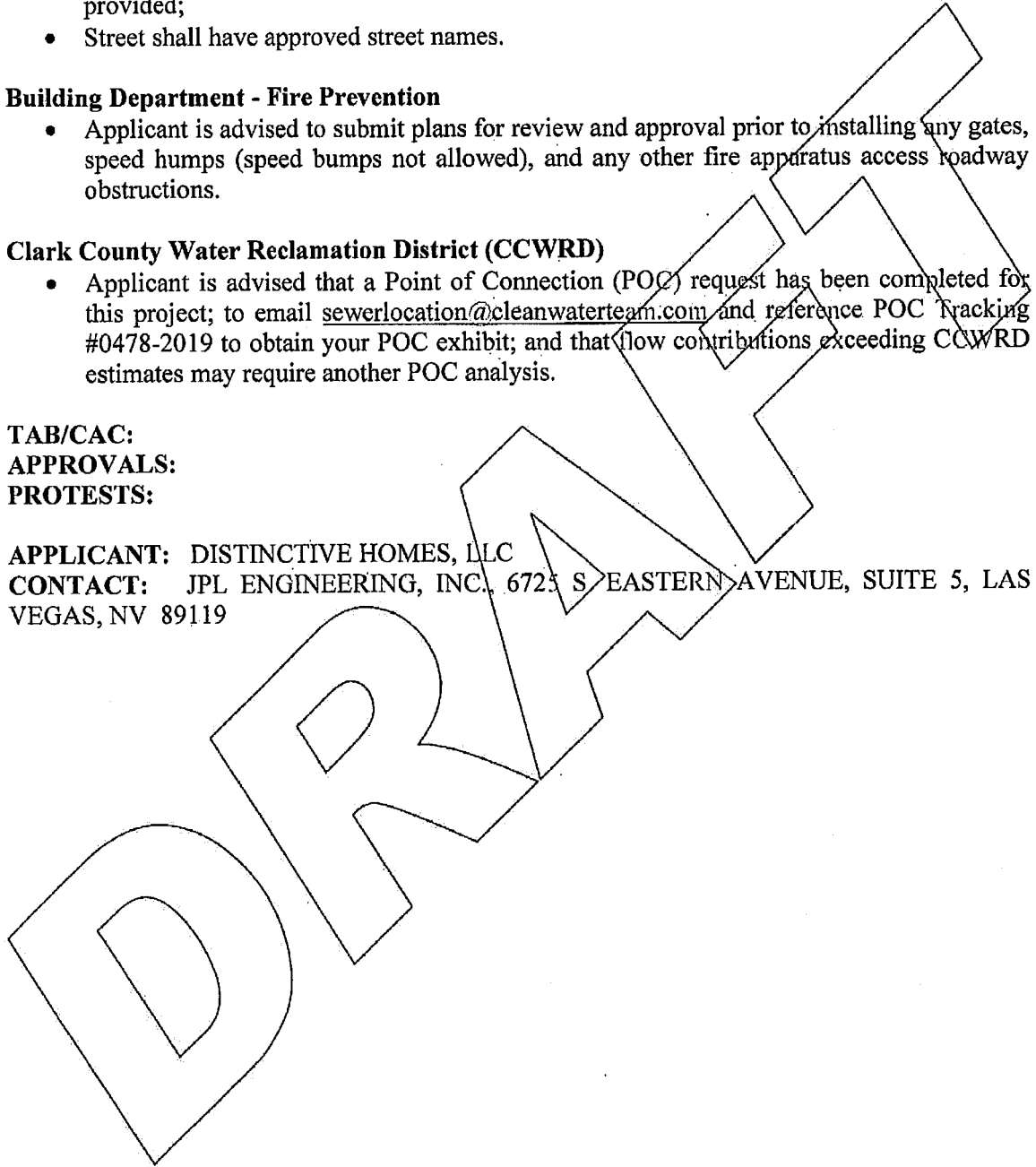
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DISTINCTIVE HOMES, LLC

**CONTACT:** JPL ENGINEERING, INC., 6725 S EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



6

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
**TM-19-500230/HIGH GROUND L L C**

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Preliminary Conditions**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant is advised that the bus turnout depicted on the east side of Hualapai Way, just south of Patrick Lane, is not requested by the Regional Transportation Commission since transit service is not expected along this street segment, so the turnout must be removed from the plans; that a resolution relative to the acquisition of rights-of-way may exist and may need to be vacated; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals. /jd

Applied by: JaWaan Dodson  
Date entered: 11/19/2019

APN(s):  
163-31-301-022

6



# TENTATIVE MAP APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

<b>APPLICATION TYPE</b>  <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: <u>swd</u> ACCEPTED BY: <u>swd</u> FEE: <u>\$ 750</u> CHECK #: <u>2675</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? _____ TRAILS? Y / (N) _____ PFNA? (Y) / (N) _____	APP. NUMBER: <u>TM-19-500230</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>630</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>R-S</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>HIGH GROUND, LLC.</u> ADDRESS: <u>5940 South Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)871-9000</u> CELL: <u>(702)898-9000</u> E-MAIL: <u>tony@dhlv.com</u>
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APPLICANT	NAME: <u>DISTINCTIVE HOMES, LLC.</u> ADDRESS: <u>5940 South Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)871-9000</u> CELL: <u>(702)898-9000</u> E-MAIL: <u>tony@dhlv.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>JPL Engineering Inc.</u> ADDRESS: <u>6725 South Eastern Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)898-6269</u> CELL: _____ E-MAIL: <u>james@jplengineeringinc.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 163-31-301-022

PROPERTY ADDRESS and/or CROSS STREETS: Hualapai Way & West Patrick Lane

TENTATIVE MAP NAME: Spring Ranch II

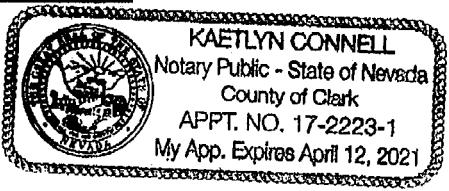
NUMBER OF LOTS: 85 GROSS/NET ACREAGE 11.81 GROSS/NET DENSITY 7.2 Units/Acre

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

[Signature] HIGH GROUND, LLC. - Anthony Musso  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/30/2019 (DATE)  
 By Anthony Musso  
 NOTARY PUBLIC: Kaetly Connell



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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12/18/19 BCC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

PIONEER WY/SUNSET RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0804-BEEDIE NV PROPERTY, LLC:**

**USE PERMIT** for a distribution center and loading zones.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced throat depth; and 2) driveway geometrics.  
**DESIGN REVIEW** for a distribution center on 13.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District.

Generally located on the east side of Pioneer Way and the north side of Teco Avenue (alignment), approximately 675 feet north of Sunset Road within Spring Valley. MN/bb/ja (For possible action)

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RELATED INFORMATION:

APN:  
163-34-411-009

**USE PERMIT:** Reduce the separation from loading spaces and docks to 93 feet where 150 feet is required (a 38% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the south driveway throat depth to 18 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 76% decrease).
- b. Reduce the north driveway throat depth to zero feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 100% decrease).
2. Reduce the ingress radius of the north driveway to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% decrease).

**LAND USE PLAN:**  
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 13.4
- Project Type: Distribution Center
- Number of Stories: 1

- Building Height (feet): 40
- Square Feet: 281,338
- Parking Required/Provided: 317/354

#### Site Plans

The plans depict a proposed 281,338 square foot distribution center with 2 centrally located buildings. Two driveways provide access to Pioneer Way (public right-of-way) on the west side of the property. Parking is shown along the outside perimeter of both buildings. Loading areas and trash enclosures are located between the buildings. All service areas that contain overhead door and loading docks are itemized and screened from street view. The loading spaces and docks shown on the northern side of the property are located 93 feet from residential uses where 150 feet is required.

#### Landscaping

A 10 foot wide landscape buffer is shown along the southern and western edges of the site and a minimum 20 foot wide intense landscape area consisting of trees and shrubs is shown along the north and east property lines with required walls. Landscaping is distributed throughout parking lot areas and around building footprints. The loading spaces and docks located on the northern portion of the property are screened from residential uses by the building return walls and intense landscape buffering along the property line. Eight foot high screen walls are placed adjacent to the loading zones for additional screening from residential uses.

#### Elevations

The buildings are designed with tilt-up concrete panels and metal canopies, glass store fronts, and vertical and horizontal reveal lines. Wall surface planes and variations include off-sets with contrasting design schemes. Building heights vary between 38 feet and 40 feet at endcaps. The loading dock area will be screened from view by the buildings and parking lot landscaping. Rooflines vary in height and depth with wall distances limited to less than 100 feet in unbroken length. The proposed design will meet all CMA Design Overlay District requirements.

#### Floor Plans

The floor plans depict an open floor plan for both buildings. The intent of the request is to allow flexible design options for future tenant finishes.

#### Signage

Signage is not a part of this application.

#### Applicant's Justification

This neighborhood has seen an increase in the development of manufacturing and commercial use buildings. These buildings are intended to provide flexible space options for designed manufacturing uses. The contemporary design of the buildings compliment the surrounding area and screens the truck court from the right-of-way and residential neighborhoods located north and east of the distribution center.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0502-17	Waived development standards to reduce setbacks and height for 2 office/warehouse buildings	Approved by BCC	August 2017
WS-0232-07	Waived development standards to reduce parking, and a design review for an office/warehouse complex with manager's units - expired	Approved by BCC	April 2007
ZC-1698-06	Reclassified the west half of the site from R-E to M-D zoning for future development	Approved by BCC	January 2007
ZC-2154-04 (WC-0377-06)	Waived conditions of a zone change requiring dedication of 30 feet for Monte Cristo Way	Approved by BCC	January 2007
ZC-2154-04	Reclassified the east half of the site and parcels to the east from R-E to M-D zoning for a warehouse complex with accessory residential quarters	Approved by BCC	April 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land and Rural Neighborhood	R-E	Single family residential & undeveloped
South	Business and Design/Research Park	R-E & M-D	Undeveloped
East	Business and Design/Research Park	R-1	Single family residential
West	Business and Design/Research Park	M-D	Warehouse/distribution

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning  
Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The screening provides an adequate barrier that will not impose an undue burden for residential properties to the north. The design of loading areas, including screen walls, will ensure the uses are in harmony with the purpose, goals, and intent of the standards for protecting the residential areas to the north.

### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

### Design Review

The proposed distribution center includes horizontal rooflines with articulations in the facade, changing roof heights (38 feet to 40 feet), return walls and storefront canopies to enhance roof and wall edges and comply with Title 30 and Urban Specific Policy 19 of the Comprehensive Master Plan. Elevations, design characteristics, and other aesthetic features are not unsightly in appearance and are compatible with the surrounding area. The proposed landscaping complies with Urban Specific Policy 73 for visual relief. Site access is achieved from Pioneer Way with no negative impact to neighborhood traffic. The proposed design meets the requirements of the CMA Design Overlay District.

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

#### Waiver of Development Standards #1

Staff can support the request to reduce the throat depth for the driveways since Pioneer Way is a dead end street adjacent to this site and the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

#### Waiver of Development Standards #2

Staff finds that the modified curb return driveway on the north end of the site should not pose any problems since the street terminates adjacent to the driveway.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Vacate unnecessary easements;
- Reconstruct unused driveways with full off-site improvements;
- Grant easements as required for new driveway locations.
- Applicant is advised that off-site permits are required for work within the right-of-way and Public Works' easements.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0612-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BEEDIE

**CONTACT:** CHRIS TEACHMAN, LEESAK ARCHITECTS, 6280 S. VALLEY VIEW BOULEVARD, SUITE 116, LAS VEGAS, NV 89118



8

12/18/19 BCC AGENDA SHEET

SENIOR HOUSING  
(TITLE 30)

OQUENDO RD/QUARTERHORSE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0841-BLACKSTONE LAND DEV, LLC:**

**USE PERMIT** for a senior housing project.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) modified driveway design standards.

**DESIGN REVIEW** for a senior housing project with associated structures and use on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District.

Generally located on the north side of Oquendo Road and the east side of Quarterhorse Lane (alignment) within Spring Valley. JJ/rk/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-32-101-011

**WAIVERS OF DEVELOPMENT STANDARDS:**


1. Increase the building height up to 46 feet where 40 feet has been approved on a previous project, and 35 feet is the standard per Table 30.40-3 (a 31% increase).
2. Allow a minimum 15 foot commercial driveway throat depth along a public street (Oquendo Road) where a 100 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 85% reduction).

**LAND USE PLAN:**  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Units: 173
- Density (du/ac): 34.6
- Project Type: Senior housing project
- Number of Stories: 4
- Building Height (feet): Up to 46
- Open Space Required/Provided: 17,300/32,399 square feet

- 
- Parking Required/Provided: 173/210

#### Site Plans

The plans depict a proposed senior housing facility consisting of a single building located near the center of the site with parking shown around the perimeter of the building. There will be a total of 173 units with a density of 34.6 dwelling units per acre. Title 30 allows a maximum density of 39 dwelling units per acre for senior housing in an R-4 zone. The complex will provide 1 and 2 bedroom units. The setbacks of the building are as follows: 89 feet to the south property line (Oquendo Road); 94 feet to the north property line; 63 feet to the east property line; and 90 feet to the west property line. 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 3 recreational open space areas, a swimming pool, bocce ball court, pickle ball court, and community garden. The 3 recreation open space areas are on the east side of the building surrounded by 3 sides of the building in a courtyard fashion. There will be 2 access points to the development from Oquendo Road to the south. Internal circulation within the project consists of 25 foot wide drive aisles. Parking will consist of surface parking for both the visitors and residents with a majority of the spaces being covered.

#### Landscaping

The street landscaping is shown at an approximate width of 25 feet along Oquendo Road with an attached sidewalk. The perimeter landscaping includes 10 foot wide landscape areas along the north, east, and west property lines with trees spaced 50 feet on center. Screening consists of a 6 foot high decorative fence along the north, east, and west property lines. 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 3 recreational open space areas, a swimming pool, bocce ball court, pickle ball court, and community garden. The 3 recreation open space areas are on the east 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 17,300 square feet where 32,399 square feet is required.

#### Elevations

The residential building is 4 stories and will range in height from 41 feet to 46 feet at the highest point. The exterior walls have a stucco finish painted in earth tone colors. The upper floor units will have balconies with wrought iron railings. The residential buildings are designed with various pop-outs, recesses, and varying roof heights on all sides of the building. The clubhouse (with an open floor plan) and leasing office are internal to the building.

#### Floor Plans

The plans show a mix of 1 and 2 bedroom units consisting of 121, one bedroom units and 52, two bedroom units. The residential units are between 669 square feet and 1,364 square feet in area. All of the units also have individual kitchen facilities.

#### Signage

Signage is not a part of this request.



Applicant's Justification

The applicant indicates senior housing options are necessary and compatible with the surrounding area and the proposed development will have reduced impacts on schools and traffic as compared with a multi-family development. Furthermore, the development meets most required design standards for a multiple family project and the increased height, density and intensity of the project are compatible with the Gramercy development (a mixed-use project to the north).

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-18-0430	Vacated and abandoned patent easements on the property	Approved by PC	July 2018
NZC-1107-17	Reclassified site to R-4 zoning for a 120 units multi-family residential development with a waiver for increased height to 110 feet	Approved by BCC	March 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	U-V	Mixed-use development (The Gramercy)
West	Commercial General	U-V	Undeveloped
South	Commercial General	C-1	Medical rehabilitation hospital
East	Commercial General	C-2	Office and retail development

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
**Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The applicant is requesting a use permit to allow this site to be developed as a senior housing project. The use is compatible with the existing and planned developments in this area and the facility will meet or exceed most Code requirements. The location of the project, in relation to planned and approved uses in the immediate area, is not anticipated to negatively impact the neighborhood.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards #1

Staff can support the increase in building height. Portions of the main roofline are approximately 41 feet in height, which is only 6 feet above the permitted height and the additional height of 46 feet is a result of breaking-up the roofline on the building. Furthermore, the site and adjacent properties to the north, east, and west are zoned U-V or C-2 which could allow building heights of 50 feet and greater. In addition, the building height approved for the mixed-use project (Gramercy) to the north was 110 feet in height. Therefore, staff can support this portion of the request.

#### Design Review

The plans depict a development that is compliant with all applicable policies contained within the land use plan regarding the design of multiple family residential developments. The site also meets all applicable design guidelines in the CMA Design Overlay District. Staff finds the project conforms to Urban Land Use Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The residential building is designed with various pop-outs, recesses, and varying roof heights on all sides of the buildings, to break-up the vertical and horizontal lines of the buildings. The project also complies with Urban Specific Policy 51 which states that all multiple family projects should provide several amenities such as usable open space, swimming pools, barbeque pits, and community centers. The project provides swimming pools within landscaped courtyards, a clubhouse, and an outdoor terrace as amenities to residents. Finally, the overall design of the multi-family residential development is sensitive to the surrounding properties since all buildings are set back a minimum of 63 feet from property lines which ensures the site will be appropriately buffered by adequate transitional space.

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

##### Waiver of Development Standards #2

Staff has no objection to the reduced throat depth as Oquendo Road is a 60 foot wide local street. Additionally, the two driveways should see equal use, further mitigating potential impacts from the reduced throat depths.

#### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0632-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SPARROW PARTNERS  
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135**



8



# LAND USE APPLICATION

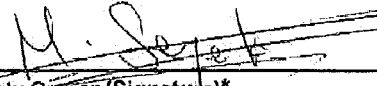
## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

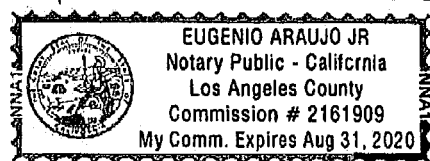
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b> DATE FILED: <u>10.21.19</u> PLANNER ASSIGNED: <u>RR</u> ACCEPTED BY: _____ FEE: <u>\$ 2,150.00</u> CHECK #: <u>On-line Invoice</u> COMMISSIONER: <u>J.J.</u> OVERLAY(S)? <u>CMA / MUD 3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0841</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>11/26/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>R-4</u> PLANNED LAND USE: <u>SV CG</u> NOTIFICATION RADIUS: <u>1,500</u> SIGN? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b> NAME: <u>Blackstone Land Development, LLC</u> ADDRESS: <u>1332 Berkeley Street, No. 1</u> CITY: <u>Santa Monica</u> STATE: <u>CA</u> ZIP: <u>90404</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	<b>APPLICANT</b> NAME: <u>Sparrow Partners</u> ADDRESS: <u>5203A Brodie Land</u> CITY: <u>Austin</u> STATE: <u>TX</u> ZIP: <u>78745</u> TELEPHONE: <u>512-968-2054</u> CELL: <u>n/a</u> E-MAIL: <u>jonathan.boone@sparrow-partners.co</u> ACA CONTACT ID #: _____	
	<b>CORRESPONDENT</b> NAME: <u>Liz Delk - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>EED@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-32-101-011  
 PROPERTY ADDRESS and/or CROSS STREETS: Oquendo/Quarterhorse  
 PROJECT DESCRIPTION: SUP and DR for senior housing multi-family development

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

  
 Property Owner (Signature)\*  
 STATE OF California  
 COUNTY OF Los Angeles  
 SUBSCRIBED AND SWORN BEFORE ME ON Oct. 11, 2019 (DATE)  
 By Maryam Seyedan  
 NOTARY PUBLIC: Eugenio Araujo Jr.

