



- III. Approval of Minutes for January 31, 2023. (For possible action)
- IV. Approval of the Agenda for February 14, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **ET-23-400002 (ZC-19-0777)-USA:**  
**WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** to reduce departure distance on Tee Pee Lane.  
**DESIGN REVIEW** for a park on 10.0 acres in a P-F (Public Facility) zone. Generally located on the southwest corner of Patrick Lane and Tee Pee Lane within Spring Valley (description on file). JJ/jm/syp (For possible action) 03/08/23 BCC
  - 2. **ET-23-400004 (NZC-18-0813)-MKAT CAPITAL GROUP, LLC:**  
**HOLDOVER ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District.  
**USE PERMIT** for a proposed major training facility.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.  
**DESIGN REVIEW** for a major training facility and office complex. Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/dd/syp (For possible action) 03/08/23 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: February 28, 2023.
- X. Adjournment.

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

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

<https://notice.nv.gov>

PARK  
(TITLE 30)

PATRICK LANE/TEE PEE LANE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-23-400002 (ZC-19-0777)-USA:

**WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** to reduce departure distance on Tee Pee Lane.  
**DESIGN REVIEW** for a park on 10.0 acres in a P-F (Public Facility) zone.

Generally located on the southwest corner of Patrick Lane and Tee Pee Lane within Spring Valley (description on file). JJ/jm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-31-701-007

**WAIVER OF DEVELOPMENT STANDARDS:**  
Reduce departure distance to 127 feet on Tee Pee Lane where 190 feet is the minimum distance required per Uniform Standard Drawing 222.1 (a 33% reduction).

**LAND USE PLAN:**  
SPRING VALLEY - OPEN LANDS

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

- Site Address: N/A
- Site Acreage: 10
- Project Type: Park
- Parking Provided: 53

**Site Plan**

The approved site plan depicts a proposed park, which will include a play area with shade sail structures, a water play area, restrooms, tennis courts, 4 dog run areas, a perimeter trail, and a parking area with a trash enclosure. Access to the site is provided by a driveway from Patrick Lane and a driveway from Tee Pee Lane. An active wash traverses the site from the northwest corner to the southeast corner. The wash will remain on the site, and 3 pedestrian bridges will provide access across the wash. The parking area, play area, and restroom are located on the northeast portion of the site. The tennis courts and dog runs are located on the opposite side of the wash on the southwest portion of the site.

### Landscaping

A single row of trees spaced 20 feet on center are depicted along Patrick Lane with an attached sidewalk, and along Tee Pee Lane with a detached meandering sidewalk. Extensive landscaping is also depicted within parking lot planters, around the play areas, along the wash, around the tennis courts, and along the south and west property lines, which are adjacent to existing single family residences.

### Elevations

A summary of the approved buildings and vertical elements on the site are provided below.

The restroom will be a standard restroom building, which is utilized in other Clark County park facilities. The building is 12 feet tall to the center peak of the pitched roof, and the exterior walls include vertical panels with stone veneer along the base. An 8 foot 2 inch tall concrete block utility enclosure and a 6 foot 2 inch trash enclosure will be located in the northeast portion of the parking lot, near the intersection of Patrick Lane and Tee Pee Lane.

Metal shade shelters above the picnic tables will include a pitched standing seam metal roof with a maximum height of 12 feet. Clearance under the roof will be a minimum of 7 feet 6 inches. In addition, fabric shade structures will be included over the play area.

Walls will include a decorative gabion entry wall and pilaster, located near the vehicular entrance on Tee Pee Lane, which is approximately 10 feet high and slopes down to 4 feet high. A metal sculpture panel will be located on the taller end of the gabion wall. Ten foot tall chain-link fences with screen mesh will be located around the tennis courts, 6 foot high chain-link fences will be provided around the dog runs, a 3 foot 10 inch post and cable fence will be located along the wash for safety, and 3 foot 6 inch high tube steel fencing will be provided around the play area.

Other structures include a 35 foot high flag pole, which is located on the east side of the park in front of the play area. Lighting will include 25 foot tall pole lights around the tennis courts, 20 foot tall pole lights in the parking lot, and 15 foot tall pole lights along the trail and in the dog run areas. The 15 foot tall lights along the trail are the closest to the adjacent residential development, and these lights are shielded and directed downward. The 25 foot tall pole lights around the tennis courts are approximately 165 feet from the closest residential properties.

### Floor Plans

The restroom is 790 square feet and includes male and female restrooms, and a separate storage/utility room. The utility enclosure is 392 square feet and includes separate areas for an electrical yard and an irrigation yard.

