

- III. Approval of Minutes for January 11, 2022. (For possible action)
- IV. Approval of the Agenda for January 25, 2022 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-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/bb/jo (For possible action) **02/01/22 PC**
 - 2. **UC-21-0736-RAINBOW PROFESSIONAL PLAZA, LLC:**
USE PERMIT to allow a minor training facility within an existing office building on 1.1 acres in a C-P (Office and Professional) Zone. Generally located on the southeast corner of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/sd/jo (For possible action) **02/15/22 PC**
 - 3. **UC-21-0743-MDM PROPERTIES NEVADA, LLC:**
USE PERMIT for a hookah lounge in conjunction with a smoke shop within an existing shopping center on a portion of 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Durango Drive, 270 feet north of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action) **02/15/22 PC**
 - 4. **UC-21-0749-CHOUL, LLC:**
USE PERMIT for a service bar in conjunction with a restaurant within a retail center 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/jt/jo (For possible action) **02/15/22 PC**
 - 5. **WS-21-0730-PSI SUNSET, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduced parking lot landscaping.
DESIGN REVIEW of an outside dining area in conjunction with a restaurant on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. JJ/nr/ja (For possible action) **02/15/22 PC**

6. **ZC-21-0748-LH VENTURES, LLC:**
ZONE CHANGE to reclassify a 5.0 acre parcel from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone.
DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/sd/jo (For possible action) **02/16/22 BCC**

7. **VS-21-0750-LH VENTURES, LLC:**
VACATE AND ABANDON patent easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/sd/jo (For possible action) **02/16/22 BCC**

8. **TM-21-500213-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/sd/jo (For possible action) **02/16/22 BCC**

VII. General Business

1. Receive presentation regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study (for Discussion Only).

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 8, 2022.

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>



Spring Valley Town Advisory Board

January 11, 2022

MINUTES

Board Members:	Yvette Williams, Chair - EXCUSED Rodney Bell - EXCUSED Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Catherine Godges called the meeting to order at 6:03 pm
Mark Donohue, Current Planner

II. Public Comment

- None.

III. Approval of **December 14, 2021** Minutes

Motion by: **John Getter**
Action: **APPROVE** as published.
Vote: **PASSED 3/0 Unanimous**

IV. Approval of Agenda for **January 11, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Catherine Godges**
Action: **Approved as amended**
Vote: **3/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

- None.

VI. Planning & Zoning

1. **UC-21-0681-RENO JONES, LLC:**

USE PERMIT for a hospital (surgical recovery center) within an existing office building on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Jones Boulevard and Reno Avenue within Spring Valley. MN/al/jo (For possible action) **01/18/22 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

Vote: **2/1 Godges - Nay**

2. **ET-21-400178 (ZC-18-0970)-FLAMINGO CANYON APTS, LLC:**

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.4 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village – Mixed-Use) Zone.

DESIGN REVIEW for a proposed mixed-use development. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jvm/jo (For possible action) **01/19/22 BCC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

ADD: Complete in 3 years, staff recommend 1 year.

Vote: **3/0 Unanimous**

3. **ZC-21-0679-COUNTY OF CLARK (AVIATION):**

ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.

WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the south side of Nevso Drive and the north side of Rochelle Avenue, 660 feet west of El Capitan Way within Spring Valley (description on file). JJ/nr/jo (For possible action) **01/19/22 BCC**

Motion by: **John Getter**

Action:

APPROVE Zone Change.

DENY: Waiver Development Standards and Design Review #1.

WITHDRAWAL: Design review #2.

Vote: **3/0 Unanimous**

4. **VS-21-0680-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON easement of interest to Clark County located between Nevso Drive and Rochelle Avenue and El Capitan Way and Fort Apache Road within Spring Valley (description on file). JJ/nr/jo (For possible action) **01/19/22 BCC**

Motion by: **John Getter**

Action: **APPROVE** subject to staff conditions.

Vote: **3/0 Unanimous**

5. **TM-21-500191-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 37 single family residential lots on 4.7 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Nevso Drive, the north side of Rochelle Avenue, and 660 feet west of El Capitan Way within Spring Valley. JJ/nr/jo (For possible action) 01/19/22 BCC

Motion by: **John Getter**
Action: **DENY**
Vote: **3/0 Unanimous**

6. **ZC-21-0698-UNLV RESEARCH FOUNDATION:**
ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone for an expansion to a technical park development within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley (description on file). MN/jad/jo (For possible action) 01/19/22 BCC

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **3/0 Unanimous**

7. **TM-21-500194-UNLV RESEARCH FOUNDATION:**
TENTATIVE MAP consisting of 1 lot commercial subdivision on 34.9 acres in an M-D (Designed Manufacturing) Zone within the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Post Road within Spring Valley. MN/bb/jo (For possible action) 01/19/22 BCC

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **3/0 Unanimous**

8. **UC-21-0677-HARVEST PLAZA, LLC:**
USE PERMIT to allow a cannabis retail store in conjunction with an existing shopping center on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road, 105 feet west of El Capitan Way within Spring Valley. JJ/jor/jo (For possible action) 01/19/22 BCC

Motion by: **Catherine Godges**
Action: **APPROVE** with staff conditions.
ADD: Review as a public hearing in 2 years.
Vote: **3/0 Unanimous**

9. **WS-21-0674-LEGACY JONES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for increased wall height.
DESIGN REVIEW for finished grade on 4.0 acres in an R-E (Rural Estates Residential) (AE-65) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 295 feet south of Patrick Lane within Spring Valley. MN/jor/jo (For possible action) 01/19/22 BCC

Motion by: **John Getter**
Action: **APPROVE** per staff conditions.
Vote: **3/0 Unanimous**

10. **ET-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/bb/jo (For possible action) **02/01/22 PC**

Motion by: **John Getter**

Action: **HOLD** to Spring Valley TAB Meeting on January 25, 2022 due to applicant being a no show.