MARYAM Seyedan  
 Property Owner (Print)



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



**KAEMPFER  
CROWELL**

**ATTORNEYS AT LAW**

LAS VEGAS OFFICE  
**ELISABETH E. DELK**  
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Fax: 775.327.2011

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

October 23, 2019

**VIA HAND DELIVERY**

Mr. Robert Kaminski  
CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, Nevada 89155

**Re: Revised - Justification Letter – Special Use Permit, Design  
Review and Waivers  
Sparrow Partners  
Oquendo and Quarterhorse  
APN: 163-32-101-011**

Dear Mr. Kaminski:

This firm represents Sparrow Partners, (the “Applicant”) in the above referenced matter. The proposed project is located on approximately 4.77 acres on the northeast corner of Quarterhorse Lane and Oquendo Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 163-32-101-011. The Applicant is requesting a special use permit and design review to allow for a senior housing development.

**1. Special Use Permit – Senior Housing**

The Property is currently entitled for a 120-unit, 3-story multi-family residential development per application NZC-17-1107. A waiver was also approved to allow for a height of 40-feet where 35-feet is permitted. The current Applicant is requesting a special use permit to allow for a senior housing multi-family project with a total of 173 units. Per Table 30.44-1 of the Development Code, the density for senior apartments may be increased from the allowable 25 dwelling units per acre permitted for a standard R-4 development, up to 39 dwelling units per acre. The current request is for 36 units per acre.

The need for senior housing throughout the Las Vegas valley is rapidly growing. The Applicant operates other senior housing projects in Arizona and Texas and is excited to bring their product to Clark County. They construct quality, high end senior developments with ample amenities for their residents. Additionally, senior housing is generally viewed as less impactful than standard multi-family developments from a neighborhood standpoint. Therefore, the current request for senior housing should be considered compatible for the Property.

The Property is located directly south of the Gramercy, a busy mixed use development. To the east is an existing office complex. To the west is vacant mixed-use land, and to the south are single family residential developments and a rehabilitation hospital. The Property is less than a mile to the Russell and 215 interchange and the Southern Hills Hospital on Fort Apache and Sunset. The location of the Property is ideal for senior living and the Applicant respectfully requests approval of the special use permit.

Pursuant to the general goals and policies of the new Urban Land Use Goals and Policies, Goal 2 encourages “opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multi family residential and other activities within close proximity to each other.” Here, the Property is located in walking distance to the Gramercy and other commercial uses to the west, as well as the Southern Hills Hospital less than a mile away.

Goal 4 encourages “pedestrian and vehicular connections between all development types.” Here, the project will have internal pedestrian connectivity, as well as easy access to neighboring commercial developments.

Goal 7 encourages “housing alternatives to meet a range of lifestyle choices, ages and affordability levels.” Here, the project will provide much needed senior housing opportunity, with a wide range of on site activities for various lifestyles.

Not only is the proposed development compatible with the General goals and policies of the Urban Land Use Policies, but it is also compatible with the more specific Residential and Multi-Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 31 encourages residential developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial and recreational areas. Here, the Property is located adjacent to the Gramercy, within walking distance to additional commercial developments.
- Policy 51 encourages multi-family project to provide several amenities through the project. Here, the Applicant is providing ample amenities geared toward seniors, including a community garden, pickle ball court, bocce ball, event lawn, dog park, movie theater, and library.
- Policy 56 encourages multi-family developments to be located adjacent to a mix of other land uses, including commercial, office, educational, institutional and recreational. Here, the Property is located adjacent to several different types of uses.

As such, the Property design meets the goals and policies set forth in the new Urban Land Use Policies making the requested special use permit appropriate and compatible.

## 2. Design Review

The project consists of one, four-story building with an attached clubhouse, there are one hundred twenty one (121) one bedrooms that range in sizes from 669 square feet to 970 square feet and fifty-two (52) two bedrooms that range in size from 986 square feet to 1364 square feet. The project has several amenities geared toward seniors, including a community garden, pickle ball court, bocce ball, event lawn, dog park, movie theater, and library. The maximum height of the building will be 46-feet, however, the majority of the roof line is slightly above 41-feet. The Applicant is requesting a waiver to allow for increased building height as discussed separately below.

The building will be comprised of painted stucco, stone, decorative railings and pop outs with a modern exterior elevation. Access to the Property will be from two gated entries along Oquendo. All required landscaping is being provided as well as 210 parking spaces where only 173 spaces are required.

## 3. Waiver of Development Standards

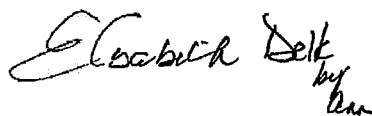
The Applicant is requesting a waiver to allow for an increase in building height to 46-feet where 35-feet is permitted. As noted above, the majority of the building has a roof line of slightly above 41-feet, only 6-feet higher than what is permitted. The Property is located adjacent to the Gramercy to the north which has a height of 110 feet. To the east is an existing office complex and to the south is existing commercial. The vacant property to the west is zoned mixed use. Therefore, the additional height increase is compatible with the surrounding area and will not have a negative impact on the adjacent uses.

The Applicant is also requesting waivers to allow for reduced throat depths of 15 feet and 16 feet where 75 feet is required, respectively. The Applicant is providing two main access points to alleviate the concern for traffic backing up in the right of way. Additionally, Public Works has recently approved reduced throat depth requests when the project provides more than once access point.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Delk



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12/18/19 BCC AGENDA SHEET

VEHICLE WASH  
(TITLE 30)

ROBINDALE RD/DURANGO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0867-MADRAS DURANGO, LLC:**

**USE PERMIT** for a vehicle wash.

**WAIVER OF DEVELOPMENT STANDARDS** allow modified driveway design standards.

**DESIGN REVIEW** for a proposed vehicle wash in conjunction with a partially developed commercial center on an 0.8 acre portion of a 2.2 acre site in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/rk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-09-210-003; 176-09-301-008-ptn

**USE PERMIT:**  
For a vehicle wash in a C-1 zone.

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce throat depth for an existing driveway along Robindale Road to a minimum of 9 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 64% reduction).

**LAND USE PLAN:**  
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 0.8 (portion)
- Project Type: Proposed vehicle wash
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,882
- Parking Required/Provided: 21/54

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Site Plans

The plans depict a proposed automated carwash facility. The carwash is located directly south of an existing convenience store with gasoline sales near the corner of Durango Drive and Robindale Road. The building is set back 15 feet from the south property line (Robindale Road) and 69 feet from the west property line (Durango Drive). Cross access is shown with the convenience store to the north and the site has access from Robindale Road to the south. The entrance and queuing area for the carwash are on the west side of the building and the exit is on the east side of the building. There are 8 associated vacuum stations located along the north side of the building and the trash enclosure is located on the northeast portion of the site. The driveway along Robindale Road necessitates the waivers of development standards for modified driveway design.

Landscaping

The streetscape along Durango Drive and Robindale Road will have a detached sidewalk with required landscaping on either side of the sidewalk. Additional landscaping is provided along the east and north property lines. The public areas and perimeter of the north side of the building footprint are also enhanced with score/patterned concrete.

Elevations

The plans depict a 1 story building, generally 15 feet in height. The building materials consist of smooth face CMU with a multi-layer block design. The tunnel ingress/egress faces in an east/west direction.

Floor Plans

The plans show a proposed 2,882 square foot automated vehicle wash building with a wash tunnel, break room, restroom, and equipment room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the carwash building is architecturally compatible to match the commercial development to the north and the design of the project complies with all CMA Design Overlay standards. The applicant also indicates that the carwash will be a suitable location for this use because the site is adequately parked and the property is located at the corner of a collector and arterial streets.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1176-05	Reclassified this site and the parcels to the north to C-1 zoning for mini-warehouse facility and future commercial development	Approved by BCC	September 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial Neighborhood	C-1	Convenience store with gasoline sales & mini-warehouse facility
South	Public Facilities	R-E	Undeveloped
West	Major Development Project	R-2	Gated entrance/golf course to the Rhodes Ranch Master Planned Community

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Current Planning

#### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use with this project is a discretionary use in the C-1 zone. Since the area immediately north of the subject site contains commercial type uses, staff does not anticipate any negative impacts from the proposed uses. The site is located at the intersection of an arterial street (Durango Drive) and a collector street (Robindale Road); and is consistent with Urban Land Use Policy 10 of the Comprehensive Master Plan, which states that site designs should be compatible with adjacent land uses and off-site circulation patterns. In addition, the site is not adjacent to any residential developments. The closest residential development is a subdivision located over 250 feet to the southwest. Therefore, staff can support the use permit.

#### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Design Review

The proposed design complies with the goals and policies of the Comprehensive Master Plan. The site provides cross access with commercial development to the north, and is consistent with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. There are queuing lanes provided

for both ingress/egress that will alleviate the stacking of vehicles in the drive aisles. As a result, staff can support the design review.

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

#### Waiver of Development Standards

Staff can support the applicant's request to reduce the throat depth for the driveway on Robindale Road as the conflict will be for overflow vacuum parking spaces for the car wash facility that will likely only be used if the main vacuums are in use. The applicant also worked with staff to revise the car wash exit lane to ensure that vehicles cannot exit directly into the driveway upon leaving the car wash lane.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that street landscaping over 24 inches are not permitted in sight visibility zones; and any substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

#### **Building Department - Fire Prevention**

- No comment.

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

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

#0634-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** MADRAS DURANGO, LLC  
**CONTACT:** ETHOS THREE ARCHITECTURE, 8985 S. EASTERN, SUITE 220, LAS VEGAS, NV 89123

**DRAFT**



9.