### Signage

A 27 square foot freestanding sign identifying the park name will be located near the intersection of Patrick Lane and Tee Pee Lane. The sign is 4 feet tall (3 foot sign and 1 foot base) and 9 feet wide and constructed of precast concrete. Other signage will include interpretive signage, a dedication boulder plaque, and informational signage such as park rules and rules for the dog park.

### Previous Conditions of Approval

Listed below are the approved conditions for ADET-21-900737 (ZC-19-0777):

#### **Current Planning**

- Until November 20, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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.

Listed below are the approved conditions for ZC-19-0777:

#### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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.

#### **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 #0585-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### **Applicant's Justification**

Clark County has been waiting for, and working with, the Bureau of Land Management (BLM) for a number of years to secure a land lease for the proposed project site. The land lease was delayed by the BLM for one and a half years; therefore, the remainder of the project was delayed as a result. The land lease was completed on January 24, 2022 and the County and Stantec have been working with Public Works for street and stormwater improvements. The project was planned for construction to commence in 2023.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-21-900737 (ZC-19-0777)	Extension of time for a county park	Approved by ZA	December 2021
ZC-19-0777	Reclassified from an R-E to a P-F zoning for a park	Approved by BCC	November 2019

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**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.

Due to a one and a half year delay in securing the land lease from the BLM, the park project has been delayed. Having finally secured the land lease the project is now moving forward; therefore, staff can support an extension of time for this.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until November 20, 2024 to complete.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CLARK COUNTY, DEPT OF REAL PROPERTY MANAGEMENT  
**CONTACT:** CARY BAIRD, STANTEC CONSULTING SERVICES, 3010 W.  
CHARLESTON BLVD., SUITE 100, LAS VEGAS, NV 89102







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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 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>	APP. NUMBER: <u>ET-23-400002</u> DATE FILED: <u>1/3/23</u> PLANNER ASSIGNED: <u>SM</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>2/14/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/8/23</u> FEE: _____
	<b>PROPERTY OWNER</b>	NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): \_\_\_\_\_

PROPERTY ADDRESS and/or CROSS STREETS: \_\_\_\_\_

PROJECT DESCRIPTION: \_\_\_\_\_

(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)\* \_\_\_\_\_

Property Owner (Print) \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

*\* see attached*

SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_ (DATE)

By \_\_\_\_\_

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.



# ADMINISTRATIVE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> MINOR DEVIATION (AV)</p> <p><input type="checkbox"/> STREET NAMING (SN)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ADET)  <u>ZC-19-0777</u>          (Original Application #)</p> <p><input type="checkbox"/> ZONING COMPLIANCE (AC)</p> <p><input type="checkbox"/> AGRICULTURE</p> <p><input type="checkbox"/> AQUACULTURE</p> <p><input type="checkbox"/> COMMUNITY GARDEN</p> <p><input type="checkbox"/> GARDENING/ GREENHOUSE</p> <p><input type="checkbox"/> LIVESTOCK</p> <p style="padding-left: 20px;"><input type="checkbox"/> SMALL</p> <p style="padding-left: 20px;"><input type="checkbox"/> MEDIUM</p> <p style="padding-left: 20px;"><input type="checkbox"/> LARGE</p> <p><input type="checkbox"/> AUTOMOBILE REPAIR</p> <p><input type="checkbox"/> COMMUNITY RESIDENCE</p> <p style="padding-left: 20px;"><input type="checkbox"/> FAMILY</p> <p style="padding-left: 20px;"><input type="checkbox"/> TRANSITIONAL</p> <p><input type="checkbox"/> HOME OCCUPATION</p> <p style="padding-left: 20px;"><input type="checkbox"/> CLIENTS/CUSTOMERS</p> <p style="padding-left: 20px;"><input type="checkbox"/> EMPLOYEES</p> <p><small>See Title 30 for specific requirements for each application type above</small></p>	<b>DEPARTMENT USE</b>	<p>APP. NUMBER: <u>ET-23-400002</u>      DATE FILED: <u>01/07/2023</u></p> <p>PLANNER ASSIGNED: <u>JM</u></p> <p>FEE: _____</p> <p>DECISION DUE DATE: _____</p>
<b>PROPERTY OWNER</b>	<p>NAME: <u>Clark County Nevada, BLM Lease</u></p> <p>ADDRESS: <u>500 S Grand Central Parkway</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89155</u></p> <p>TELEPHONE: <u>702-455-5817</u>      CELL: _____</p> <p>E-MAIL: <u>LisaK@clarkcountynv.gov</u></p>	
<b>APPLICANT</b>	<p>NAME: <u>Clark County Department of Real Property Management</u></p> <p>ADDRESS: <u>500 S Grand Central Parkway</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89155</u></p> <p>TELEPHONE: <u>705-455-8656</u>      CELL: <u>702-610-6854</u></p> <p>E-MAIL: <u>justin.sagers@clarkcountynv.gov</u>      REF CONTACT ID #: _____</p>	
<b>CORRESPONDENT</b>	<p>NAME: <u>Cary Baird, Stantec Consulting Services Inc</u></p> <p>ADDRESS: <u>3010 W Charleston Blvd Suite 100</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89102</u></p> <p>TELEPHONE: <u>702-304-7600</u>      CELL: <u>702-241-8533</u></p> <p>E-MAIL: <u>cary.baird@stantec.com</u>      REF CONTACT ID #: _____</p>	
<p>ASSESSOR'S PARCEL NUMBER(S): <u>163-31-701-007</u></p> <p>PROPERTY ADDRESS and/or CROSS STREETS: <u>SW Corner of S Tee Pee Lane and W Patrick Lane</u></p>		

