



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 14, 2020

6:30pm

AGENDA

Note:

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

Board/Council 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

County Liaison(s): Mike Shannon 702-455-8338 mds@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and 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 (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for June 30, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for July 14, 2020 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 and Zoning

1. **UC-20-0252-M 4 SUNSET LLC:**
USE PERMIT to allow sporting goods – firearms sales in conjunction with an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District. Generally located on the north side of Sunset Road, approximately 300 feet east of Santa Margarita Street within Spring Valley. MN/sd/jd (For possible action) **08/04/20 PC**
2. **WC-20-400056 (WS-19-0039) -PSI ARBY, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring evergreens 10 feet to 15 feet tall, possible Japanese Plum trees, to be planted in conjunction with an office warehouse complex on 5.0 acres in an M-D (Design Manufacturing) zone in the CMA Design Overlay District. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/bb/jd (For possible action) **08/04/20 PC**
3. **ET-20-400057 (UC-18-0235)-WASHCO R&D, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, approximately 427 feet north of Russell Road within Spring Valley. JJ/jgh/jd (For possible action) **08/05/20 BCC**
4. **WS-20-0235-GK ACQUISITIONS, LLC ETAL & MICONE MICHAEL A. TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to increase sign height.
DESIGN REVIEW for signs in conjunction with an office building and parking garage on 7.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Ron Horn Way and Narrative Way within Spring Valley. MN/nr/jd (For possible action) **08/05/20 BCC**

5. **ZC-20-0257-MANDALAY RESORT GROUP:**
ZONE CHANGE to reclassify 9.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for proposed warehouse/office complex in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley (description on file). MN/rk/ja (For possible action) **08/05/20 BCC**

6. **VS-20-0258-MANDALAY RESORT GROUP:**
VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action) **08/05/20 BCC**

VII. General Business

1. None

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 28, 2020.

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>



Spring Valley Town Advisory Board

June 30, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair PRESENT
Angie Heath Younce PRESENT Catherine Godges PRESENT
Rodney Bell PRESENT

Secretary: Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov EXCUSED
Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov
Brandon Monson brandon.monson@clarkcountynv.gov

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

Darby Johnson called the meeting to order at 6:30 pm

II. Public Comment

- None

III. Approval of **June 9, 2020** Minutes

Motion by: **Darby Johnson**
Action: **APPROVE** as published.
Motion **PASSED** (4-0)
Angie Heath Younce Abstained

IV. Approval of Agenda for **June 30, 2020**

Motion by: **Darby Johnson**
Action: **Approved as amended**
Vote: **5/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - None

VI Planning & Zoning

1. **UC-20-0231-CHOUL, LLC:**
USE PERMITS for the following: **1)** hookah lounge; **2)** supper club; and **3)** reduce the separation from a residential use on a portion of 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/al/jd (For possible action) **07/21/20 PC**

Motion by: **Angie Heath Younce**

Action: **Approve** with the following conditions

- Hours of operation limited to Sunday-Thursday 4pm-midnight, Friday and Saturday 4pm – 2am
- Signage to be placed in rear area indicating No Customer Parking
- Provide a phone number for HOA and residents to call for complaints
- 12 month review
- Tenant to work with landlord to improve lighting in rear area

Vote: **3/2 Yvette Williams NAY; Catherine Godges (NAY)**

2. **UC-20-0233-BLACKJACK LAND, LLC:**
USE PERMITS for the following: **1)** a major training facility; and **2)** college or university in conjunction with an approved commercial building on 4.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the west side of Gagnier Boulevard (alignment) within Spring Valley. MN/al/jd (For possible action) **07/21/20 PC**

Motion by: **Yvette Williams**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

VII General Business

1. Yvette Williams was appointed as the member as the Spring Valley Town Advisory Board representative to be involved in the update of the county's Comprehensive Master Plan Committee and Title 30 development code. She would like the actions suggested in the meetings to be discussed in a later Town Advisory Board meeting.