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b> DATE FILED: <u>10.31.19</u> PLANNER ASSIGNED: <u>RS</u> ACCEPTED BY: _____ FEE: <u>\$2,000.00</u> CHECK #: <u>1011</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0867</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>11/26/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>SV CN</u> NOTIFICATION RADIUS: <u>1,000</u> <sup>FT</sup> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> NAME: <u>Madras Durango LLC</u> ADDRESS: <u>9332 Tournament Canyon Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-813-8900</u> CELL: _____ E-MAIL: <u>raogondy@hotmail.com</u>		
	<b>APPLICANT</b> NAME: <u>Same as Property Owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>132603</u>		
<b>CORRESPONDENT</b> NAME: <u>Kip Barton or John Lopeman - ethos three ARCHITECTURE</u> ADDRESS: <u>8985 S. Eastern, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-456-1070</u> CELL: <u>702-375-6969</u> E-MAIL: <u>kbarton@ethosthree.com</u> REF CONTACT ID #: _____			

ASSESSOR'S PARCEL NUMBER(S): 176-09-301-008 & 176-09-210-003

PROPERTY ADDRESS and/or CROSS STREETS: South Durango Dr, and W. Robindale Ave.

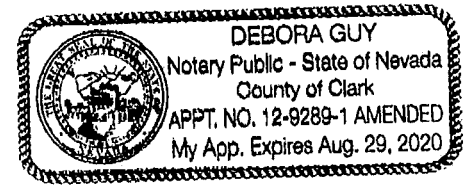
PROJECT DESCRIPTION: Car Wash

(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.

Rao T. Gondy  
 Property Owner (Signature)\*  
Rao T. Gondy  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 16, 2019 (DATE)  
 By Rao Gondy  
 NOTARY PUBLIC: Debora Guy



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

9





October 31, 2019

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

RE: **Use Permit and Design Review**  
**Waiver of Development Standards**  
APN # 176-09-301-008 and 176-09-210-003

Dear Planner,

On behalf of our client, Madras Durango LLC, We are requesting a Use Permit, Design Review and a Waiver of Development Standards for a new Carwash located on a .8-acre lot at the Northeast corner of Durango Drive and W. Robindale Road.

The current zoning classification is C-1 Local Business and the planned land use is Commercial Neighborhood.

**Use Permit and Design Review:**

The proposed car wash is a 14'-4" high decorative CMU building with painted stucco to match the surrounding business development to the North, and will include parking spaces for vacuums. A shared parking agreement between this project and the adjacent convenience store will accommodate required parking for customers and employees. The entire retail center is over parked by 33 spaces and this project will meet all the CMA overlay requirements.

**Waiver of Development Standards:**

We request a waiver of standards for a throat depth of 9 foot where 25 feet is required.

Justification: Because of the odd shape of the lot, and the requirement to get fire access and a two-way drive from Robindale, it is not possible to accommodate the full 25' throat depth.

Thank-you for your consideration of this project.

Sincerely,

Kip Barton  
Principal



12/18/19 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

PATRICK LN/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0872-HIGH GROUND, LLC:

USE PERMIT for single family attached dwellings.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot sizes; **2)** increase in wall height; **3)** modify setback for access control gates; and **4)** street intersection off-set.

DESIGN REVIEW for the following: **1)** increased grade; **2)** an attached and detached single family residential development on 11.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

163-31-301-022

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce lot size to 2,418 square feet where a minimum of 3,000 square feet is required per Table 30.40-2 (a 20% reduction).
2. Increase wall height to 14 feet (6 foot screen wall with 8 foot retaining wall) where 9 feet (6 foot screen wall with 3 foot retaining wall) is the maximum per section 30.64-050 (a 56% increase).
3. Reduce the setback to the visitor call box for access control gates to 50 feet where 100 feet is required per Clark County Uniform Standard Drawing 222 (a 50% reduction).
4. Reduce the street intersection off-set to 93 feet where 125 feet is required per Clark County Uniform Standard Drawing 222.1 (a 25% reduction).

**DESIGN REVIEW**

1. Increase the finished grade up to 78 inches where 18 inches is the standard per Section 30.32.040 (a 333% increase).
2. Single family residential development.

**LAND USE PLAN:**

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 11.8
- Number of Lots: 85/3 (residential) (common)
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 2,418/5,699
- Project Type: Single family attached dwelling residential development
- Number of Stories: 2
- Building Height (feet): up to 26
- Square Feet: 2,418 (attached single family)/up to 5,699 (detached)

#### Site Plans

The plans depict a single family residential subdivision consisting of 85 single family residential lots and 3 common lots. The lot sizes range from 2,418 square feet to 5,699 square feet with a density of 7.2 dwelling units per gross acre. The proposed development will consist of 25 detached single family residential homes (Lots 59 through Lots 85) and 60 attached single family residential products on Lots 1 through Lots 60. The proposed attached dwelling units are adjacent to Hualapai Way while the proposed detached dwelling units are located adjacent to the east parcel lines and the existing residential development to the east. The attached dwelling units will have side yards.

The plans show a 41 foot wide private street with a 4 foot wide sidewalk bisecting the subdivision into eastern and western sides. Entrances to the subdivision will be from Hualapai Way. The plans show 2 driveway access points with controlled gates and a call box set back 50 feet from Hualapai Way. Three common lots totaling 6,058 square feet will be incorporated into drainage design. A community pool will be added and is considered to be a common lot for the subdivision. Access within the subdivision is provided by 43 foot wide private streets, which includes a 5 foot wide private sidewalk on 1 side of the street. Detached sidewalks are proposed along Hualapai Way and Patrick Lane.

#### Landscaping

A 15 foot wide landscape area which includes a detached meandering sidewalk is shown along Hualapai Way. In addition, there is a 15 foot wide landscape area with an attached sidewalk along Patrick Lane.

#### Elevations

Lots 1 through Lots 58 are attached single family dwelling units and will consist of cement plaster, concrete roof tile, and a pitched roofline up to 26 feet in height. Lots 59 through Lots 85 are detached single family dwelling units and will consist of cement plaster, concrete tile roof, and pitched roofline up to 26 feet in height.

### Floor Plans

The plans depict 2 story homes ranging in size from 2,418 square feet for the attached single family buildings and up to 5,699 square feet for detached single family buildings. The proposed attached homes will offer 3 bedrooms, 2 bathrooms, kitchen, a great room or dining room with 2 car garage. The proposed detached homes will offer 4 bedrooms 2 and a half bathrooms, kitchen, living and dining room with a 2 car garage.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that the parcel is long and narrow, approximately 2,020 feet long and 180 feet wide. The applicant is proposing attached single family dwelling units along Hualapai Way with a reduction in lot sizes. The rest of the subdivision will include detached homes. The applicant states that the proposed project is providing transitional lot sizes from the existing lots to the east with 25 detached single family lots averaging 4,700 square feet along a double loaded street.

An increase in grade is a result of the natural fall of the site's topography and natural watersheds (hydrology) flowing from west to east. In addition, due to the narrowness of the parcel a decrease in the required throat depth is proposed to 50 feet where 100 feet is required per Uniform Standard Drawing 222.11. With 2 separate entrances a 50 foot throat depth is needed. The 50 foot length is sufficient. An increase in grade and an increase in the screening wall to 14 feet (6 foot retaining/8 foot screening) is needed due to the site being approximately, 10 feet to 12 feet above the existing grade to the parcels to the east.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-0500-16	Waiver of development standards and design review for single family residential development – expired	Approved by PC	July 2016
VS-0502-16	Vacated and abandoned 5 feet of right-of-way and drainage easement – expired	Approved by PC	July 2016
TM-0184-13	85 lot single family residential subdivision	Approved by BCC	November 2013
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way – expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 and C-P zoning for an office development in the Southwest Ranch Concept Plan Area – expired	Approved by BCC	September 2003

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community – expired.	Approved by BCC	April 2000
MP-0063-00	Public Facilities Needs Assessment for the Southwest Ranch Community – expired	Approved by BCC	April 2000
TM-0164-13	85 lot single family residential subdivision	Approved by BCC	November 2013

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family development
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & R-2	Undeveloped
West	Summerlin South Single family	R-2	Undeveloped

**Related Applications**

Application Number	Request
TM-19-500230	A tentative Map for 85 single family residential lots and common lots is a companion item this agenda.
VS-19-0873	A vacation and abandonment of easements and right-of-way 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**  
**Current Planning**  
Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed product for attached dwelling units are unique and encourages residential development within Spring Valley that provides a variety of housing to match demand across income levels. The proposed elevation plans with added architectural articulations and enhancements encourages articulated facades to provide visual interest. Staff can support the use permit request and does not have a practical problem with the design of the proposed attached single family residential homes adjacent to Hualapai Way.

### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

### Waiver of Development Standards #1

Staff finds that the applicant has not provided any mitigation or compelling justification to grant the requested waiver. The proposed residential development can be redesigned to meet the minimum lot sizes required for the R-2 zoning district. The reduction to the lot size requirements is a self-imposed hardship; therefore, staff cannot support this request.

### Waiver of Development Standards #2

Urban Land Use Policy 8 encourages in-fill development where existing land use patterns are underutilized. This site was originally intended as a drainage area, and residential development will be a more efficient use of the property. However, to utilize the land, which includes significant slopes and drainage considerations, retaining walls in excess of the maximum height allowed by Code are necessary to make the site viable. As a result, staff can support the waiver of development standards to increase wall height.

### Design Review #2

Staff finds the proposed design of the single family homes offers a unique elevation plan with added architectural articulations and enhancements, which encourages articulated facades to provide visual interest. A majority of the adjacent subdivisions (Summerlin South) are gated communities and the proposed subdivision will also be a gated community. However, the approval of the design review is contingent upon approval of the above use permit and related waiver of development standards outlined in this staff report.