Zoning Compliance Community Residence Applications only: (I, We) the undersigned swear and say that (I, We) will comply with:

NEVADA ADMINISTRATIVE CODE (refer to <http://www.leg.state.nv.us/nac/> for further information)

- SECTIONS 449.209 THROUGH 449.231 FOR FAMILY COMMUNITY RESIDENCES
- SECTIONS 449.154919 THROUGH 449.154933 FOR TRANSITIONAL COMMUNITY RESIDENCES

(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 is complete and accurate.

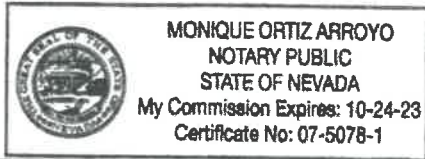
[Signature]      LISA KREMER  
 Property Owner/Applicant (Signature)      Property Owner/Applicant (Print)

STATE OF NEVADA  
 COUNTY OF: CLARK

SUBSCRIBED AND SWORN BEFORE ME ON: NOV. 28, 2022 (DATE)

By: LISA KREMER

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.



November 23, 2022

To: **Clark County Planning Department**  
Reference: **Tee Pee Lane and Patrick Lane Neighborhood Park - Justification Letter**

Please find our justification for the above referenced project:

**DESCRIPTION OF PROJECT:** A New County 10 acre neighborhood park situated within an existing residential community on all four sides: Improvements to include a new county standard prefabricated restroom, 2-5 and 5-12 year old play areas with lighted shade structures, a water play feature, lighted plazas with trees and benches, (4) lighted prefabricated picnic shelters with two tables each and barbecues, (3) lighted prefabricated picnic shelters with one table each and barbecue, (2) lighted tennis courts, open play turf area, lighted park monument sign, (4) lighted 1/2 acre lighted dog runs complete with benches and shade shelters: rotating two at a time for rehabilitation, a natural wash to remain and protect complete with post and cable barrier for safety and (2) overlook areas with interpretive signs, 2-3 Prefabricated steel bridges crossing wash, multiple lighted pathways with wellness tracking, lighted parking lot for 53 cars, fully ADA accessible park, landscaping and irrigation system complete with pump station and CMU enclosures for trash, pump station and electrical switchgear. Construction to commence in 2023.

As part of this park's construction, work will include design and construction of off-sites by Public Works. Improvements will include completion half street improvements on Patrick Lane and Tee Pee Lane to centerline, new curb and gutter, 5' attached sidewalk along Patrick, streetlights on Patrick south side, utility connections into park, New driveway on Patrick and Tee Pee Lane, a new nuisance pipe storm drain along Patrick Lane then turning onto Tee Pee Lane and tie into existing storm open channel, reconstruct existing storm pipe headwall to outside of Patrick Lane ROW and extend pipes. Tee Pee Lane's detached sidewalks will be part of Park-all linked together. New street improvements are within BLM Lease agreement. Nuisance pipe termination could fall inside boundary of APN 163-31-720-017 of existing concrete open drainage channel. Pipe design has yet to be determined if it will encroach or not.

**Administration Time Extension Request:** The County worked with BLM to secure a land lease for the proposed project site that delayed us almost 1.5 years. The County was at the mercy of BLM to complete their internal processes for said lease granting permission to construct the proposed improvements. BLM notified the County the lease process was completed January 24, 2022. We have been working with Public Works Dept. on their design of Patrick Lane and Tee Pee Lane half street and stormwater improvement offsites with this project. Their work was recently completed this month which as has held up completing the permitting process and open items with outside agencies. We plan to advertise the project in early December and commencement to start construction in 2023. Given this timeframe, we request and extension of time to complete these steps outlined above to satisfy planning department requirements.

