



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 25, 2025

6:00pm

AGENDA

Note:

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

Board/Council Members: John Getter Randal Okamura
Dr. Juana Leia Jordan Matthew Tramp
Carol Lee White

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
Parkway, 6th Floor, Las Vegas, Nevada 89155

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

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair - WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON - JUSTIN C. JONES - MARILYN KIRKPATRICK - APRIL BECKER - MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for February 11, 2025. (For possible action)
- IV. Approval of the Agenda for February 25, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **ET-25-400013 (ZC-22-0375)-ZOO LANDERS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; 2) alternative landscaping; 3) non-standard improvements (landscaping) within a right-of-way; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping on 1.91 acres within the Airport Environs (AE-60) Overlay. Generally located on the west side of Jones Boulevard and the north side of Ponderosa Way within Spring Valley. MN/jm/kh (For possible action) 03/05/25 BCC
 - 2. **UC-25-0100-HD MYERS ARBY, LLC:**
USE PERMIT for personal services (health club).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce loading spaces; and 2) eliminate electric vehicle charging requirements.
DESIGN REVIEW for a fitness center on 4.55 acres in an IP (Industrial Park) Zone. Generally located on the south side of Arby Avenue and the east side of Myers Street within Spring Valley. MN/dd/kh (For possible action) 03/18/25 PC
 - 3. **ET-25-400014 (NZC-19-0886)-TROP GC APTS, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 5.0 acres from an RS20 (Single-Family Residential 20) Zone to an RM50 (Residential Multi-Family 50) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.
DESIGN REVIEW for a multi-family residential development. Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/my/kh (For possible action) 03/19/25 BCC

4. **UC-25-0033-TOMPKINS PLAZA, LLC:**
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; **3)** increase maximum parking; **4)** modify residential adjacency standards; **5)** allow attached sidewalks; and **6)** reduce throat depth.
DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone. Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action) **03/19/25 BCC**

5. **UC-25-0075-NEVADA ROYAL HOLDING, LLC:**
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified residential adjacency standards; **2)** allow attached sidewalk; and **3)** reduced throat depth.
DESIGN REVIEW for a vehicle maintenance and repair facility on a portion of 1.76 acres in a CG (Commercial General) Zone and a CP (Commercial Professional) Zone. Generally located on the east side of Sorrel Street, 150 feet north of Laredo Street within Spring Valley. JJ/jud/kh (For possible action) **03/19/25 BCC**

6. **UC-25-0092-BOYS CLUB OF CLARK COUNTY, INC.:**
USE PERMIT for a school.
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family) Zone. Generally located on the east side of Lindell Road and north side of Edna Avenue within Spring Valley. JJ/bb/kh (For possible action) **03/19/25 BCC**

7. **VS-25-0062-KGS INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and between Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/jud/kh (For possible action) **03/19/25 BCC**

8. **WS-25-0061-KGS INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements in conjunction with a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action) **03/19/25 BCC**

9. **TM-25-500014-KGS INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 8 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action) **03/19/25 BCC**

10. **VS-25-0064-KGS INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/kh (For possible action) **03/19/25 BCC**

11. **WS-25-0063-KGS INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following **1)** eliminate street landscaping; **2)** reduce street landscaping; and **3)** waive full off-site improvements in conjunction with a proposed single-family residential development on 2.50 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of El Camino Road and the north side of Ponderosa Way within Spring Valley. MN/tpd/kh (For possible action) **03/19/25 BCC**

12. **ZC-25-0097-HANCOCK FOUNDRY VEGAS, LLC:**
ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action) **03/19/25 BCC**

13. **VS-25-0096-HANCOCK FOUNDRY VEGAS, LLC:**
VACATE AND ABANDON a portion of right-of-way being Teco Avenue located between Pioneer Way and Buffalo Drive; and a portion of right-of-way being Pioneer Way located between Teco Avenue and Sunset Road within Enterprise (description on file). MN/rg/kh (For possible action) **03/19/25 BCC**