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

#### Waivers of Development Standards #3 and #4

The reduction in the street intersection off-set is directly related to the reduced setback to the visitor call box and are self-imposed hardships. A site redesign to eliminate the reduction in the street intersection off-set would allow both issues to meet the minimum requirements.

#### Design Review #1

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **Staff Recommendation**

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

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Hualapai Way, 35 feet to back of curb for Patrick Lane, and associated spandrel.
- Applicant is advised that the bus turnout depicted on the east side of Hualapai Way, just south of Patrick Lane, is not requested by the Regional Transportation Commission since transit service is not expected along this street segment, so the turnout must be removed from the plans; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0478-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DISTINCTIVE HOMES, LLC

**CONTACT:** JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



10

**CLARK COUNTY  
COMPREHENSIVE PLANNING LAND USE APPLICATIONS  
LAND USE APPLICATION ANALYSIS/CONDITIONS**

APPLICATION NUMBER/OWNER  
UC-19-0872/HIGH GROUND L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

**Analysis**

Waiver of Development Standards #3

Staff has no objection to the modified setback for the access control gates, both gates should see equal use and mitigating the potential impacts from the modified setback.

Waiver of Development Standards #4

The reduction in the street intersection off-set is a self imposed hardships. A site redesign would eliminate the reduction in the street intersection off-set and will allow the minimum requirements to be met.

Design Review #1

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Recommendation

Approval of Design Review #1, waiver of development standards #3, and denial of waiver of development standards #4.

Applied by: JaWaan Dodson  
Date entered: 11/19/2019

**Preliminary Conditions**

If approved:

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;

**CLARK COUNTY**  
**COMPREHENSIVE PLANNING LAND USE APPLICATIONS**  
**LAND USE APPLICATION ANALYSIS/CONDITIONS**

- Applicant is advised that the bus turnout depicted on the east side of Hualapai Way, just south of Patrick Lane, is not requested by the Regional Transportation Commission since transit service is not expected along this street segment, so the turnout must be removed from the plans; that a resolution relative to the acquisition of rights-of-way may exist and may need to be vacated; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals. /jd

Applied by: JaWaan Dodson  
Date entered: 11/19/2019

**APN(s):**  
163-31-301-022



# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - (ORIGINAL APPLICATION #)

<b>STAFF</b>	DATE FILED: <u>10/31/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$ 1,825</u> CHECK #: <u>2075</u> COMMISSIONER: <u>Jew</u> OVERLAY(S)? <u>---</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0872</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>11/26</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>R-5</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	<b>PROPERTY OWNER</b>	NAME: <u>HIGH GROUND, LLC.</u> ADDRESS: <u>5940 S. Rainbow Blvd. #1006</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)871-9000</u> CELL: _____ E-MAIL: <u>tony@dhlv.com</u>
	<b>APPLICANT</b>	NAME: <u>DISTINCTIVE HOMES, LLC.</u> ADDRESS: <u>5940 S. Rainbow Blvd. #1006</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702)871-9000</u> CELL: _____ E-MAIL: <u>tony@dhlv.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>	NAME: <u>JPL Engineering Inc.</u> ADDRESS: <u>6725 S. Eastern Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702)898-6269</u> CELL: _____ E-MAIL: <u>james@jplengineering.com</u> REF CONTACT ID #: _____	

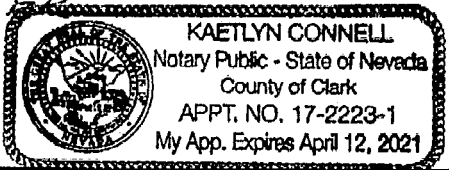
ASSESSOR'S PARCEL NUMBER(S): 163-31-301-022  
 PROPERTY ADDRESS and/or CROSS STREETS: Hualapai Way & West Patrick Lane  
 PROJECT DESCRIPTION: 85 Lot Residential Development

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

[Signature]  
 Property Owner (Signature)\*  
 STATE OF Nevada  
 COUNTY OF Clark

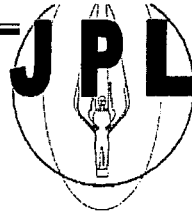
High Ground LLC  
By Anthony J. Musso  
 Property Owner (Print)  
MANAGING MEMBER

SUBSCRIBED AND SWORN BEFORE ME ON October 18, 2019 (DATE)  
 By Anthony Musso  
 NOTARY PUBLIC: Kaetly Connell



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.





October 29, 2019

Clark County Development Services  
Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

RE: Spring Ranch II - Hualapai Patrick 85 Lot Residential Subdivision  
Site Design Review and Waiver of Standards and Use Permit in  
Conjunction with an 85-lot Tentative Map  
APN(s): 163-31-301-022

Dear Staff:

On behalf of the applicant, Distinctive Homes, we are requesting the following for the above referenced project:

- Site Design Review
- Special Use Permit
- Waiver of Conditions

for an 85 lot Residential Subdivision on 11.81-acres (gross) located at the SEC of Hualapai Way and West Patrick Lane, in Clark County. In addition to the items above under a separate application, we will be applying for vacation of public ROW to accommodate detached sidewalk along the public ROW and a vacation of an exiting drainage easement that will not longer be needed when the development is complete.

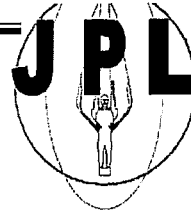
### **General Description**

The subject site is a long narrow piece approximately 2020' long and 180' wide running parallel to Hualapai. The current zoning is R2. The allowable density is 8 units per acre. The proposed density is 7.2 units/acre (85 units/11.81acres). This is consistent with the current Planned Land Use designation of RS-Residential Suburban. The property is surrounded by like zoning (R-2) to the east, north and west and commercial (C-1) to the south.

The subdivision will consist of 85 lots ranging in size from 2,418 SF (square feet) along Hualapai to 5,699 SF along the west property line on a double loaded private street with two security accessed from Hualapai. The average lot size is 3,171 SF. We are proposing attached single family dwelling unit along adjacent to Hualapai (Lots 1-58) and detached single family dwelling units along the east property line (Lots 59 through 85).

The sub-division will also feature three (3) Common Elements (CE) totaling 6,058 SF that will be incorporated into drainage design and one (1) CE of 8070 SF that will be used developed as a community swimming pool.





### Site Design Review:

1. **Elevations and Floor Plans** As indicated above Lots 1 through 58 are attached single family dwelling units of 2231 SF (1835 SF living space, 396 SF 2 car garage). The lots adjacent to the existing residential along the east property line (Lots 59 through 82) are detached residential units of with the same dimensions. Lots 82 through 85 will be detached side load lots with and unit size of same dimensions.

Detached sidewalk walks are proposed along both Hualapai and Patrick Lane.

Elevations and floor plans are provided herein. The proposed units will fit in nicely as a transition along the Hualapai corridor.

2. **Title 30.32.040 Grading Permit fill to 1.5' is allowed 30.32.040.a.9**

**Request:** Fill up to 6.5 above allowable fill.

**Justification:** There are two major constraints on the site, the sewer point of connections and the storm drain system required to mitigate storm water runoff from the 100 year storm event. First, there are two a sewer points of connection (POC's), one on Patrick Lane and on one on Hualapai. The connection points are at the same elevation (or very near) to the lowest existing grade on site. Because of this the only way to gravity drain the sewer is to raise the site.

Second, in order to maintain the storm water runoff drainage which naturally drains from west to east into to the existing drainage easement to the east, we will have to convey the storm-water runoff in 4'x4' (minimum size) concrete pipes. Taking into account proper soil coverage over the top of pipe to maintain structural integrity and taking into account the thickness of the concrete pipes, minimum fill is expected to be approximately 6.5'.

In addition, the site itself falls approximately 8 feet from west to east so it stands to reason that the site will have to be filled in order to be properly developed.

### Special Use Permit

**Standard Code: 30.44 attached homes in R2 as a Special Use.**

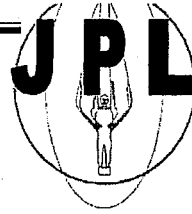
**Request:** For attached single family residential dwelling units.

This development proposes a transition from single family detached units along the westerly boundary to attached single family units along the west property line.

**Justification:** There will be 27 detached single family lots averaging 4,640 SF along long the west property line. Moving westerly, all 58 lots adjacent to Hualapai (100 foot arterial) will be 2,418 SF min which will allow for a 2 story attached product each with 2-car garage.







Note each duplex building will sit over two approximately 4,836 lot so although there are 58 lots there will only be 29 buildings along Hualapai. The buildings are designed to have continuous roof line such that they will appear as 29 individual houses.

We feel this is an acceptable zoning transition of lot sizes from the easterly detached units to a duplex product along the heavily travelled 100 foot arterial Hualapai Way.

### Waiver of Development Standards

1. **Standard Code: 30.40-2:** Single Family Residential districts, property Development Standards Lot Area.

**Request:** For lots 2 through 58, we request minimum lot size of 2,418 SF where 3,000 SF is required. Note a 10% reduction in lot size is allowable for properties adjacent to arterials (3,300 SF – 300 (10%) = 3,000 SF).

**Justification:** The larger lots adjacent to the existing residential sub-division to the east (lots 58 through 85) which will act as a transition. As indicated in the Special Use section above each duplex building will sit over two approximately 4,836 lot so although there are 58 lots there will only be 29 buildings along Hualapai.

We feel this is an acceptable zoning transition of lots sizes from the easterly detached SF units to a duplex product along the heavily travelled 100 foot arterial Hualapai Way.