VIII Public Comment

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

- None.

IX. Next Meeting Date

The next regular meeting will be **July 14, 2020** at 6:30pm

X Adjournment

Motion by Darby Johnson

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 7:12 p.m.

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/>

DRAFT

08/04/20 PC AGENDA SHEET

SPORTING GOODS-FIREARMS
(TITLE 30)

SUNSET RD/MARGARITA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0252-M 4 SUNSET LLC:

USE PERMIT to allow sporting goods – firearms sales in conjunction with an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District.

Generally located on the north side of Sunset Road, approximately 300 feet east of Santa Margarita Street within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-35-413-001 ptn

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6738 W. Sunset Road
- Site Acreage: 9.4 (portion)
- Project Type: Sporting goods - firearms
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 2,414 (lease space)/145,937 (complex)
- Parking Required/Provided: 303/377

Site Plans

The plans depict a 145,937 square foot office/warehouse facility consisting of 6 buildings ranging from 19,065 square feet to 28,200 square feet. Two buildings are located on the site parallel to Sunset Road, while the other 4 buildings are located within the central portion of the site. Access to the site is from Sunset Road via 3 driveways. The applicant will utilize a retail space in a portion of Building Group A, on the west side of the site.

Landscaping

No changes are required or proposed as part of this application. A 20 foot wide landscape area with a detached sidewalk is located along Sunset Road. Interior parking lot landscaping is distributed throughout the site, and a total of 377 spaces are provided on-site.

Elevations

The plans depict buildings with varied rooflines with flat roofs and parapet walls between 18 feet and 27 feet high. The facades include concrete tilt up panels, storefront windows and doors, roll-up doors, steel awnings, cornices, and banding treatments.

Floor Plans

The plans depict a 2,414 square foot space with 1,189 square feet dedicated to retail and showroom space with 1,225 square feet of storage space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the request is for a sporting goods – firearms business named High Roller Guns LLC, being a retail and wholesaler of firearms, ammunition, and accessories. The business is open to the public, but is specifically intended for law enforcement officers.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0300	Office as a principal use	Approved by PC	June 2019
VS-0761-16	Vacated and abandoned government patent easements	Approved by PC	December 2016
TM-500157-16	Commercial subdivision	Approved by PC	December 2016
VS-0496-16	Vacated and abandoned a portion of right-of-way being Redwood Street and a portion of Sunset Road	Approved by BCC	August 2016
ZC-0398-16	Reclassified 7.5 acres from R-E to M-D zoning for an office/warehouse, site lighting, and increased finished grade	Approved by BCC	August 2016
WC-0299-09 (ZC-0872-03)	Waived conditions of ZC-0872-03 requiring development of right-of-way	Approved by BCC	December 2009
VS-0997-07	Vacated and abandoned government patent easements	Approved by PC	October 2007
ZC-0872-03	Reclassified from R-E to M-D zoning	Approved BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Industrial	M-1	Storage facilities
East	Business and Design/Research Park	M-D	Manufacturing
West	Commercial General	M-D	Storage facilities

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 request will not adversely impact the surrounding area. The establishment of these uses at this site will help diversify the businesses and economic base within the immediate area. The request complies with Land Use Goal 1 of the Comprehensive Master Plan which encourages and promotes economic viability and employment opportunities with development that is compatible with adjacent land uses. Staff does not anticipate any adverse impacts to the immediate area with issues such as parking, noise, odors, or traffic; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIGH ROLLER GUNS LLC

CONTACT: JASON VOSSMER, 7115 BERMUDA RD, LAS VEGAS, NV 89119

DRAFT

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08/04/20 PC AGENDA SHEET

LANDSCAPING
(TITLE 30)

ARBY AVE/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400056 (WS-19-0039) -PSI ARBY, LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring evergreens 10 feet to 15 feet tall, possible Japanese Plum trees, to be planted in conjunction with an office warehouse complex on 5.0 acres in an M-D (Design Manufacturing) zone in the CMA Design Overlay District.

Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

176-03-812-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 27 (Building 1)/30 (Building 2)
- Square Feet: 48,201 (Building 1)/24,200 (Building 2)
- Parking Required/Provided: 109/170

Site Plans

The previously approved plans depict an office/warehouse facility consisting of 2 buildings which are located on the central portion of the site. Access to the site is provided by 3 driveways, 1 from Arby Avenue and 2 from Belcastro Street. Parking for the facility is located on the north, south, and west sides of the building. Building 1 was approved with an 8.5 foot street setback along Belcastro Street.

Landscaping

The landscape areas will consist of trees, shrubs, and groundcover in conformance with Title 30. The plan depicts minimum 15 foot wide landscape areas along Arby Avenue and Belcastro Street north of the first driveway, with 5 foot wide attached sidewalks. South of the first driveway the landscape area will be reduced to an average of 6 feet. The plan depicts 5 foot wide landscape areas adjacent to the west and south property lines. Landscape fingers are provided within the parking areas and additional landscape areas are adjacent to the buildings. The applicant is proposing to change a condition of approval to reduce evergreens to 7 feet tall from 10 feet to 15 feet tall. Japanese Plum trees will be planted along the east side of building 1 and other areas as identified on the plan.

Elevations

Both buildings are 1 story with flat roofs behind parapet walls and are constructed of concrete tilt-up panels that are painted in earth tone colors. The smaller building has a height of 30 feet and the larger building is 37 feet in height. Pop-outs, accents, and variations in the height of the parapet walls break-up the vertical and horizontal surfaces of the buildings. Loading docks and overhead doors are located on the sides of the buildings that face each other within the interior of the site.

Floor Plans

The facility has a total area of 72,193 square feet with Building 1 having an area of 48,201 square feet and Building 2 an area of 23,992 square feet. The buildings will be constructed as shells and will be completed with interior remodel permits so the spaces will meet the needs of the future tenants.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0039:

Current Planning

- Palm trees 25 feet to 30 feet tall to be planted;
- Evergreen 10 feet to 15 feet tall, possible Japanese Plum trees, to be planted;
- No Italian Cypress trees;
- 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

- Compliance with drainage study PW18-20135 or have a new drainage study approved;
- Full off-site improvements;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Belcastro Street and the associated spandrel.

- Applicant is advised that plans must comply with the Uniform Standard Drawings.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant has been unable to find evergreen trees at a minimum height of 10 feet that work with the previously approved and soon to be installed landscape buffers. They are requesting that the condition be modified to allow Evergreens 7 feet tall, possibly Japanese Plum trees, to be planted. The applicant has found a source of trees that will allow the modified condition to be met. The trees are fast growing and will reach the required height.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0090	Vacation of easements	Approved by PC	March 2019
WS-19-0039	Office/warehouse complex	Approved by PC	March 2019
ZC-18-0867	Reclassified 5 acres from R-E to M-D zoning, waived standards for alternative commercial driveway geometrics, and a design review for office/warehouse complex and finished grade	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped
South	Office Professional	R-E	Undeveloped
East	Public Facilities	P-F	Las Vegas Valley Water District Water reservoir & pumping station
West	Business and Design/Research Park	C-2	Professional & Business Services

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The request to install evergreens that are between 30 percent and 53 percent shorter than the previously approved size is a not a significant decrease when considering the speed at which the trees can grow. Staff recommends approval with the applicant to plant 12 (7 foot tall) Japanese Plum trees on the east side of building 1. Planting 12 trees will meet the intent of Title 30 landscape buffering and be harmonious with the surrounding area. The proposed trees will not

adversely impact the use of the surrounding area when considering they are adjacent to a local road.

Staff Recommendation
Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Evergreen trees 7 feet tall, possible Japanese variety, planted according to the landscape plan.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: PARTING SEAS INVESTMENTS LLC
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

08/05/20 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

DURANGO DR/RUSSELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400057 (UC-18-0235)-WASHCO R&D, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: **1)** reduce the setback to a residential use; and **2)** allow a service bay door to face a street.