Vote: **3/0 Unanimous**

11. **NZC-21-0721-SUNSET CORRIDOR, LLC:**
ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an RUD (Residential Urban Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street intersection off-set; and **2)** allow modified driveway design standards.
DESIGN REVIEW for a single family residential development. Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: **3/0 Unanimous**

12. **VS-21-0722-SUNSET CORRIDOR, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Wagon Trail Avenue located between Quarterhorse Lane and Dapple Gray Road (alignment) within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

Vote: **3/0 Unanimous**

13. **TM-21-500201-SUNSET CORRIDOR, LLC:**
TENTATIVE MAP consisting of 47 residential lots and common lots on 4.7 acres in an RUD (Residential Urban Density) Zone. Generally located 615 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: **3/0 Unanimous**

14. **NZC-21-0727-SUNSET INTERCHANGE, LLC:**
ZONE CHANGE to reclassify a 4.8 acre portion of an 8.8 acre site from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** hammerhead street design; and **3)** finished grade in the CMA Design Overlay District. Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley (description on file). JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: **3/0 Unanimous**

15. **TM-21-500204-SUNSET INTERCHANGE, LLC:**
TENTATIVE MAP consisting of 38 residential lots and common lots on 4.8 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located 315 feet south of Sunset Road and the west side of Quarterhorse Lane within Spring Valley. JJ/md/jo (For possible action) **02/01/22 PC**

Motion by: **Brian Morris**
Action: **DENY**
Vote: **3/0 Unanimous**

16. **VS-21-0709-SHARIEFF QAMAR AFROZ REV LIV TR:**
VACATE AND ABANDON easements of interest to Clark County located between Redwood Street and Sorrel Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action) **02/01/22 PC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
Vote: **3/0 Unanimous**

17. **ET-21-400179 (DR-0396-15)-APACHE HACIENDA LP:**
DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to an approved mixed-use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed-Use) Zone.
WAIVERS OF CONDITIONS of a zone change (ZC-1738-05) requiring the following: **1)** design review to address: pedestrian realm along Ali Baba Lane, a 20 foot wide intense landscape buffer along the entrance with 24 inch box trees, and re-evaluate location of sports court and pool to the north property line away from the west property line to address landscape buffers; **2)** each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff; and **3)** twenty-four hour security to be provided on-site. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. JJ/jgh/jo (For possible action) **02/02/22 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **3/0 Unanimous**

18. **VS-21-0449- NP DURANGO, LLC:**
HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Roy Horn Way located between Durango Drive and El Capitan Way (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action) **02/02/22 BCC**

Motion by: **John Getter**
Action: **APPROVE** staff conditions.
Vote: **3/0 Unanimous**

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.

- None.

IX. Next Meeting Date

The next regular meeting will be **January 25, 2022** at 6:00pm

X Adjournment

Motion by Catherine Godges

Action: Adjourn

Vote: 3/0 - Unanimous

The meeting was adjourned at 7:57 p.m.

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/>

02/01/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DURANGO DR/RAFAEL RIVERA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/bb/jq (For possible action)

RELATED INFORMATION:

APN:

176-04-101-025; 176-04-101-026

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The approved application (VS-19-0817) was a request to vacate and abandon the 33 foot wide patent easements located on the interior, west, east, and south portions of the subject parcel. This request is in support of the approved development plans, previously approved on this property.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0817:

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

- Grant maintenance access easements and any other easements as required by Public Works;
- Coordinate with Public Works - Development Review Division regarding the location and design of maintenance access easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant requests an extension of time to vacate patent easements. The applicant is finalizing civil improvement plans and technical studies for submittal in the next few weeks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0075	Vacated right-of-way intersection knuckle	Approved by ZA	March 2020
ZC-19-0982	Reclassified the subject site to C-2 zoning for a health club with accessory commercial uses, and waivers for increased building height, reduced landscaping, and alternative driveway geometrics	Approved by BCC	January 2020
VS-19-0817	Vacated patent easements	Approved by PC	December 2019
UC-1051-07 (ET-0107-09)	First extension of time to complete modified pedestrian realm requirements - expired	Approved by BCC	July 2009
UC-1051-07	Modified pedestrian realm requirements in conjunction with an approved mixed-use project	Approved by BCC	November 2007
ZC-0189-06 (WC-0304-07)	Waived noise level reduction requirements - expired	Approved by BCC	November 2007
ZC-0189-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	May 2006
ZC-0829-02	Reclassified a portion of the site to M-D zoning for a plant nursery with a use permit for an off-premises sign	Approved by BCC	August 2002
ZC-1844-00	Reclassified a portion of the site to C-2 zoning for a convenience store and retail center	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, gasoline station, & medical office building
South*	Corridor Mixed-Use	U-V	Approved mixed-use development
East	Corridor Mixed-Use	C-2	Office buildings & undeveloped
West	Corridor Mixed-Use	C-2	Large scale retail business (IKEA)

*Immediately to the south is the CC 215.

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.

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 February 1, 2024 to record.
- 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; 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MARGO GAGLIANO

**CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE
CENTER CIRCLE, LAS VEGAS, NV 89134**

DRAFT

02/15/22 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

PALMYRA AVE/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0736-RAINBOW PROFESSIONAL PLAZA, LLC:

USE PERMIT to allow a minor training facility within an existing office building on 1.1 acres in a C-P (Office and Professional) Zone.

Generally located on the southeast corner of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

163-11-401-006

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3110 S. Rainbow Boulevard
- Site Acreage: 1.1
- Project Type: Minor training facility
- Number of Stories: 1
- Square Feet: 2,108
- Parking Required/Provided: 62/250 (shared parking)

Site Plan

The site plan depicts an existing office building located on the southeast corner of Rainbow Boulevard and Palmyra Avenue. The proposed training facility will use a portion of an existing office building that is part of a larger office complex with shared parking. Access is from Rainbow Boulevard and Palmyra Avenue. The applicant is proposing a minor training facility for contractor's classes for those seeking credentials. The maximum number of students will not exceed 15.

Landscaping

The landscape planter includes groundcover, trees, and shrubs. Landscape finger islands with shrubs and trees are also existing on-site. No new additional landscaping is required or proposed with this application.

Elevations

The plans depict a 1 story office building with stucco finish, glazed windows, and pitched roof line with clay tile roofing.

Floor Plans

The plans depict an office suite with training room, offices, storage, and reception area. The total square footage is 2,108, with the training room being 641 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed minor training facility will be used for contractors who are seeking credential training. The minor training facility allows for a contractor's school to help educate and to provide individuals the necessary credentials to get themselves into the growing contractors trade in Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0006-96	Reduced setbacks for carports in conjunction with an office building	Approved by PC	February 1996
VC-0950-95	Setback for a wall enclosed trash enclosure; reduced street setback for a wall enclosed trash enclosure; waive off-site improvements; design review for an office complex	Approved by PC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Residential (RNP-I) (2 du/ac)	R-E	Single family residential
South	Open Lands	P-F	Park/open space
East	Low-Intensity Suburban	R-D	Single family residential
West	Public Use	R-E	office

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 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 a minor training facility is appropriate at this location and complies with the on-site parking requirements. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Minor training facilities in other parts of Clark County have shown to be appropriate and compatible within office developments. Staff does not anticipate any adverse impacts from this training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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: NFP

CONTACT: NFP, 3110 S. RAINBOW, SUITE 104, LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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

STAFF	APP. NUMBER: <u>UC-21-0736</u> DATE FILED: <u>12/27/21</u> PLANNER ASSIGNED: <u>S.W.D</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>1/25/22</u> PC MEETING DATE: <u>2/15/22</u> BCC MEETING DATE: _____ FEE: <u>5675</u>
	PROPERTY OWNER NAME: <u>Rainbow Professional Plaza, LLC.</u> ADDRESS: <u>5960 South Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-388-1800</u> CELL: _____ E-MAIL: <u>Pfox@mdlgroup.com.</u>
APPLICANT	NAME: <u>NFP/Contractors License Information Service</u> ADDRESS: <u>3110 S. Rainbow Blvd., Suite 104</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>714-817-2318</u> CELL: _____ E-MAIL: <u>stephen.moriyama@nfp.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-11-401-006

PROPERTY ADDRESS and/or CROSS STREETS: 3110 S. Rainbow Blvd., Suite 104, Las Vegas, NV, 89146

PROJECT DESCRIPTION: Minor Training 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.