**PROJECT LOCATION:** Bounded by Patrick Lane and Tee Pee Lane  
Las Vegas 89148 APN #: 163-31-701-007 (No assigned address yet)

Regards,  
**STANTEC CONSULTING SERVICES INC.**

Cary Baird, RLA, CLARB  
Principal





OFFICE BUILDING/TRAINING FACILITY  
(TITLE 30)

PATRICK LN/SANTA MARGARITA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-23-400004 (NZC-18-0813)-MKAT CAPITAL GROUP, LLC:

**HOLDOVER ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District.

**USE PERMIT** for a proposed major training facility.

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

**DESIGN REVIEW** for a major training facility and office complex.

Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:  
163-35-301-014

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce throat depth for a driveway to 11 feet, 5 inches on Santa Margarita Street where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 54.3% reduction).
- b. Reduce throat depth for a driveway to 15 feet on Santa Margarita Street where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Proposed major training facility with an office building
- Number of Stories: 2
- Building Height (feet): Up to 29 feet 6 inches
- Square Feet: 9,000 (office spaces)/23,500 (training facility)/35,623 (total building per revised plans)
- Parking Required/Provided: 83/83

### Scope of Project

The site was approved for a training facility for young people with special needs such as autism and down syndrome, to provide educational support and integrate children with special needs and young adults with disabilities through training, therapy, and education. The facility includes indoor and outdoor amenities to provide a therapeutic environment along with offices for doctors and therapists assisting the students at the facility and other patients. The facility will not be providing 24 hour accommodations and medical care of patients, as this is not a hospital.

### Site Plans

The approved plans depict a 32,500 square foot building with a training facility for young people with special needs, such as autism and down syndrome, centrally located on the site. The training facility includes several outdoor amenities including a covered pool (removed per revised plans), breezeway, tennis court, basketball court, playgrounds, walking trails, and landscaping located on the eastern side of the building. A 6 foot high decorative wall is located on the north, east, and south property lines. Parking spaces are located on the west and north sides of the building. The site has access to Santa Margarita Street via 2 driveways. The site will comply with the requirements of the CMA Design Overlay District including enhanced paving at the crosswalks and additional landscaping.

### Landscaping

The approved landscape plan shows a 10 foot wide landscape area located adjacent to an attached sidewalk along Santa Margarita Street. A minimum 9 foot wide landscape area is located along the north, east, and south property lines. Additionally, an intense landscape buffer per Figure 30.60-12 is required as a condition of approval along the south & east property lines. Interior parking lot trees are distributed throughout the site. The landscape materials include trees, shrubs, and groundcover.

### Elevations

The approved plans depict a 2 story building with a flat roof and parapet walls ranging in height from 15.2 feet to 29.6 feet. The facade includes sand finished stucco, cultured stone, canopies, and aluminum store front doors and windows. Both structures will be compatible with the principal building.

### Floor Plans

The approved plans show the first floor consisting of classroom/therapy rooms, exercise rooms, a therapy pool (removed per revised plans), multi-purpose room, administrative offices, and restrooms. The second floor consists of offices, classroom/therapy rooms, and restrooms.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0813:

#### Current Planning

- Resolution of Intent to complete in 3 years;
- Provide intense landscaping per Figure 30.64-12 along the south and east property lines as shown on 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Santa Margarita Street.

**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 #0441-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states that their project was severely delayed by the social and economic impacts of Covid-19. The applicant claims that they are now considering scaling down the project, which in turn would make it less impactful. Additionally, the applicant states that government policy changes regarding assistance and elimination of funds and public programs have caused changes to their business model. For these reasons, the applicant is requesting an extension of time.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-22-900001 (NZA-18-0813)	First extension of time to reclassify the site from R-E to C-P zoning, with a use permit for a major training facility with an office building and waiver for modified driveway design	Approved by ZA	February 2022
NZA-18-0813	Reclassify the site from R-E to C-P zoning and included a use permit for a major training facility with an office building and waiver for modified driveway design	Approved by BCC	January 2019
NZA-17-0594	Reclassified the site from R-E to C-P zoning with a use permit for a major training facility with an office building - expired	Held No Date	December 2017
NZA-0558-07	Reclassified the site from R-E to C-P zoning with a use permit for an assisted living facility - expired	Approved by BCC	July 2007

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Place of worship
South & East	Open Land	R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Mini-warehouse

### 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 states that they were severely hindered by the impacts of Covid-19 and the elimination of public funding and support programs, and as a result, the applicant plans to revise the project after the approval of this extension of time and continue towards potential future expansion. As a result, staff can support this request. However, at the end of this time period seven years will have passed since the original application; therefore, this is the last extension that staff will support.