WAIVER OF DEVELOPMENT STANDARDS for modified street standards.

DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Durango Drive, approximately 427 feet north of Russell Road within Spring Valley. JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
163-29-813-004 ptn

USE PERMITS:

1. Reduce the setback to a residential use to 85 feet 5 inches where 200 feet is the standard per Table 30.44-1 (a 57.3% reduction).
2. Allow a service bay door to face a street where not permitted unless screened with landscaping or a building per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway on Durango Drive to 8 feet 5 inches where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 66.4% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.3 (portion)/2.5 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): Up to 28 (vehicle wash)/18 feet, 2 inches (point of sale canopy)
- Square Feet: 6,000
- Parking Required/Provided: 8/8 (14 vacuum spaces)

Site Plan

The plan depicts a proposed self-service automated vehicle wash on the northern portion of the subject site. The southern portion of the parcel is reserved for future development. The vehicle wash is set back 69 feet 10 inches from Durango Drive, 67 feet 4 inches from the north property line, and 64 feet 11 inches from the west property line. Access to the site is from an existing commercial driveway on Durango Drive. There are 3 queuing lanes for access to the automated pay kiosks on the north side of the wash tunnel with 1 lane within the tunnel. Parking is provided on the south side of the building with 14 vehicle vacuum spaces provided along the south portion of the site. There are 2 future cross access driveways shown on the southeast and southwest corners of the site.

Landscaping & Lighting

The plans depict a 22 foot and 41 foot wide landscape area along Durango Drive, a 15 foot to 18 foot wide intense landscape buffer along the north property line, a 10 foot wide landscape area along the west property line, and a 10 foot wide landscape area south of the vehicle vacuum spaces. Parking lot landscape fingers are provided at edges of vehicle vacuum spaces and at edges and middle of required parking. Landscape materials include 24 inch box trees such as Acacia, African Sumac, and Mondell Pines with shrubbery and groundcover. Site lighting is distributed throughout the site.

Elevations

The plans depict a proposed vehicle wash building with an overall height of 28 feet. The building has decorative facades on all elevations with a split-faced masonry, brick veneer, painted steel accents, polycarbonate roofing, roll-up door over tunnel exit, wall mounted lighting fixtures, and store front framing and glass. The point-of-sale (entrance) canopy is 18 feet 2 inches with painted steel.

Floor Plans

The plans show a proposed 6,000 square foot self-service automated vehicle wash building with a wash tunnel, equipment room, office, and restroom areas.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0235:

Current Planning

- Hours to be from 7:00 a.m. to 8:00 p.m.;
- 2 additional trees to be planted on the north side of the driveway entrance along Durango Drive;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant has agreed to have muted color tones for the building; 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.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail sewerlocation@cleanwaterteam.com and reference POC Tracking #0165-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that they recently purchased the property and are in the process of redesigning the project. Therefore, they are requesting a 2 year extension of time to finalize the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0235	Vehicle wash	Approved by BCC	May 2018
VS-18-0150	Vacated and abandoned a drainage easement on the property	Approved by PC	April 2018
WS-0983-17	Waivers to reduce landscaping, eliminate pedestrian walkway, allowed horizontal roofline, and modified street improvement standards with a design review for a proposed convenience store with gasoline station	Approved by BCC	December 2017
VS-0585-15	Vacated and abandoned 5 foot wide section of Durango Drive	Approved by PC	October 2015
TM-0012-15	Commercial subdivision	Approved by PC	March 2015
DR-1161-08	Commercial buildings on the northwestern portion of this project site - expired	Approved by BCC	February 2009
VS-0373-07	Vacated and abandoned a 5 foot wide portion of right-of-way being on the west side of Durango Drive adjacent to the project site - expired	Approved by PC	May 2007
TM-0287-07	1 lot commercial subdivision - expired	Approved by PC	November 2007
DR-1074-07	Smog check facility in conjunction with a convenience store and retail development - expired	Approved by BCC	November 2007
DR-1091-06	Convenience store with gasoline pumps and a car wash - expired	Approved by BCC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0784-05	Reclassified from an R-E to C-2 zoning for future development	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Office building
South & West	Commercial General	C-2	Undeveloped
East	Public Facilities	P-F	Flamingo Wash Detention Basin