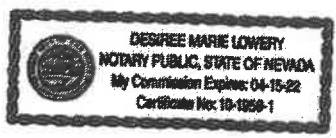
X _____
 Property Owner (Signature)*

PRIMAN SHAMAN
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 2, 2021 (DATE)
 By Desiree Lowery

NOTARY PUBLIC: Desiree Lowery



*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.



2

August 31, 2021

Clark County Nevada
Department of Comprehensive Planning
500 S Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741


UC-21-0736

Re: Justification Letter (APR-21-101108)
3110 S. Rainbow Blvd., Suite 104, Las Vegas, NV 89146
Contractors License School

NFP has had a Contractors School operating in Clark County at 4175 S. Riley Street, Suite 200, Las Vegas, NV 89147. We moved this office to 3110 S. Rainbow Blvd Suite 104 a few miles away in December 2019. Just as COVID 19 was breaking out we suspended full operations of this school.

This contractors school was a terrific way to help educate and to provide individuals the necessary credentials to get themselves into the growing contractors trade in Clark County. Our insurance operations also helped them to secure the proper bonding requirements for the licenses as well.

This school has been approved by the Private Postsecondary Education Institute

LICENSE		
to operate a		
PRIVATE POSTSECONDARY EDUCATIONAL INSTITUTION		
in the		
STATE OF NEVADA		
SCHOOL NAME	LICENSE TYPE	TERM
CONTRACTORS LICENSE INFORMATION SERVICES 3110 S. Rainbow Blvd. #104 Las Vegas, NV 89146	Full Term	March 1, 2021 thru February 28, 2023
OWNING ENTITY		
NFP Property & Casualty Services, Inc.		
AUTHORIZED PROGRAMS		
Contractors License Preparation: Standard Course Law & Trade; Standard Course Law (only); Standard Course in Trade (only). Insurance Pre-Licensing: Standard Course Life & Health; Standard Course Property & Casualty.		
NEVADA COMMISSION ON POSTSECONDARY EDUCATION		
ISSUES THIS LICENSE PURSUANT TO CHAPTER 394 OF THE NEVADA REVISED STATUTES AND REGULATIONS THEREUNDER.		
		
Issued Date: May 11, 2021	Chair, Commission on Postsecondary Education	PAID SEAL REQUIRED

3110 S. Rainbow Blvd, Suite 104 / Las Vegas, NV 89146 / (702) 763-9364 / NFP.com

For informational purposes only. This document does not amend, extend, or alter coverage. Please refer to any actual policy(s) for specific terms, conditions, limitations, and exclusions. Insurance services provided by NFP Property & Casualty Services, Inc. (NFP P&C), a subsidiary of NFP Corp. (NFP) and related NFP subsidiary companies. In California, NFP P&C does business as NFP Property & Casualty Insurance Services, Inc. License #0F15716. Neither NFP nor its subsidiaries provide tax or legal advice.



2

Page 2

Due to the zoning of the new office, it was brought to our attention that additional documentation was required to for approval by the Comprehensive Planning Department.

Operational Lesson / Study Student Dynamics:

- Generally 2 – 3 Students
- Occasionally 12 – 15 Students

Classroom Study Hours:

Monday: 8am – 5pm
Tuesday: 8am – 8pm
Wednesday: 8am – 8pm
Thursday: 8am – 8pm
Friday: 8am – 5pm
Saturday: 9am – 1pm

We would appreciate the consideration for formal approval

Warmest regards,

A handwritten signature in black ink, appearing to read "Stephen Moriyama".

Stephen Moriyama

Vice President

stephen.moriyama@nfp.com

714-617-2318

3110 S. Rainbow Blvd, Suite 104 / Las Vegas, NV 89146 / (702) 763-9364 / NFP.com

For informational purposes only. This document does not amend, extend, or alter coverage. Please refer to any actual policy(s) for specific terms, conditions, limitations, and exclusions. Insurance services provided by NFP Property & Casualty Services, Inc. (NFP P&C), a subsidiary of NFP Corp. (NFP) and related NFP subsidiary companies. In California, NFP P&C does business as NFP Property & Casualty Insurance Services, Inc. License #0F15715. Neither NFP nor its subsidiaries provide tax or legal advice.

02/15/22 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

DURANGO DR/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0743-MDM PROPERTIES NEVADA, LLC:

USE PERMIT for a hookah lounge in conjunction with a smoke shop within an existing shopping center on a portion of 1.5 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Durango Drive, 270 feet north of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-17-515-015 ptn

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3455 S. Durango Boulevard, Suite 111
- Site Acreage: 1.5 (portion)
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 1,625
- Parking Required/Provided: 7/190 (entire site)

Site Plan

The plan shows an existing shopping center with a parking area on the east side of the building. The site is accessed via cross-access with the parcels to the east of the main building which has commercial driveways on Durango Drive.

Landscaping

Landscaping is located throughout the site and changes to the landscaping are neither required nor a part of this request.

Elevations

The submitted photos depict stucco exterior walls, tiled parapets, and aluminum storefront and window systems.