2. **Standard Code:** Uniform Standard Drawing Clark County Area Drawing No: 222.11 – Commercial and Multifamily and Driveway Geometrics Minimum Throat depth of 100' for 50 through 100 units

**Request:** Reduce to Allow 50' throat depth.

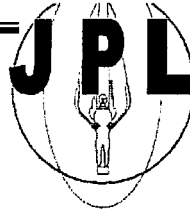
**Justification:** The project proposes two (2) gated entrances each with minimum throat depth of 50'; hence the each entrance will accommodate less than 50 units.

3. **Standard Code:** Title 30.64.040 Retaining and Screen Wall Combination (6' retaining wall and 6' screen wall).

**Request:** To allow screening/retaining of 14' (6' and 8' respectively combination adjacent to residential develop where 6' and 6' is allowed (Figure 30.64-15).

**Justification:** 1) the site naturally falls from east to west such that Hualapai is approximately 10' to 12' above the existing grade along the east property line. Hence based on the natural grade alone we are at the maximum amount of retaining/screen wall combination allowed (6' and 6'). 2) There are two major constraints on the site, the sewer





point of connections and the storm drain system required to mitigate the 100 year storm event. First, there is a sewer point of connection (POC) on Patrick Lane and on one on Hualapai. The Connection points are at the same elevation (or very near) to the lowest existing grade on site. Because the only way to gravity drain the sewer is to raise the site.

Second, in order to maintain the storm water runoff drainage which naturally from west to east into to the existing drainage easement to the east, we will have to pipes storm-water in 4'x4' (minimum size) concrete pipes. Taken into account proper cover and thickness of the pipes the minimum fill will be approximately 7'.

4. **Standard Code: Title 20.52,052** Waive to allow Street Intersection to be 93' where 125 is required.

**Request:** To allow 97' where 125' is required (south most entrance) and 96' where 125' is required (north most entrance).

**Justification:** Both entrances are controlled access and meet the configuration requirements for throat depth, call box location, turn around location and queuing length. As such the proposed reduction will not create adverse conditions nor is it counter to standard design practices for similar projects.

#### **Vacations- Separate Application**

Lastly, there will be sufficient public safety, transportation, and utility facilities and services available to serve the property when completed, while maintaining sufficient levels of service to the surrounding existing developments.

Should you have any further questions please feel free to contact me at (702)898-6269.

Sincerely,

James Lopez, P.E.  
JPL Engineering, Inc.



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12/18/19 BCC AGENDA SHEET

LOT AREA  
(TITLE 30)

EL CAMINO RD/PONDEROSA WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0843-KGS INVESTMENTS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce lot area for a proposed 4 lot single family residential development on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone.

Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley. MN/rk/jd (For possible action).

---

RELATED INFORMATION:

APN:  
163-35-601-008

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the net lot area for Lot 1 to 17,312 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 4% reduction).
- b. Reduce the net lot area for Lot 2 to 16,963 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 6% reduction).

**LAND USE PLAN:**  
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

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

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5 (gross)
- Number of Lots: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 22,257/22,309 (gross)/16,963/20,314 (net)
- Project Type: Single family development

**Site Plan**

The plan depicts a proposed 4 lot single family residential development on the northwest corner of El Camino Road and Ponderosa Way. Access to the development is from El Camino Road via a private cul-de-sac, which is oriented east/west. The gross lot areas range in size from a minimum of 22,257 square feet to a maximum of 22,309 square feet. This request is to reduce the net lot area (less all easements or private streets which restricts construction) on 2 of the 4

lots within the subdivision. The 2 lots that are meeting the net lot area are shown at 18,345 square feet and 20,314 square feet respectively. The plans also depict El Camino Road and Ponderosa Way to be developed as non-urban street standards with the minimum required paving.

Applicant's Justification

The applicant indicates the reduction in lot size is for 2 of the 4 lots, which is due to utility and traffic control easements. These constraints cause the lots to be smaller in net lot area. Furthermore, this development has been designed to meet minimum requirements for private roadway width and proper turnaround radius for the cul-de-sac bulb.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac) & Open Land (up to 1 du/ 10 acres)	R-E	Undeveloped & developed single family homes

**Related Applications**

<b>Application Number</b>	<b>Request</b>
MSM-19-600100	A proposed 4 lot single family residential subdivision which is in process with the County.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Lot 1 and Lot 2 are impacted by a utility easement and a traffic control easement along the public street frontage. These easements reduce the square footage of the lots below the 18,000 square foot net requirement. The reduction of the net lot area for the lots will not impact required building setbacks and will not be noticeable to the property owners or the owners of any abutting developments. Therefore, staff can support this portion of the request.

### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 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 60 (60 - 65 DNL) noise contour for McCarran 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 McCarran International 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for El Camino Road, 30 feet for Ponderosa Way, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant shall provide legal descriptions and exhibits for the necessary right-of-way for El Camino Road and Ponderosa Way that will be dedicated by Clark County Aviation and Real Property Management prior to applicable map submittal, and is advised that VS-17-0877 is due to expire December 5, 2019.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA, or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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; the FAA's airspace determinations include expiration dates; separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

**Building Department - Fire Prevention**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0639-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, #12-A, LAS VEGAS, NV 89103





# LAND USE APPLICATION


## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	<b>STAFF</b> DATE FILED: <u>10.21.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$475.00</u> CHECK #: <u>1703</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? Y/N TRAILS? Y/N PFNA? Y/N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS.19.0843</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>11/26/19</u> TIME: <u>6:30</u> PM PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> 9:00 AM ZONE / AE / RNP: <u>R.E (AE.60)</u> PLANNED LAND USE: <u>SV RNP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y/N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	<b>PROPERTY OWNER</b> NAME: <u>KGS Investments LLC/Steeven Gall</u> ADDRESS: <u>82 Ocean Harbor Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-401-8444</u> FAX: <u>N/A</u> CELL: <u>702-401-8444</u> E-MAIL: <u>gall_guines@hotmail.com</u>	<b>APPLICANT</b> NAME: <u>KGS Investments LLC/Steeven Gall</u> ADDRESS: <u>82 Ocean Harbor Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-401-8444</u> FAX: <u>N/A</u> CELL: <u>702-401-8444</u> E-MAIL: <u>gall_guines@hotmail.com</u>	<b>CORRESPONDENT</b> NAME: <u>ACG Design/Hailey Shinton</u> ADDRESS: <u>4310 Cameron St. #12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-931-2992</u> FAX: <u>N/A</u> CELL: <u>702-931-2992</u> E-MAIL: <u>hshinton@acg.design</u>

ASSESSOR'S PARCEL NUMBER(S) 103-35-601-008  
 PROPERTY ADDRESS and/or CROSS STREETS: Ponderosa and El Camino  
 PROJECT DESCRIPTION: 4 Lot Subdivision (Not Lot Size & Full off-site Waivers)

(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.


 \_\_\_\_\_ GALL STEVEN / GALL Karine  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF French Polynesia  
 COUNTY OF Tahiti  
 SUBSCRIBED AND SWORN BEFORE ME ON the 30th day of May 2018 (DATE)  
 By KARINE MARIE GALL Steeven Teva GALL  
 NOTARY PUBLIC: \_\_\_\_\_

\*NOTE: Corporate (Declaration of authority or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust or provides signature in a representative capacity.


 30 MAY 2018  
 Christopher Kozely  
 United States Consular Agent and Notary Public  
 Papeete, Tahiti, French Polynesia





October 11, 2019

Clark County Public Works – Comprehensive Planning  
500 S Grand Central Pkwy  
Las Vegas, NV. 89155

**RE: Waiver of Development Standards  
Ponderosa/El Camino 4 Lot**

To Whom It May Concern,

Please find attached our application for a Waiver of Development Standards for net lot areas and full off-site improvements.

We have met the minimum gross and net areas required by County for lots 2 and 3 and have met the minimum gross areas for lots 1 and 4 as well. However, the net areas for lots 1 and 4 fall below the 18,000 square feet requirement. This is due to the 3' streetlight & traffic control device easement along Ponderosa & El Camino, and the required 5' roadway and utility easement in the private cul-de-sac street.

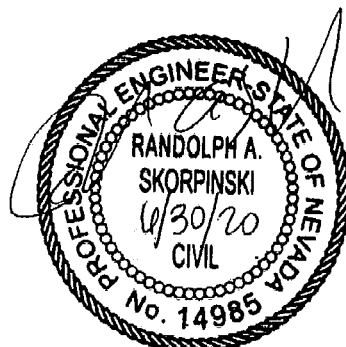
Lot 1 has a net area of 17,312, and lot 4 has a net area of 16,963. This project has been designed to meet minimum requirements such as the roadway width and cul-de-sac bulb radius.

We would like to request to waive full off sites along El Camino Rd & Ponderosa Way to include curb, gutter, sidewalks, streetlights, and partial paving. Due to the rural nature of this area & the fact that no other off-site improvements exist in the adjacent neighborhoods we feel it would benefit to match what currently exists.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157



OCT 11 2019



12

12/18/19 BCC AGENDA SHEET

REDUCED PARKING  
(TITLE 30)

HUALAPAI WY/RUSSELL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0847-AMOEBA DEFENSE, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for modifications to a previously approved retail center with a convenience store and gasoline station on 1.4 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Hualapai Way and Russell Road within Spring Valley. JJ/nr/jd (For possible action)

---

RELATED INFORMATION:

**APN:**  
163-30-401-031

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce parking to 96 spaces where 136 spaces are required per Table 30.60-1 (a 29.4% reduction).