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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has not applied for any permits and has not submitted any of the required studies. However, the new owner indicates they are redesigning the project to lessen the impact on the surrounding area; therefore, staff can support the request.

Public Works - Development Review

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

Staff Recommendation
Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until May 16, 2022 to commence.

- 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.
- Applicant is advised that changes to the plans may require new land use applications.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAVID DANESHFOROOZ

CONTACT: WOOD RODGERS, 2190 E. PEBBLE ROAD, SUITE 200, LAS VEGAS, NV 89123

DRAFT

08/05/20 BCC AGENDA SHEET

INCREASED SIGN HEIGHT
(TITLE 30)

BADURA AVE/NARRATIVE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0235-GK ACQUISITIONS, LLC ETAL & MICONE MICHAEL A. TRUST:

WAIVER OF DEVELOPMENT STANDARDS to increase sign height.

DESIGN REVIEW for signs in conjunction with an office building and parking garage on 7.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Ron Horn Way and Narrative Way within Spring Valley. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-04-201-013; 176-04-201-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a freestanding sign to 35 feet where 28 feet is allowed in the CMA Design Overlay District, per Section 30.48.680 (a 25% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6795 Narrative Way
- Site Acreage: 7.3
- Project Type: Increased sign height
- Sign Height (feet): 35
- Square Feet: 1,617

Site Plans

The plans depict an approved 90,400 square foot 4 story office building located on the northern portion of the site. A freestanding sign is proposed on the north side of the property oriented to be visible from Roy Horn Way. South of the office building, is a 3 level parking garage. The parking garage will have 290 parking spaces and the remaining 74 parking spaces are located on the northern portion of the site and between the office and garage building. The site has access to Roy Horn Way and Narrative Way.

Landscaping

Landscaping was approved with ZC-18-0681, and is not a part of this request.

Elevations & Signage

The plans show a double faced freestanding sign 35 foot high and 14 feet 1 inch wide. The freestanding sign will have the name of the office complex "Narrative" perpendicular with Roy Horn Way. There will be 5 additional signs for future tenant spaces on both sides of the freestanding sign. The future tenant signs will project south from the sign towards the building. The colors of the sign will be black, red and a greyish white. All signage will be internally illuminated.

The plans depict an approved 4 story contemporary style building up to 75 feet high. Signage for tenants is proposed on all sides of the building. The north side consists of six, 120 square foot signs and the south side consists of twelve, 45 square foot signs. The east and west sides consist of four, 45 square foot signs and one, 160 square foot sign per side. Future tenant wall signs will be either reverse pan channel or dual-illuminated pan channel letters internally illuminated signs and comply with Title 30 requirements.

Applicant's Justification

The applicant indicates that the increased height of the free standing sign is due to a wall along the CC 215 which would block the view of a 28 foot high free standing sign.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-19-0538	Change the name of Tomsik Street to Narrative Way	Approved by PC	September 2019
ADR-19-90045	Digital sign conversion (west side)	Approved by ZA	August 2019
VS-19-0253	Vacated and abandoned patent easements and right-of-way (Pamalyn Avenue)	Approved by BCC	May 2019
WS-19-0254	Off-site improvements	Approved by BCC	May 2019
ZC-18-0681	Reclassified 7.3 acres from R-E & C-2 to M-D zoning for an office building with parking garage	Approved by BCC	October 2018
ADR-0048-15	Digital sign conversion (east side)	Approved by ZA	February 2015
ZC-1083-02	Reclassified 2.3 acres from R-E to C-2 zoning for an off-premises sign	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Right-of-way	C-2	CC 215
South	Business and Design/Research Park	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	M-D	Office complex
West	Business and Design/Research Park	R-E & C-2	Undeveloped

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.