Floor Plans

The plans show an open area for the hookah lounge area, smoke shop, breakroom, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed requests are consistent with the uses existing within the shopping center, would be in compliance with Code requirements, and therefore, requests approval.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0440-17	Supper club within an existing shopping center	Approved by PC	July 2017
UC-0847-16	Reduced separation for a service bar in an existing shopping center	Approved by PC	January 2017
UC-1538-03	Supper club within an existing shopping center - expired	Approved by PC	November 2003
VC-2028-98	Personal Services (tanning salon) in an existing shopping center - expired	Approved by PC	March 1999
UC-0649-98	Dry cleaner with a drive-thru in an existing shopping center	Approved by PC	June 1998
TM-0084-97	1 lot commercial subdivision consisting of 8.9 acres	Approved by PC	May 1997
ZC-0383-97	Reclassified from R-E to C-P (western half) and C-1 (eastern half) zoning with a design review for retail and office buildings	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8/du/ac) & Corridor Mixed use	R-2 & C-2	Commercial & single family residential
South & East	Neighborhood Commercial	C-1	Commercial & offices
West	Neighborhood Commercial	C-P	Office complex

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 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 does not anticipate any negative impacts from a hookah lounge and smoke shop in an existing shopping center. Staff supports the application since the proposed use is compatible with the existing building and the overall shopping center; therefore, staff supports this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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 that 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: DEREJE RETA

CONTACT: DEREJE RETA, IN-JOY HOOKAH LOUNGE, 3455 S. DURANGO DRIVE,
UNIT 111, LAS VEGAS, NV 89117

3
APR 21-101486



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input checked="" 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 #)	STAFF APP. NUMBER: <u>UC-21-0743</u> DATE FILED: <u>12/28/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>1/25/22</u> PC MEETING DATE: <u>2/15/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>MDM Properties Nevada LLC</u> ADDRESS: <u>PO Box 8077</u> CITY: <u>Fremont</u> STATE: <u>Ca</u> ZIP: <u>94536</u> TELEPHONE: <u>510-651-2447</u> CELL: <u>510-585-7877</u> E-MAIL: <u>strettin@gmail.com</u>
	APPLICANT NAME: <u>In-joy hookah lounge</u> ADDRESS: <u>3455 S Durango Dr unit 111</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: <u>7023582368</u> E-MAIL: <u>Derejert@yahoo.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Dereje reta</u> ADDRESS: <u>8836 sacred falls ave</u> CITY: <u>Las vegas</u> STATE: <u>Nv</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: <u>7023582368</u> E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-17-515-015

PROPERTY ADDRESS and/or CROSS STREETS: 3455 S Durango Dr unit 111 Las Vegas, NV 89117

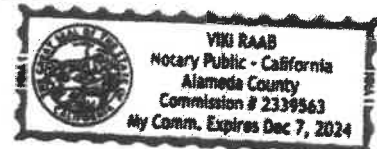
PROJECT DESCRIPTION: Smoke shop and hookah lounge

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

[Signature]
 Property Owner (Signature)*

Steve Trettin, Manager of MDM Properties NV LLC
 Property Owner (Print)

STATE OF California
 COUNTY OF Alameda
 SUBSCRIBED AND SWORN BEFORE ME ON 10-26-2021 (DATE)
 By Viki Raab
 NOTARY PUBLIC: VIKI RAAB



*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.

Planner
Copy

UC-21-0743

Justification Letter for Use Permit
Clark County, Nevada
Planning Commission

Greetings,

In-Joy Hookah Lounge is seeking a Use Permit for 3455 S Durango Drive, Unit 111.

I, Dereje Reta, am a resident of this community for many years. I am a qualified applicant for the Use Permit to operate a hookah lounge and a smoke shop at the address listed above. I have identified a need for a venue members of the community can patronize while enjoying the hookah services I intend to provide. In-Joy Hookah Lounge will bring flavorsome quality to the area and complements the diversity of services provided by businesses in the vicinity.

In-Joy Hookah Lounge's hours of operation will be Monday through Sunday 4:00PM to 3:00AM. Maximum building occupancy and health guidelines to prevent the spread of COVID-19 from Southern Nevada Health District, as well as the CDC, will be strictly adhered to.

I am leasing a total space of 1,625 square feet in the premises identified as 3455 S Durango Drive, Unit 111. While the rest of the leased space will be set up with tables and chairs to serve as a hookah lounge, 9'9" x 17'3" of space that is already created within the unit, and previously used as an office will be used as a smoke shop. This space is located at the entrance immediately to the right, as indicated on the floor plan.

At In-Joy Hookah Lounge patrons enjoy shisha from a communal hookah that is placed at each table, based on their preference of flavors. A disposable mouthpiece is provided for each patron, which cannot be reused for hygienic reasons. There will be refreshments of non-alcoholic beverages for patrons to enjoy. The venue will offer a comfortable and sanitary smoking atmosphere.

The small smoke shop within the venue offers retail space for patrons where they can purchase tobacco products, cigars, and accessories such as, flavors, pipes, lighters, matches, ashtrays, and cigar cutters.

There are 190 parking spaces, of which 12 are handicap designated available for patrons and customers of the entire property. The property does not designate specific spaces for each tenant, customers of any tenant are free to park anywhere they choose from plentifully available spaces.

Best regards,

Dereje Reta
Owner
In-Joy Hookah Lounge
derejert@yahoo.com

41

02/15/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

JONES BLVD/CHEROKEE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0749-CHOUL, LLC:

USE PERMIT for a service bar in conjunction with a restaurant within a retail center 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/jt/jo (For possible action)

RELATED INFORMATION:

APN:
163-13-215-002 ptn

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3620 S. Jones Boulevard, Suite A102-B103
- Site Acreage: 2.5 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Square Feet: 4,800 (tenant)/23,140 (retail center)
- Parking Required/Provided: 116/157

Site Plan

The plan shows an existing 23,140 square foot retail center with a primary 18,340 square foot in-line retail building located on the eastern portion of the property. A secondary 4,800 square foot pad building is located on the northwestern portion of the site. This application is for a service bar with a proposed restaurant in the pad building.

Although the existing retail center is 23,140 square feet, the site has cross-access with an additional commercial development to the south, which increases the total square footage of the site to 33,558 square feet; therefore, the required parking for the entire site is 5 parking spaces per 1,000 square feet.

Landscaping

The approved plans show existing street and parking lot landscaping. No changes are required or proposed with this application. On the east side of the site, an existing zone boundary wall with mature landscaping exists between the subject site and the residential use to the east.

Elevation

Photos depict a 1 story building with painted stucco walls, storefront windows and doors, tile roofing, and various off-set surface planes.

Floor Plans

The floor plan depicts a 4,800 square foot building with a dining room for 120 people, restrooms, and kitchen area with refrigeration and freezer rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, a service bar is vital to the success of the proposed full service restaurant, and will not create any negative impacts on the area.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400020 (UC-20-0231)	Review of a supper club with a hookah lounge and a reduced separation to a residential use	Approved by PC	April 2021
UC-20-0231	Supper club with a hookah lounge and a reduced separation to a residential use	Approved by PC	July 2020
UC-19-0801	Supper club with a hookah lounge and a reduced separation to a residential use	Withdrawn at BCC	January 2020
UC-0513-16	Service bar	Approved by PC	September 2016
UC-0588-15	Supper club and hookah lounge - expired	Approved by PC	October 2015
UC-0389-13	Secondhand sales	Approved by PC	August 2013
UC-0265-08	Supper club and reduced separation from a residential use	Approved by PC	May 2008
UC-0139-08	Banquet facility - expired	Approved by PC	March 2008
UC-1788-05	Service bar	Approved by PC	December 2005
UC-0779-02	Service bar	Approved by PC	July 2002
ZC-0288-99	Reclassified a portion of the commercial center to C-2 zoning	Approved by BCC	May 1999

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1664-96	Shopping center	Approved by PC	November 1996
ZC-0158-96	Reclassified the site to C-1 zoning	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Neighborhood Commercial	C-1 & C-2	Commercial
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Compact Neighborhood (up to 18 du/ac)	R-3	Condominium complex

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 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.