**LAND USE PLAN:**  
SPRING VALLEY COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 5600 S. Hualapai Way
- Site Acreage: 1.4
- Project Type: Reduced parking
- Square footage: 5,972 (retail building)/3,500 (C-store)
- Parking Required/Provided: 136/96

**Site Plan**

The applicant requests modifications to the parking calculations to include restaurant uses within an existing retail building. The applicant indicates that the proposed parking reduction is based on the entire retail building being parked as restaurant uses. Previously approved on the site is a convenience store/gasoline station and a retail building. Request UC-0024-15 included a waiver for reduced parking, which included the parcel to the north. There is an existing tavern (PT's Pub) located on the adjacent parcel to the north which has shared access and parking with this site. Access to the commercial center is from 2 existing driveways from Hualapai Way and from

Russell Road. The 2 driveways provide access for the subject parcel and the parcel to the north. The retail building is located on the northern portion of the site and has an 11 foot wide drive-thru lane with stacking for 8 cars on the east side of the building. The gas station is located to the south of the convenience store/gasoline station and there is a canopy over the gas pumps, which are located on the southwest corner of the site. The tavern in which the on-site parking is shared, is to the north of the retail building. Parking is located to the west, north, and south of the buildings.

Landscaping

Existing landscaping consists of an intense landscape buffer on the east side of the site. Landscaping along the streets and within landscape islands in the parking areas will consist of trees, shrubs, and groundcover as required per Code. New landscaping is not a part of this request.

Floor Plans

The plans show an empty shell retail building consisting of 5,972 square feet with 5 tenant spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed modification to the parking is for a restaurant use that was not previously included with the overall parking calculations and original parking waiver requests. The applicant provided a parking study with the application and indicates that the proposed modification will have no impact on the subject property and the adjacent property.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-0027-17 (DR-0430-15)	Convenience store with gas station and retail center	Approved by BCC	April 2017
ET-0028-17 (UC-0024-15)	Convenience store with gas station and retail center	Approved by BCC	April 2017
DR-0430-15	Project design changes to convenience store with gas station and retail center with waiver of conditions to UC-0024-15	Approved by BCC	August 2015
UC-0024-15	Use permit with waivers of conditions to ZC-0746-02, and a design review for a retail center with a convenience store with gasoline station and a waiver for reduced parking	Approved by BCC	March 2015
ZC-0746-02 (ET-0055-09)	Convenience store with gas station and car wash	Approved by BCC	April 2009
ZC-0746-02 (ET-0076-07)	Convenience store with gas station and car wash	Approved by BCC	April 2007

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0155-07	Convenience store with gas station and car wash – expired	Approved by BCC	May 2007
DR-0189-05	Tavern (PT's) & retail center	Approved by BCC	March 2005
DR-0700-03	Tavern – expired	Approved by BCC	June 2003
ZC-0746-02	Reclassified from R-E to C-2 zoning with retail center and car wash	Approved by BCC	July 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Tavern (PT's Pub)
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
East	Commercial General	R-2	Single family residences
West	Summerlin South Single Family & Multi-Family	R-3	Single family residences

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards & Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The site is located on the intersection of 2 arterial streets. Typically, parcels that are located on the intersection of arterial streets are planned and zoned for commercial uses, which is the case with this site. There is an existing tavern on the adjacent northern parcel that shares parking with the subject property and the previously approved requests did include the drive-thru lane on the approved site plan; however, the restaurant use and associated parking were not part of the analysis of the overall parking of the 2 sites. The parking reduction being requested for this project is 40 spaces. The parking analysis submitted by the applicant included parking counts on a Saturday and a Sunday for the existing tavern property and the uses on the subject property. However, 40 parking spaces are a considerable amount when talking about restaurant uses. If the entire retail building is developed with restaurant uses 60 parking spaces are required. Reducing

the parking by 40 spaces where 60 spaces are required could cause issues in the future. The parking analysis does not take into consideration future uses, only the uses currently in operation.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- 2 years to review;
- Design review as a public hearing for any significant changes to the plans.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

**Building Department - Fire Prevention**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMOEBE DEFENSE, LLC

**CONTACT:** ANTHONY J. CELESTE, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
  - CONFORMING (ZC)
  - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
  - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
  - \_\_\_\_\_  
(ORIGINAL APPLICATION #)

**STAFF**

DATE FILED: 10/24/19 APP. NUMBER: WS-19-0847  
 PLANNER ASSIGNED: NR TAB/CAC: Spring Valley  
 ACCEPTED BY: NR TAB/CAC MTG DATE: 11/26 TIME: 6:30  
 FEE: 975 PC MEETING DATE: \_\_\_\_\_  
 CHECK #: bill BCC MEETING DATE: 12/17 @ 7pm  
 COMMISSIONER: JJ ZONE / AE / RNP: C-2  
 OVERLAY(S)? N/A PLANNED LAND USE: CG  
 PUBLIC HEARING?  N NOTIFICATION RADIUS: 500 SIGN? Y  N  
 TRAILS? Y  N PFNA? Y  N LETTER DUE DATE: \_\_\_\_\_  
 APPROVAL/DENIAL BY: \_\_\_\_\_ COMMENCE/COMPLETE: \_\_\_\_\_

**PROPERTY OWNER**

NAME: Amoeba Defense, LLC  
 ADDRESS: 6767 W. Tropicana Avenue, #110  
 CITY: Las Vegas STATE: NV ZIP: 89103  
 TELEPHONE: 000-000-0000 CELL: 000-000-0000  
 E-MAIL: n/a

**APPLICANT**

NAME: Amoeba Defense, LLC  
 ADDRESS: 6767 W. Tropicana Avenue, #110  
 CITY: Las Vegas STATE: NV ZIP: 89103  
 TELEPHONE: 000-000-0000 CELL: 000-000-0000  
 E-MAIL: n/a REF CONTACT ID #: n/a

**CORRESPONDENT**

NAME: Kaempfer Crowell - Tony Celeste  
 ADDRESS: 1980 Festival Plaza Dr. #650  
 CITY: Las Vegas STATE: NV ZIP: 89135  
 TELEPHONE: 702-792-7000 CELL: 000-000-0000  
 E-MAIL: ajc@kcnvlaw.com REF CONTACT ID #: 175451

ASSESSOR'S PARCEL NUMBER(S): 163-30-401-031  
 PROPERTY ADDRESS and/or CROSS STREETS: 5660 S. Hualapai Way  
 PROJECT DESCRIPTION: Waiver request to reduce parking

(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.

Peter Becker  
 Property Owner (Signature)\*

Peter Becker, manager  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 30<sup>th</sup>, 2019 (DATE)

By Peter Becker, manager

NOTARY PUBLIC: Tracy George



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



LAS VEGAS OFFICE

ANTHONY J. CELESTE  
aceleste@kcnvlaw.com  
702.693.4215

LAS VEGAS OFFICE  
8345 West Sunset Road  
Suite 250  
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50 West Liberty Street  
Suite 900  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

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

October 7, 2019

**VIA HAND DELIVERY**

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

**Re: *Amoeba Defense, LLC***  
***Justification Letter – Waiver of Development Standards to Reduce Parking for an***  
***Approved for a Retail, Convenience Store and Gas Station***  
***APN: 163-30-401-031***

To Whom It May Concern:

Please be advised our office represents Amoeba Defense, LLC (the "Applicant") in the above-referenced matter. The Applicant owns property on the northeast corner of Hualapai Way and Russell Road, more particularly known as APN: 163-30-401-031 (the "Property"). By way of background, on or about March 4, 2015, the Board of County Commissioners ("BCC") approved UC-0024-15 allowing for a convenience store, gas station and retail development on the Property including a reduction in parking. Subsequently, on August 19, 2015, the BCC approved DR-0430-15 which modifies UC-0024-15 by reducing the retail square footage from 7,300 square feet to 5,972 square feet and increasing the convenience store building square footage from 3,000 square feet to 3,500 square feet. DR-0430-15 reaffirmed the parking requirement to provide 96 parking spaces between the Property and the adjacent property to the immediate north, more particular described as APN: 163-30-401-030 (referred to as the "Adjacent Property"). The Property is now open and operating.

Both the Property and the Adjacent Property are subject to a reciprocal easement agreement, as amended. The easement agreement, among other things, provides for shared parking between the Property and the Adjacent Property. The total number of parking spaces provided on the Adjacent Property and the Property is 96 parking spaces. As part of the retail building approval, the Applicant is requesting the flexibility to offer restaurant uses. While the Applicant always contemplated restaurant uses, the restaurant use is parked at 10 parking spaces per 1,000 square feet as opposed to the retail parking requirement at 4 parking spaces per 1,000 square feet. Based on the restaurant use, an additional 36 spaces are required for a total parking requirement of 136 parking spaces between the Property and the Adjacent Property. As such, the Applicant is requesting a reduction in parking.

In conjunction with this application, is the submittal of a parking study performed by Lochsa Engineering. The parking study concludes that Adjacent Property (where a PT's Tavern is located) and the Property will have more than adequate parking available. In fact, Lochsa Engineering performed its study on a Saturday and Sunday, including the busiest times during which both college and NFL football games were scheduled. The results revealed that parking demand for the two





properties is 81 parking spaces. Based on this analysis, the 96 provided parking spaces is more than adequate. Therefore, the Applicant respectfully requests re-affirmance on the parking waiver.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal line extending to the right.

Anthony J. Celeste

AJC/



13

12/18/19 BCC AGENDA SHEET

RETAIL/HOTEL DEVELOPMENT  
(TITLE 30)

SUNSET RD/BUTLER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0853-PHILLIPS 2011 TRUST & JW REVOCABLE TRUST:**

**ZONE CHANGE** to reclassify a 3.9 acre parcel from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) requirement for sidewalks or a buffer around the building footprint.

**DESIGN REVIEW** for a proposed retail and hotel development in the CMA Design Overlay District.

Generally located on the north side of Sunset Road and the east side of Butler Street (alignment) within Spring Valley (description of file). MM/rk/jd (For possible action)

RELATED INFORMATION:

**APN:**

163-33-401-011

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 65 feet, 4 inches where 50 feet is the standard per Table 30.40-4 (a 31% increase).
2. Waive the requirement to provide a minimum 5 foot wide sidewalk or a minimum 7 foot wide buffer to separate buildings from pavement for a parking aisle or space (restaurant buildings) per Section 30.60.050.