Staff finds that the waiver of development standards is consistent with other approvals for 50 foot to 100 foot high signs in the area. As a result, the proposed signage is consistent with Urban Specific Policy 20 in the Comprehensive Master Plan, which in part encourages signage to be compatible with the building style on-site and also with the surrounding development. The channel letters and illumination are appropriate with the office complex. The surrounding area is developing with a mixture of commercial, professional office complexes, and warehouses on both sides of the CC 215. Proper placement and thoughtful site design in regard to signage is important to the success of any business. The overall design of the site approved in 2018 took into account that signage would be proposed in the future. The on-site placement of the signs takes into account visibility from the CC 215 which is why a waiver is requested. The design minimizes any potential impacts to the surrounding area; therefore, staff can support the requested waiver of development standards and the design review.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAPOUR PARTNERS

**CONTACT: JESSE WETHERILL, ADS, 5470 WYNN ROAD, SUITE 600, LAS VEGAS, NV
89118**

DRAFT

08/05/20 BCC AGENDA SHEET

WAREHOUSE/OFFICE COMPLEX
(TITLE 30)

OQUENDO RD/EDMOND ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0257-MANDALAY RESORT GROUP:

ZONE CHANGE to reclassify 9.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for proposed warehouse/office complex in the CMA Design Overlay District.

Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley (description on file). MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:
163-36-501-033

WAIVER OF DEVELOPMENT STANDARDS:

- a. Reduce throat depth for a driveway on Oquendo Road to 11 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 89% reduction).
- b. Reduce throat depth for a driveway on Edmond Street to 22 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 78% reduction).

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 9.5
- Project Type: Warehouse/office complex
- Number of Stories: 1
- Building Height: 40 feet (Building A)/42 feet (Building B)
- Square Feet: 70,000 (Building A)/89,300 (Building B)
- Parking Required/Provided: 240/246

Site Plans

The applicant is requesting a conforming zone change from R-E to M-D zoning for a warehouse/office complex. The plans depict a proposed warehouse complex with incidental office uses consisting of 2 buildings. Building A consists of 70,000 square feet and Building B consists of 89,300 square feet. Both are oriented in an east/west direction with the overhead roll-up doors and loading docks facing 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. Parking for the facility is located on all 4 sides of the parcel. The building is set back 60 feet from Oquendo Road, 90 feet from Edmond Street, 60 feet from the north property line, and 60 feet from the east property line. Access to the project site will be provided by 2 commercial driveways proposed along Oquendo Road and Edmond Street. Cross access will be provided to the adjacent parcel to the east. The warehouse complex requires 240 parking spaces where 246 parking spaces are provided. This request also includes a waiver of development standards to reduce driveway throat depth along Oquendo Road and Edmond Street.

Landscaping

Street landscaping consists of a 10 foot wide landscape area behind an attached sidewalk along Oquendo Road and a 20 foot landscape area behind an attached sidewalk along Edmond Street. Five to 7 foot wide landscape planters are located along the north and east perimeters of the site. Interior to the site, landscaping is distributed throughout the parking lot and around the front and side portions of the building footprint.

Elevations

The plans for Building A depict a maximum height of 40 feet to the top of the parapet wall. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the north side of the building and screened from public view by the building itself. The materials will consist of concrete tilt-up paneling with horizontal banding, vertical pop-outs, metal canopies, and will be painted with neutral earth tone colors. Portions of the south, east, and west elevations include aluminum storefront doors and window systems.

The plans for Building B depict a maximum height of 42 feet to the top of the parapet wall. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the south side of the building and screened from public view by Building A. The materials will consist of concrete tilt-up paneling with horizontal banding, vertical pop-outs, metal canopies, and will be painted with neutral earth tone colors. Portions of the north and west elevations include aluminum storefront doors and window systems.