This request is for a standalone pad building that is separated from residential uses to the west by an arterial street (Jones Boulevard) and residential uses to the east by the in-line retail commercial building; therefore, staff does not anticipate any negative impacts to the surrounding residents. In addition, the site is accessed by Jones Boulevard and on-site parking exceeds Title 30 standards. Also, several other service bars have been approved in other suites in this retail complex. Lastly, the use is consistent with Policy 5.1.5 in the Master Plan which encourages, in part, reinvestment of vacant commercial buildings. Here, the proposed restaurant with a service bar is utilizing a vacant restaurant building; 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or any other County issued permit, license or approval; 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; 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 that 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: SOJULY, INC.

**CONTACT: JAMES YU, MOON JAE YU CPA CHTD, 2560 MONTESSOURI ST STE 208,
LAS VEGAS, NV 89117**



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

4

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>12/29/21</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>675</u> CHECK #: <u>ONLINE</u> COMMISSIONER: <u>JS</u> OVERLAY(S)? <u>N</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: <u>—</u>	APP. NUMBER: <u>CC-21-0749</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>1/25/22</u> TIME: <u>6pm</u> PC MEETING DATE: <u>2/15/22</u> BCC MEETING DATE: <u>—</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>SVNC</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>—</u> COMMENCE/COMPLETE: <u>—</u>
	PROPERTY OWNER	NAME: <u>CHOUL LLC</u> ADDRESS: <u>7963 RIO RICO DR</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-751-2825</u> FAX: <u>—</u> CELL: <u>702-751-2825</u> E-MAIL: <u>ohanarealtypm@gmail.com</u>	
	APPLICANT	NAME: <u>SOJULV, INC</u> ADDRESS: <u>3620 S JONES BLVD STE A102-B103</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>408-663-0591</u> FAX: <u>702-735-7084</u> CELL: <u>408-663-0591</u> E-MAIL: <u>jamesyucpa@yahoo.com</u>	
	CORRESPONDENT	NAME: <u>James Yu</u> ADDRESS: <u>2560 Montessori St Ste 208</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-735-7878</u> FAX: <u>702-735-7084</u> CELL: <u>702-217-9245</u> E-MAIL: <u>jamesyucpa@yahoo.com</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-13-215-002

PROPERTY ADDRESS and/or CROSS STREETS: 3620 S JONES BLVD STE A102-B103, LAS VEGAS, NV 89103

PROJECT DESCRIPTION: FULL SERVICE RESTAURANT WITH SERVICE BAR

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

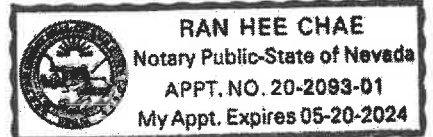
[Signature] - POA
 Property Owner (Signature)*

Jae Sung Kim, POA for Sang Chou Kim
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 22, 2021 (DATE)
 By Jae Sung Kim Acting POA for Sang Chou Kim

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.

November 30, 2021

4

Clark County Comprehensive Planning Department

MC-21-0749

RE: Land use application
SOJULV, INC.
Property address: 3620 S Jones Blvd Ste A102-B103, Las Vegas NV 89103
APN: 163-13-215-002

Dear Sir/Madam:

Above applicant likes to open a Korean full-service restaurant. The restaurant will serve beer and wine only with meal. Serving beer and wine is critically important to survive in a very competitive environment in the Spring Mountain corridor.

The shopping center has two buildings (total 23,140 sq.ft) including one with 18,340 sq. ft and the other 4,800 sq.ft.

We respectfully ask you to grant our application.

Respectfully,



Sehyeon Park
President
Sojuly, Inc.
DBA Ssoju

02/15/22 PC AGENDA SHEET

PARKING & LANDSCAPING
(TITLE 30)

GRAND CANYON DR/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0730-PSI SUNSET, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) reduced parking lot landscaping.
DESIGN REVIEW of an outside dining area in conjunction with a restaurant on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
176-06-501-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 51 spaces where 70 spaces are required per Table 30.60-1 (a 27% reduction).
2. Elimination of a 5 foot wide portion of a landscape island for a pedestrian access required per Table 30.44-1 and Figure 30.64-14.

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9775 W. Sunset Road
- Site Acreage: 1.2
- Project Type: Parking & landscaping
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: lease 2,583 (total)/393 (outside dining area)
- Parking Required/Provided: 51/70

Site Plans

The plans show an approved 12,500 square foot retail center located on the southern portion of the site 12.5 feet from the south property line and 58 feet from the west property line. The

proposed outside dining and drinking area is located on the western side of the existing building partially under the existing recessed walkway. A portion of the landscape island on the western side is proposed to be removed to accommodate a walkway adjacent to the outside dining and drinking area. Existing parking is located on the north, east, and west sides of the building. The proposed outside dining and drinking area in conjunction with the restaurant use requires a higher parking count than the existing commercial uses; therefore, a waiver to reduce parking is required to allow the proposed use. Access to the site is provided from an access point along Sunset Road and an access point along Grand Canyon Drive.

Landscaping

The plans show existing street landscaping along Sunset Road, an intensive landscape area on the south and west sides and parking lot landscaping internal to the site. Per the approval of WS-0372-16, street landscaping along Grand Canyon Drive was eliminated due to a drainage easement on the site. An existing landscape island on the western side of the building within the parking lot is proposed to have a 5 foot wide portion removed to provide pedestrian access to the proposed outside dining and drinking area. A waiver is requested to reduce the landscaping within the landscape island on the western side of the building.

Elevations

The elevations show a 21 foot high, 1 story commercial building with a stucco exterior, decorative metal panel system, stone veneer accents, and multiple surface plane variations consisting of walls that are off-set with contrasting color schemes and a varied roofline.