14. **WS-25-0095-HANCOCK FOUNDRY VEGAS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increase building height; **3)** eliminate parking lot landscaping; **4)** eliminate landscape buffer; **5)** reduce approach distance; and **6)** reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse (industrial condominium) development on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action) **03/19/25 BCC**

15. **TM-25-500022-HANCOCK FOUNDRY VEGAS, LLC:**
TENTATIVE MAP for 43 industrial condominium units on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action) **03/19/25 BCC**

16. **ZC-25-0113-CITY LIGHT CHURCH, INC.:**
ZONE CHANGE to reclassify 4.09 acres from an RS20 (Residential Single-Family) Zone to a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 260 feet west of Lindell Road within Spring Valley (description on file). MN/mc (For possible action) **03/19/25 BCC**

17. **VS-25-0114-CITY LIGHT CHURCH INC:**
VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Jones Boulevard and Lindell Road within Spring Valley (description on file). MN/jud/kh (For possible action) **03/19/25 BCC**
18. **UC-25-0115-CITY LIGHT CHURCH, INC.:**
USE PERMIT to allow a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening standards; **2)** modify residential adjacency standards; **3)** eliminate electric vehicle charging spaces; **4)** waive street dedication; and **5)** allow a dead-end street to not have a turnaround area.
DESIGN REVIEW for a parking lot on 4.09 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley. MN/jud/kh (For possible action) **03/19/25 BCC**

VII. General Business

1. Elect a Chair and Vice Chair (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 11, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-25-400013 (ZC-22-0375)-ZOO LANDERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; 2) alternative landscaping; 3) non-standard improvements (landscaping) within a right-of-way; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping on 1.91 acres within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Jones Boulevard and the north side of Ponderosa Way within Spring Valley. MN/jm/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-602-005; 163-35-602-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street (corner) setback to 10 feet where a minimum of 15 feet is required per Table 30.40-4 (a 33.3% reduction).
2. Permit alternative landscaping along Jones Boulevard where landscaping is required per Figure 30.64-17.
3. Permit non-standard improvements (landscaping) within a right-of-way (Jones Boulevard) where not permitted per Section 30.52.050.
4.
 - a. Reduce driveway throat depth to a minimum of 22 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 70.7% reduction).
 - b. Reduce intersection approach distance to 98 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 34.7% reduction).
 - c. Reduce intersection departure distance to 77 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 59.5% reduction).

DESIGN REVIEWS:

1. An office complex.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.91
- Project Type: Office complex
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 24,280
- Parking Required/Provided: 98/100

Site Plan

The prior request was to reclassify the site to a CP zone and develop the site as an office complex consisting of 3 buildings. The previously approved plans show access to the site being provided by 2 driveways, 1 each on Ponderosa Way and Jones Boulevard. These driveways will be located in the center of each street frontage. The buildings will be located on the southwest, northeast, and southeast corners of the site. Parking was depicted on the northwest corner of the site and on each side of the driveways between the buildings. The building on the southwest corner of the site will be located a minimum of 10 feet from the west property line and 10 feet from the south boundary which is adjacent to Ponderosa Way and required a waiver of development standards for a reduced setback. The previously approved plans show the other buildings will be set back a minimum of 15 feet from the streets. The building on the northeast corner of the site will be set back a minimum of 10 feet from the northern property line.

Landscaping

The approved plans show minimum 10 foot wide landscape areas adjacent to the streets consisting of trees, shrubs, and groundcover. A minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover was depicted along the northern property line. A minimum 6 foot wide landscape area consisting of trees, shrubs, and groundcover was depicted along the western property line. The landscaping within the parking areas was not in compliance with the standards of Figure 30.64-14; however, the required number of trees for the parking areas is provided and distributed throughout the site. Additional landscape areas are depicted adjacent to the buildings.

Elevations

Each of the approved buildings was 1 story with a maximum height of 21 feet. The buildings have flat roofs behind parapet walls that vary in height to break-up the roofline. The exterior of the buildings are a combination of a stucco finish painted in earth tone colors, stone veneer, anodized aluminum storefront window systems with aluminum awnings over the windows and decorative metal panels.