#### Public Works - Development Review

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

#### Staff Recommendation Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Until January 23, 2026 to complete.
- Applicant is advised that a new plan amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; the County is currently rewriting Title 30 and



future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: MARCELO CARDENAS**

**CONTACT: MKAT CAPITAL GROUP, LLC, 9205 WEST RUSSELL ROAD, SUITE 240,  
LAS VEGAS, NV 89148**





# LAND USE APPLICATION

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## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) NZC-18-0813 (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-23-400004</u> DATE FILED: <u>01/05/2023</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>02/14/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>03/08/2023</u> FEE: <u>\$1,200</u>
	<b>PROPERTY OWNER</b>  NAME: <u>MKAT CAPITAL GROUP, LLC</u> ADDRESS: <u>9205 WEST RUSSELL ROAD, SUITE # 240</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-497-8974</u> CELL: <u>702-497-8974</u> E-MAIL: <u>MCNKAT@GMAIL.COM</u>
	<b>APPLICANT</b>  NAME: <u>MARCELO CARDENAS</u> ADDRESS: <u>9205 WEST RUSSELL ROAD, SUITE # 240</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-497-8974</u> CELL: <u>702-497-8974</u> E-MAIL: <u>MCNKAT@GMAIL.COM</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>MKAT CAPITAL GROUP, LLC / MARCELO CARDENAS</u> ADDRESS: <u>9205 EST RUSSEL ROAD, SUITE # 240</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-497-8974</u> CELL: <u>702-497-8974</u> E-MAIL: <u>MCNKAT@GMAIL.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-35-301-014

PROPERTY ADDRESS and/or CROSS STREETS: STA MARGARITA AVE, S.E OF PATRICK AVE

PROJECT DESCRIPTION: CP - OFFICE BUILDING AND TRAINING / THERAPY FACILITY

(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.

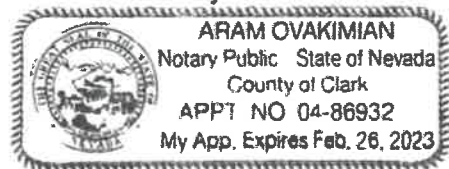
  
 Property Owner (Signature)\*

MKAT CAPITAL GROUP, LLC / MARCELO CARDENAS  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 26, 2022 (DATE)  
 By Marcelo Cardenas

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.

ET-23-400004

# GENESIS PROFESSIONAL CENTER

## COMPELLING JUSTIFICATION LETTER

Genesis Professional Center is a Class "A" Professional Office Building and Training Facility, with open interior areas to facilitate and offer training, education, and therapy for Individuals with Developmental disabilities. Focusing on Family inclusion and peer engagement, socialization, and recreational activities to motivate and empower their inclusion to interact.

We Submitted our plans for approval in 2020, based on the previously approved CP Zoning classification NCZ18-0813. However, the project was put on hold and finally terminated due to the Global Pandemic.

We would like to retake our previously approved CP Zoning. We do realize that to move forward with the project, we must request an extension of time to our already approved non-conforming zone change NCZ18-0813 which was approved on January 31,2019 and was granted for 3 years.

The reasons for our Request of Extension of time to modify and Re-submit our new plans and designs for the building department review is as follows:

- Major Economic and health impacts globally due to Covid-19
- Government policy changes regarding assistance and elimination of funds and programs to assist young adults with incapacities and special needs
- Major Financial impact on some of our previous partnerships due to Covid-19
- Loss of life and major impacts on our previous partnerships due to Covid-19
- Major restrictions from previous financial institutions in regards of construction loans and availability of finances

We are sincerely hoping the Extension of time is granted as we would like to move forward and submit our new plans and designs to develop our project, although is a smaller scale project, the project still falls into the C- P Zoning requirements.

We respectfully request an extension of time for our already approved Non-conforming Zone change NZC-18-0813 from (RE) to (CP) Commercial / Professional and Allow us time to Re-Submit our New designed facility. Although we are maintaining most of the original approved design, we have been forced to make some changes to the design and floor plan layouts and facility use due to the drastic and major economic and financial impact the Global Pandemic COVID-19 created for many people and businesses

Sincerely,



Marcelo Cardenas

GENESIS PROFESSIONAL CENTER