Floor Plans

The plans show a proposed restaurant (coffee shop) with an outside dining and drinking area in between the existing building with covered walkway and the parking lot. The outside dining and drinking area meets the requirements listed in Table 30.44-1.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed waivers and the design review are compatible and consistent with the existing retail center. A parking study was provided as part of the application to show that the proposed parking reduction will not have a negative impact on the surrounding area. The applicant requests approval of the waivers and the design review.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0372-16	Reduction of landscaping for an approved retail center	Approved by PC	July 2016
ADR-0465-16	Façade change to an approved retail center	Approved by ZA	June 2016
DR-0653-14 (ET-0016-16)	First extension of time to commence and complete a retail center	Approved by BCC	April 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0263-00 (ET-0015-16)	Second Extension of time to commence and complete a retail center	Approved by BCC	April 2016
DR-0653-14	Retail center	Approved by PC	May 2008
ZC-0263-00 (ET-0081-08)	First extension of time to complete commercial development	Approved by BCC	May 2008
ZC-0263-00	Established zoning for the Summerlin South community, including reclassifying the subject site from R-E to C-2 zoning	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-1	Assisted living facility
South & East	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single \ family residential (Summerlin South)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers 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 does not anticipate any negative impacts from reducing a portion of landscaping internal to the site for the outside dining and drinking area and a reduction of parking for the existing retail center. Staff supports the design review of the proposed outside dining and drinking area since the proposed area is compatible with the existing building and the overall retail center; therefore, staff supports these requests.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 of it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

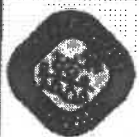
PROTESTS:

APPLICANT: PARTING SEAS INVESTMENTS, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

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APR 21-101252



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (ZNC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0730</u> DATE FILED: <u>12/16/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>1/25/22</u> PC MEETING DATE: <u>2/15/22</u> BCC MEETING DATE: _____ FEE: <u>\$1150</u>
	PROPERTY OWNER NAME: <u>PSI Sunset, LLC</u> ADDRESS: <u>6161 S. Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Parking Space Investments, LLC</u> ADDRESS: <u>6161 S. Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
CROSS-COUNTY NAME: <u>Kemper Crowell - Ann Pierce</u> ADDRESS: <u>1880 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89136</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7648</u> E-MAIL: <u>apierce@kcmvaw.com</u> REF CONTACT ID #: <u>164674</u>	

ASSESSOR'S PARCEL NUMBER(S): 178-06-501-017

PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Grand Canyon

PROJECT DESCRIPTION: Parking waiver for a bakery/coffee shop

I, We, the undersigned owner and say that I (we) am (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 assurances contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understand 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 checking the status of the proposed application.

Property Owner (Signature) _____
 STATE OF Idaho
 COUNTY OF Boise
 SUBSCRIBED AND SWORN before me on September 3, 2021 (DATE)
 by Gretchen K Alaccarato
 NOTARY PUBLIC: Gretchen K Alaccarato

Jason Mataka
 Property Owner (Print)



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

5

KAEMPPER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnrlaw.com
702.792.7050

December 9, 2021

PLANNER
COPY

WS-21-0730

LAS VEGAS OFFICE
1900 Festival Plaza Drive
Suite 604
Las Vegas, NV 89138
Tel: 702.792.7000
Fax: 702.792.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.862.3000
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0287

VIA ELECTRONIC UPLOAD

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway, 3rd Floor
Las Vegas, Nevada 89106

**Re: *Revised - Justification Letter
Waiver of Development Standards for Parking and Landscaping and Design
Review for outside Dining/Patio***

To Whom It May Concern:

Please be advised, this firm represents Parting Seas Investments, LLC (the "Applicant"). On behalf of the Applicant, we are requesting a waiver of development standards for a reduction in parking, a reduction in some landscaping near the outside dining area and a design review for an outdoor dining/drinking patio area. The property is located at the southeast corner of Sunset Road and Grand Canyon more particularly described as assessor's parcel number is 176-06-501-017 (the "Site"). The Site is zoned C-2.

A 12,500 square foot retail center was previously approved via DR-0653-14 and has been constructed on the Site. The current tenants in the shopping center are a dentist, a Pilates studio and a nail salon. The Applicant is pursuing a coffee shop tenant. A coffee shop use has a higher parking requirement than the overall retail center and as such, the Applicant is seeking a waiver of development standards to reduce parking.

The Applicant is also seeking a waiver of development standards to allow for a 5 foot landscape area to expand the sidewalk around the outside dining area. There is existing landscaping however, the Applicant is requesting to reduce the landscaping in order to comply with the 48" walkway requirement around the perimeter of the outside dining area.

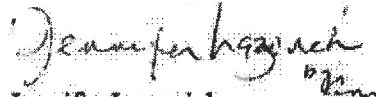
In addition, the Applicant is seeking a design review for an outside dining/drinking patio area in conjunction with the coffee shop. The coffee shop will be located in the end suite and will be 2,583 square feet with a 393 square foot outdoor dining/drinking patio area. The patio will use concrete planters, trellis & 36" walls as our barriers. There will not be any alcohol sales. The Applicant believes this use will complement the existing uses in the center.

The retail center has 51 parking spaces and with the addition of the coffee shop and outside dining/drinking patio area the required parking is now 70 spaces. The Applicant conducted a parking study to support the reduction in parking. The Applicant studied the number of spaces available and used at various times and days for a six week period of time. Given the mix of tenants, the study shows that at no time were more than 50.98% of the parking spaces being used. Attached for your review and consideration is a copy of the parking study. Based on the parking study, the Applicant feels the parking wavier is justified.

Thank you in advance for your kind consideration. Please do not hesitate to contact Ann Pierce or me with any questions.

Sincerely,

KAEMPFER CROWELL


Jennifer Lazovich

JL/amp

6

02/16/22 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

ARBY AVE/MYERS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0748-LH VENTURES, LLC:

ZONE CHANGE to reclassify a 5.0 acre parcel from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone.

DESIGN REVIEWS for the following: 1) distribution center; and 2) finished grade.

Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-801-003

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished to 67 inches where 36 inches is the standard per Section 30.32.040 (an 86% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Distribution center
- Number of Stories: 2
- Building Height (feet): 37
- Square Feet: 83,280
- Parking Required/Provided: 84/84

Site Plans

The plans depict a proposed distribution center on this parcel that is part of the application for a zone change. The plans show access from Arby Avenue and Myers Street with a 25 foot wide fire lane that encircles the building. Loading docks are facing east and are not visible from the

right-of-way and are facing an existing warehouse facility. The size of the proposed distribution center is 83,280 square feet. Parking is shown along the east, south, and west portions of the parcel. The parcel is currently zoned for residential uses as R-E (Rural Estates Residential) with a land use of Business Employment.

Landscaping

The plans depict landscaping both internally and along the perimeter of the property. Landscape islands are shown every 6 spaces per Code with a 25 foot wide landscape area shown along Myers Street and Arby Avenue behind an attached sidewalk. Landscaping consists of various trees, shrubs, and groundcover and will serve as an intense buffer to adjacent properties. Trees will be 24 inch box large Evergreens at 30 feet on center.

Elevations

The plans depict a distribution center building up to 37 feet to the parapet wall and will be constructed with painted concrete tile panels, reveals, spandrel glazing, aluminum storefront glazing windows, and other architectural enhancements.