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 3.9
- Project Type: Retail/hotel development
- Number of Stories: 5
- Building Height (feet): Up to 65 feet, 4 inches
- Square Feet: 4,200 (retail building)/3,692 (2 fast food restaurants)/26,750 (approximate hotel building footprint)

- 8
- Parking Required/Provided: 174/177

### Site Plan

The requested zone boundary amendment conforms to the Spring Valley Land Use Plan which designates this site as Commercial General. The proposed development will consist of a 120-room hotel, a 4,200 square foot in-line retail building, and 2 restaurant buildings that are 1,842 and 1,850 square feet. The proposed hotel is a 5 story building, located near the northern half of the project site. The retail buildings are located along Sunset Road, south of the hotel building. More specifically, the front layout of this site shows 2 fast food restaurants that have a dual drive thru lane which then separate into individual lanes that serve each establishment. Also along the front portion of the property, to the east of the main drive aisle, is an in-line retail building that will have 3 future tenant spaces. A majority of the parking spaces are shown near the center of this site between the 4 buildings. Parking is also shown along the north, south, and east property lines. West of this site is a developed office/retail building, to the east is an office building in the UNLV Harry Reid Research and Technology Park, while to the north is undeveloped M-D zoned property. Access to the site is shown from a main driveway on Sunset Road. Sidewalks are provided in front of the restaurants; however, a waiver of development standards is required because sidewalks are not provided along the eastern portions of both buildings (a sidewalk is not required along the pick-up window side of the restaurants).

### Landscaping

Street landscaping is shown at 20 feet in width with a detached sidewalk along Sunset Road. A landscape area 5.5 foot wide with trees shown 30 feet on center is located along the north, east, and west property lines adjacent to C-2 and M-D zoned parcels. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include trees, shrubs, and groundcover.

### Elevations

The hotel is a 5-story building with a maximum height of 65 feet, 4 inches. The building will range in height from 58 feet to 65 feet at its highest point. The proposed building has unified and consistent modern architecture with multiple surface planes and building height variations. The materials include stucco, concrete panel walls that are off-set with varying color schemes. Accents consist of recessed lines, roofline treatments, and metal canopy shade structures located at various entrances. The 2 fast food restaurants and in-line retail building are 1 story, and will range in height from 20 feet to 22 feet and will be similar in design. The exterior building materials consist of painted stucco with a sand finish, stone veneer and metal band accents, decorative metal awnings, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. The west elevations of the fast food restaurants have a drive-thru window.

### Floor Plans

The floor plans depict a hotel consisting of 120 rooms with each of the rooms having a bathroom, seating area, and bed(s). Other amenities within the hotel building are as follows: lobby, fitness room, meeting rooms, breakfast area, oasis area, pool, spa, and deck. The floor plans for the 3 retail pad sites total 7,892 square feet. The plans indicate that the buildings will



be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. The buildings range in size from 1,842 square feet to 4,200 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that growth and development factors in the community indicates the need for additional options for dining and sleep accommodations. The applicant believes the proposed zoning and uses will be compatible with the surrounding area. Furthermore, the applicant indicates the waiver for increased building height is similar to approved heights in the area, specifically a large office complex to the southeast, north of the CC 215; and the IKEA development to the west, along CC 215 curve.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	M-D	Undeveloped
South	Commercial General	C-2	Retail center
East	Business and Design/Research Park	M-D	UNLV Harry Reid Research and Technology Park
West	Commercial General	C-2	Office/commercial building

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-19-0854	A vacation and abandonment of patent easements on the property is a companion item on this agenda.
TM-19-500223	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The request to C-2 zoning conforms to the Spring Valley Land Use Plan which designates the site as Commercial Neighborhood. The site is located along Durango Drive where commercial zoning is appropriate. Some of the adjacent properties are also zoned C-2 and the request is similar to the existing and planned uses on the neighboring properties. Therefore, the zone change is consistent with Goal 9 of the Comprehensive Master Plan, which encourages commercial development integrated in appropriate locations throughout the community.

### Waivers of Development Standards #1 and #2

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff can support the increase in building height. Portions of the main roofline are approximately 58 feet in height, which is only 8 feet above the permitted height and the additional height of 65 feet, 4 inches is a result of breaking-up the roofline on the building. Additionally, there is no existing residential in the area and the height increase will not negatively impact the surrounding industrial and commercial uses. In addition, the requested building height is similar to approved heights in the area, specifically an existing office complex to the southeast, north of the CC 215 that was approved at 57 feet; and a shopping center near the IKEA development to the west, along CC 215 curve was approved at 64 feet. Furthermore, the proposed finished floor will be set 1.3 feet lower than the curb along Sunset Road. As for the waiver to eliminate a sidewalk on all sides of the restaurant buildings, the intent of the Code is to separate buildings from pavement for a drive aisle or parking space. Staff finds that due to the layout and function of the dual drive-thru lane which then separates into individual lanes, the sidewalks are not necessary; therefore, staff can support this portion of the request. However, staff finds a crosswalk should be provided from the parking area east of the restaurant to the sidewalk in front of the restaurant.

### Design Review

The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance the visual appearance of the buildings. Additionally, the development is compatible with adjoining development in density and intensity, and provides appropriate buffers and setbacks, as encouraged by Urban Specific Policy 53. Therefore, staff supports this request.

### **Staff Recommendation**

#### Approval

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a crosswalk from the parking area to the east of the restaurant to the sidewalk in front of the restaurant;
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Fire Prevention**

- Applicant is advised that fire protection will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show on-site fire lane, turning radius, and turnarounds.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0518-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SUN WEST CUSTOM HOMES  
CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,  
LAS VEGAS, NV 89120**





# LAND USE APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>10.29.19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$ 2,200.00</u> CHECK #: <u>6301</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>2C-19-0853</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>11/26/19</u> TIME: <u>9:30am</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19 9:00am</u> ZONE / AE / RNP: <u>R-E to C-2</u> PLANNED LAND USE: <u>SV CG</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Phillips 2011 Trust</u> ADDRESS: <u>8704 Monarchy Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89129</u> TELEPHONE: <u>(702) 595-6244</u> CELL: _____ E-MAIL: <u>markanthonyrua@gmail.com</u>	
	APPLICANT	NAME: <u>Sun West Custom Homes</u> Contact: <u>Daniel Coletti</u> ADDRESS: <u>6675 South Cimarron Road, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 363-8060</u> CELL: _____ E-MAIL: <u>lee@sunwestcustomhome</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Raul Sotelo</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296</u> CELL: _____ E-MAIL: <u>Raul.Sotelo@Actus-NV.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-33-401-011  
 PROPERTY ADDRESS and/or CROSS STREETS: Northeast of W Sunset Rd & S Durango Dr  
 PROJECT DESCRIPTION: Sunset Hotel & Retail, two restaurants

(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.

Robert Phillips - Co-Trustee      ROBERT PHILLIPS  
Lynn Phillips - Co-truster      Lynn Phillips  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON October 18, 2019 (DATE)  
 By Robert Phillips and Lynn Phillips  
 NOTARY PUBLIC: Shatoya Mitchell



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



October 28, 2019



3283 E. Warm Springs Rd. Suite 300  
Las Vegas, NV 89120  
(702) 586-9296

Mr. Rob Kaminski  
Principal Planner  
Clark County Government Center  
500 South Grand Central Parkway  
Box 551744  
Las Vegas, NV 89155-1744

2019-0853

**Re.: Sunset Hotel & Retail  
Justification for Letter for Design Review, Waiver of Development Standards and Conforming  
Zone Boundary Amendment  
APN 163-33-401-011**

Dear Mr. Kaminski,

On behalf of our client, Sun West Custom Homes, we are requesting review and approval of a Design Review, Waiver of Development Standards and Conforming Zone Boundary Amendment for subject property.

**Project Description**

The project consists entirely of 4.02 acres (gross) on APN 163-33-401-011, and is generally located near the northeast corner of the intersection of South Durango Drive and West Sunset Road. The subject site is bounded to the west and south by developed land zoned C-2 (General Commercial) with land use CG (Commercial General) and to the north and east by undeveloped land zoned M-D (Designed Manufacturing) with land use BDRP (Business Design and Research Park). The subject site is currently zoned R-E (Rural Residential Estates) with a planned land use of CG.

The proposed development will consist of a 120-room hotel, a 4,200 square foot retail commercial building, two (2) restaurant buildings (1,842 and 1,850 square feet) and parking lot with 177 total spaces. The project will be served by one point of access to West Sunset Road.

**Conforming Zone Boundary Amendment**

The proposed zoning and land use adhere to the planned land use plan for this parcel. The proposed use will be compatible with the surrounding land uses and zoning. Growth and development factors in the community indicate the need for additional options for dining and accommodation. Street facilities providing access to the property are adequate in size to meet the requirements of the proposed zoning.





### **Waiver of Development Standards**

The applicant is requesting a waiver of development standards for overall building height. We are requesting to allow a maximum height of sixty-five feet four inches (65'-4"), where fifty feet (50') is allowed. The design, arrangement and location of the buildings are sufficiently consistent in design, scale, height, color, character, and sitting with other buildings in the area so as to avoid abrupt or severe differences or incompatibilities. The buildings will meet the setback requirements of Title 30.56-4. In addition, please note that other buildings in the area have been approved for a similar height waiver; refer to ZC-1673-02 for office building(s) and UC-0612-14 for IKEA furniture store. The proposed finish floor will be set 1.3 feet lower than the curb along Sunset Rd.

### **Conclusion**

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Raul Sotelo  
Assistant Project Manager