Floor Plans

The plans for Building A depict a proposed 70,000 square foot warehouse building with incidental office uses, and the plans for Buildings B depict a proposed 89,300 square foot warehouse building with incidental office uses.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this site has been designed to be compatible with the surrounding area as well as most of the objectives of Title 30, the CMA Design Overlay, and the Comprehensive Master Plan. Furthermore, the intended use for the project does not generally produce high traffic volumes. The adjacent public streets are 60 feet wide and do not have significant traffic volume, thus allowing for minimal conflict with this development and existing uses in the area. The applicant believes these factors minimize the necessity of additional throat depth as required by Uniform Standard Drawing 222.1.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0202-03	Vacated and abandoned patent easements on the property	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	M-D	Office/warehouse development
East	Business and Design/Research Park	C-2 & M-D	Undeveloped & office/warehouse building
West	Office Professional	R-E & C-P	Undeveloped

Related Applications

Application Number	Request
VS-20-0258	A request to vacate a portion of right-of-way being Hauck Street 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 is a conforming zone boundary amendment to the Spring Valley Land Use Plan. The project complies with Urban Land Use Policy 99 of the Comprehensive Master Plan which promotes ensuring that Business and Design/Research Park developments are complementary with abutting uses through site planning and building design. Furthermore, most of the area is planned for light industrial uses and a number of surrounding properties are zoned M-D and developed with similar uses which makes this site harmonious with the existing development in the area. Therefore, staff can support the zone change request.

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 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. Staff finds that the design of the proposed warehouse buildings comply with the intent and requirements of the CMA Design Overlay District. Staff finds that the buildings comply with Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. However, future cross access should be provided to the undeveloped property to the north which has the same planned use as this property. Therefore, staff recommends a condition for the applicant to provide cross access.

Public Works - Development Review Waiver of Development Standards #1a

Staff has no objection to the reduced throat depth for the Ogundo Road driveway since a sufficient distance is provided on the east side of the driveway, which will help with on-site circulation.

Waiver of Development Standards #1b

The applicant worked with staff to redesign the Edmond Street driveway to provide addition distance between the main entrance and the parking spaces to the north and south of the driveway. Since the Edmond Street driveway will likely be used as the main truck entrance, the additional space on the site will allow cars to safely exit the main drive aisle so trucks to not stack into the right-of-way. Therefore, staff has no objection to this 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.

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 future cross access to the undeveloped property to the north;
- 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 waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant to install 32 foot wide access road paving from the existing paving on Quail Avenue east to Edmond Street.

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 is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0114-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BRASS CAP DEVELOPMENT
CONTACT: JASON KUCKLER, BRASS CAP DEVELOPMENT, 7115 BERMUDA ROAD,
LAS VEGAS, NV 89119

DRAFT

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08/05/20 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

OQUENDO RD/EDMOND ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0258-MANDALAY RESORT GROUP:

VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:
163-36-501-033

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an approximate 60 foot wide, 300 foot long, portion of Hauck Street, including the cul-de-sac. The applicant has an agreement with the adjacent property owner to the east to vacate the right-of-way between their properties and construct a private drive as shown on plans. According to the applicant the vacation will allow for better site coverage, private maintenance and management. Lastly, the site is designed with fire access and fire lanes to Code requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0202-03	Vacated and abandoned patent easements on the property	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	M-D	Office/warehouse development
East	Business and Design/Research Park	C-2 & M-D	Undeveloped & office/warehouse building
West	Office Professional	R-E & C-P	Undeveloped

Related Applications

Application Number	Request
ZC-20-0257	A zone change to reclassify this site to M-D zoning for a warehouse/office complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is 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

- 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: BRASS CAP DEVELOPMENT

CONTACT: BRASS CAP DEVELOPMENT, JASON KUCKLER, 7115 BERMUDA WAY,
LAS VEGAS, NV 89118

DRAFT