Floor Plans

The plans depict a distribution center facility with an open floor plan to be used for storage and/or distribution of products and includes a utility room, loading dock, fire pump room, and electric room.

Signage

Signage is not a part of this request.

Applicant's Justification

This project meets the challenge of providing valuable service to the surrounding community by providing a great option for new businesses to facilitate growth in the e-commerce & warehouse industry. This project would not have adverse impacts on the natural environment or other properties in the vicinity and will strive to enhance the surrounding neighborhood by providing a well-developed project.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0625-13 (ET-0167-16)	Extension of time for a nonconforming zone change	Approved by BCC	January 2017
NZC-0625-13	Reclassified from R-E and C-P to R-2 zoning	Approved by BCC	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	U-V	Multiple family residential
South	Business Employment	R-E	Funeral home

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	M-D	Office/warehouse facility
West	Business Employment	R-2	Single family residential

Related Applications

Application Number	Request
VS-21-0750	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-21-500213	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The project complies with policies set forth in the Master Plan, Business Employment section, whereby, such uses as a warehouse/office and/or light industries are considered primary uses for this land use category and provide for concentrated areas of employment and commercial uses. Furthermore, most of the area is planned for light industrial uses and several properties in the area are zoned M-D and developed with similar uses which makes this site harmonious with the existing developments in the area. Therefore, staff can support the zone change request.

Design Review #1

The goal of any development of any such warehouse property is to orient fewer intensive uses and landscaping adjacent to public right-of-way on the perimeter of the development. This improves the visual quality and buffering and maintains view corridors to the businesses. For example, the loading docks are oriented towards the east, which is also zoned as an M-D use. In addition, the design and layout, includes adequate landscaping, buffering, and parking to accommodate the use. Furthermore, the parking lot is meeting Code by having a landscape finger every 6 spaces. Staff finds that the proposed project in part, is complementary with abutting uses through site planning and approved use. Staff can support the design review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation
Approval.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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; 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 design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Myers Street, 30 feet for Arby Avenue, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0259-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROSALINDA MEADOR-APARICIO

**CONTACT: ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 S.
JONES BOULEVARD, LAS VEGAS, NV 89118**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 #)	STAFF APP. NUMBER: <u>20-21-0748</u> DATE FILED: <u>12/29/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>1/25/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>2/16/22</u> FEE: <u>\$ 725.00</u>
	PROPERTY OWNER NAME: <u>LH Ventures LLC</u> ADDRESS: <u>250 Pilot Rd. #140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Dave Sundaram</u> ADDRESS: <u>7251 W/ Lake Mead Boulevard, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89124</u> TELEPHONE: <u>702-644-5800</u> CELL: <u>702-884-5584</u> E-MAIL: <u>Dave@odyre.com</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Taney Engineering Attn: Shannon Cooper</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>ShannonC@taneycorp.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-04-801-003

PROPERTY ADDRESS and/or CROSS STREETS: Myers Street & W Arby Ave

PROJECT DESCRIPTION: Industrial, 1 Lot

(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.

Jeffrey L. Canarelli
Property Owner (Signature)*

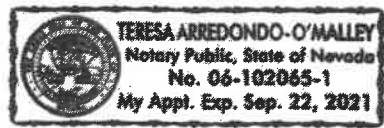
Jeffrey L. Canarelli, Sr. Vice President
Property Owner (Print) Investment Manager Inc., Its Manager

STATE OF Nevada
COUNTY OF Clark

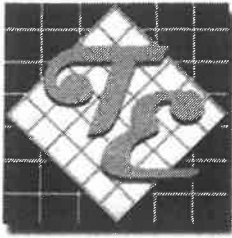
SUBSCRIBED AND SWORN BEFORE ME ON June 23, 2021 (DATE)

by Jeffrey L. Canarelli, Sr. Vice President

NOTARY PUBLIC: Teresa Arredondo-O'Malley



*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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

December 28, 2021
ODY-21-010

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

20-21-0748

Re: Myers & Arby – Conforming Zone Change, Design Review and Waiver of Development Standards

To Whom it May Concern:

This design review & zone change submittal package includes the concept to construct a new warehouse distribution center building for Odyssey Real Estate Capital. The development consists of a single 83,280 square foot industrial warehouse building with office space located on 5 acres at the southeast corner intersection of Meyers Street & west Arby Avenue.

This project is currently zoned Rural Estates (R-E) and we are proposing to change the zoning to Designed Manufacturing (M-D) with a planned land use of Business and Design/Research Park (BDRP) to allow for the development of this project. This project will provide future buyer(s) the option to purchase their own facility and establish long term businesses for the surrounding community. This project meets the challenge of providing valuable service to the surrounding community by providing a great option for new businesses to facilitate growth in the e-commerce & warehouse industry. This project would not have adverse impacts on the natural environment or other properties in the vicinity and will strive to enhance the surrounding neighborhood by providing a well-developed project.

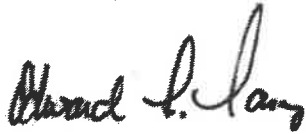
The design of the building focus is to promote an efficient & inviting design for truck & pedestrian movement throughout the site as well as a visually appealing building to attract future occupants. The buildings will be constructed with concrete tilt-up panels and panelized roof system with a maximum building height of 37'-0" at the corners of the building with an elevation changes along the façade's parapet periodically to break up the mass of the building. The building will have a clear height of 28'-0" clear at the speed bay and will include grade high doors, dock high doors within a secure truck court for added security. In addition, the building will be equipped with an ESFR fire sprinkler system, 2% skylights, and energy efficient light fixtures.

Site Cross Sections: The finish grade of the new building will be over 18" in grade difference from the property owners to the west and south. See cross sections for design review for a maximum fill of 6.7' due to an existing channel below the building that is not being used any longer.

We are confident that this project complies with the Title 30 requirements and is consistent with the overall design intent of the current local Zoning Ordinance and Planned Land Use. This project will provide great new space for the inhabitants for the surrounding Las Vegas Area. We are requesting design review and zone change approval for the currently proposed design concept.

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward F. Taney". The signature is written in a cursive style with a large, prominent initial "E".

Edward F. Taney, P.E.
President
TANEY ENGINEERING

17

EASEMENTS
(TITLE 30)

ARBY AVE/MYERS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0750-LH VENTURES, LLC:

VACATE AND ABANDON patent easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-801-003

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the request to vacate government patent easements along the boundaries of the parcel that are not needed for the development of the site. A 33 foot wide patent easement is shown along the eastern and southern property lines and 3 foot patent easements are shown along the north and west property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0625-13 (ET-0167-16)	Extension of time for a nonconforming zone change	Approved by BCC	January 2017
NZC-0625-13	Reclassified from R-E and C-P to R-2 zoning	Approved by BCC	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	U-V	Multiple family residential
South	Business Employment	R-E	Funeral home
East	Business Employment	M-D	Office/warehouse facility
West	Business Employment	R-2	Single family residential

Related Applications

Application Number	Request
ZC-21-0748	A zone change to reclassify from R-E to M-D zoning is a companion item on this agenda.
TM-21-500213	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Myers Street, 30 feet for Arby Avenue, and associated spandrels;
- 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: ROSALINDA MEADOR-APARICIO
CONTACT: ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 S.
JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

7

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>VS-21-0750</u> APP. NUMBER: <u>12/29/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC <u>Spring Valley</u> ACCEPTED BY: <u>SWD</u> TAB/CAC DATE: <u>1/25</u> TIME: <u>6 PM</u> FEE: <u>875</u> CHECK #: _____ PC MEETING DATE: _____ COMMISSIONER: <u>M-N</u> BCC MTG DATE: <u>8/16/22</u> OVERLAY(S)? <u>CMA</u> ZONE / AE / RNP: <u>M-D</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> PLANNED LAND USE: _____
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PROPERTY OWNER	NAME: <u>L H VENTURES L L C</u> ADDRESS: <u>250 Pilot Road #140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
----------------	---

APPLICANT	NAME: <u>Dave Sundaram</u> ADDRESS: <u>7251 W Lake Mead Boulevard, Ste. 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89124</u> TELEPHONE: <u>702-644-5800</u> CELL: _____ E-MAIL: <u>Dave@odyre.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Taney Engineering</u> ADDRESS: <u>6030 South Jones Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: _____ E-MAIL: <u>Shannonc@taneycorp.com</u> ACA CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-04-801-003 - Myers Street & W Arby Ave

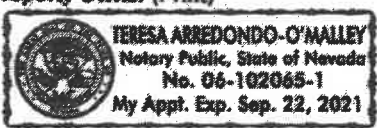
PROPERTY ADDRESS and/or CROSS STREETS: 176-04-801-003 - Myers Street & W Arby Ave

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.

Jeffrey L. Canarelli
 Property Owner (Signature)*

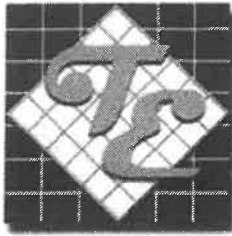
Jeffrey L. Canarelli, Sr. Vice President
 Property Owner (Print) *Investment Manager Taney*

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Sept. 22, 2021 (DATE)
 By Jeffrey L. Canarelli, Sr. V.P.
 NOTARY PUBLIC: Teresa Arredondo-O'Malley



*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.

7



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

September 22, 2021
ODS-21-010

VS-21-0750

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

RE: Myers & Arby - Justification Letter for the Vacation of Patent Easements (APN 176-04-801-003)

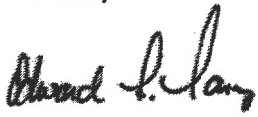
To Whom It May Concern:

Taney Engineering, on behalf of the property owner, L H Ventures LLC, we are respectfully applying for a vacation of patent easements on the above-referenced parcel.

We are requesting this Vacation to eliminate the entire 33-foot patent easement around APN 176-04-801-003. There is no street alignment on the east or south boundaries of our project, therefore the patent easement is not needed. We will be dedicating the required right of way on the north and west property lines with our development.

We respectfully request your review of this application and look forward to discussing and receiving approval for them. If you need any further information, please let us know.

Sincerely,


Edward F. Taney, P.E.
President
Taney Engineering

8

02/16/22 BCC AGENDA SHEET

MYERS & ARBY INDUSTRIAL PARK
(TITLE 30)

ARBY AVE/MYERS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500213-LH VENTURES, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-801-003

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

The plans depict a 1 lot commercial subdivision consisting of 5 acres, which is located at the southeast corner of Arby Avenue and Myers Street. The development will consist of a single 83,280 square foot distribution center with access from both Myers Street and Arby Avenue.

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 1
- Project Type: Distribution center

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0625-13 (ET-0167-16)	Extension of time for a nonconforming zone change	Approved by BCC	January 2017
NZC-0625-13	Reclassified from R-E and C-P to R-2 zoning	Approved by BCC	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	U-V	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business Employment	R-E	Funeral home
East	Business Employment	M-D	Office/warehouse facility
West	Business Employment	R-2	Single family residential

Related Applications

Application Number	Request
VS-21-0750	A vacation and abandonment of patent easements is a companion item on this agenda.
ZC-21-0748	A zone change to reclassify from R-E to M-D zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

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

- Right-of-way dedication to include 30 feet for Myers Street, 30 feet for Arby Avenue, and associated spandrel.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0259-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROSALINDA MEADOR-APARICIO
CONTACT: ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

8



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500213</u>	DATE FILED: <u>12/29/21</u>
		PLANNER ASSIGNED: <u>SND</u>	TAB/CAC DATE: <u>1/25/22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>2/16/22</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>L H Ventures L L C</u>
	ADDRESS: <u>250 Pilot Rd. #140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Dave Sundaram</u>
	ADDRESS: <u>7251 W/ Lake Mead Boulevard, Suite 220</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89124</u>
	TELEPHONE: <u>702-644-5800</u> CELL: <u>702-884-5584</u>
	E-MAIL: <u>Dave@odyre.com</u> REF CONTACT ID #: <u>N/A</u>


CORRESPONDENT	NAME: <u>Taney Engineering Attn: Shannon Cooper</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>702-362-52333</u>
	E-MAIL: <u>ShannonC@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-04-801-003

PROPERTY ADDRESS and/or CROSS STREETS: Myers Street & W Arby Ave

TENTATIVE MAP NAME: Myers & Arby

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)

Jeffrey L. Canarelli, Sr. Vice President

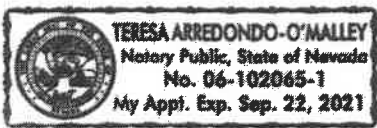
 Property Owner (Print) Investment Manager Inc., Its Manager

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 23, 2021 (DATE)
By Jeffrey L. Canarelli, Sr. Vice President

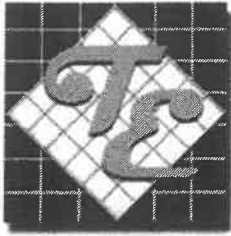
NOTARY PUBLIC: 

 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.

8



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

June 24, 2021
ODS-21-010

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

TY-21-500213

Re: MYERS AND ARBY – Tentative Map

To Whom it May Concern:

Taney Engineering, on behalf of our client, Odyssey Real Estate Capital, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our other land use applications (Conforming Zone Change, and Design Review).

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

Shannon Cooper
Engineering Project Coordinator
TANEY ENGINEERING