Floor Plans

The approved plans show the 3 buildings in the complex will have a total building area of 24,280 square feet. The plans show 2 buildings will have an area of 8,100 square feet and the third

building will have an area of 8,080 square feet. The buildings will be constructed as shells with the interiors to be complete in the future to meet the needs of the future tenants.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-22-0375:

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 waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Detached sidewalks along Ponderosa Way to be added where practical;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

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

Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on those comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 163-35-602-006; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0254-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that due to the coordination between the developer, the Clark County Public Works Department and Clark County Water Reclamation District for an existing capital improvement project (L-2246), the proposed commercial development will require an extension of time to proceed. They further state that other items associated with this project have continued to progress and include the following:

- Drainage study (PW22-17662) was approved in October 2022 with Clark County Regional Flood Control District concurring in March of 2023.
- Traffic study (PW22-17841) was approved in October 2022.
- Civil improvement plans (PW23-11306) were approved in May 2024 after coordinating with capital improvements along Jones Boulevard (L-2246).
- Obtained plan set signatures for dry utilities and fire department (FP23-07753).
- Parcel map MSM-24-600026 is under review and comments are being addressed.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0339	Vacated and abandoned easements of interest	Approved by PC	September 2024
ZC-22-0375	Reclassified the project site from RS20 to CP zoning with waivers of development standards for setbacks, alternative landscaping, non-standard improvements, and alternative driveway geometrics and a design review for an office complex and alternative parking lot landscaping	Approved by BCC	August 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Public Use (PU)	RS20 (AE-60)	Undeveloped
East	Neighborhood Commercial (NC)	CP (AE-60)	Office

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated that they have continued to make progress while coordinating with the Clark County Public Works Department and the Clark County Water Reclamation District for an existing capital improvement project (L-2246). The applicant has an approved drainage study (PW22-17662), an approved traffic study (PW22-17841) and a minor subdivision (MSM-24-600026) map in process. Furthermore, a building permit (BD22-62716) has been submitted for the commercial development and is currently under review. Therefore, staff can support the request for an extension of time.

Public Works - Development Review

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

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until August 17, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WYN DAHLKE

CONTACT: WYN DAHLKE, ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NEVADA 89103



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-35-602-005 & 163-35-602-006

PROPERTY ADDRESS/ CROSS STREETS: Jones Boulevard & Ponderosa Way

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for ZC-22-0375

PROPERTY OWNER INFORMATION

NAME: ZOO LANDERS LLC
 ADDRESS: 11770 WEYBROOK PARK DRIVE
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89141
 TELEPHONE: _____ CELL _____ EMAIL: jbrandisejr@brandiseconstruction.com

APPLICANT INFORMATION (must match online record)

NAME: ACG DESIGN
 ADDRESS: 4310 CAMERON STREET, SUITE 12-A
 CITY: LAS VEGAS STATE: _____ ZIP CODE: 89103 REF CONTACT ID # 254242
 TELEPHONE: (702) 523-0531 CELL _____ EMAIL: ACGDESIGNPERMITS@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: ACG DESIGN, WYN K. DAHLKE
 ADDRESS: 4310 CAMERON STREET, SUITE 12-A
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89103 REF CONTACT ID # 254242
 TELEPHONE: (702) 523-0531 CELL _____ EMAIL: ACGDESIGNPERMITS@GMAIL.COM

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

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

Bridget Richards
 Property Owner (Signature)*

BRIDGET RICHARDS
 Property Owner (Print)

1/8/2025
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 25-400013
 PC MEETING DATE _____
 BCC MEETING DATE 2/15/25
 TAB/CAC LOCATION Spinn Valley

ACCEPTED BY JM
 DATE 1/16/25
 FEES 1460.00

DATE 2/25/25



January 8, 2025

ATTN: Mark Donahue
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: ZC-22-0375, Office Complex at Jones & Ponderosa

To Whom it May Concern,

Please see our request for an extension for ZC-22-0375, Office Complex at Jones & Ponderosa as follows below:

Due to the coordination between the Developer and CCPW & CCWRD Capital Improvement project (L-2246) along Jones Boulevard, the project will require an extension to this application to proceed.

Other items associated with this Development have continued to progress as follows:

- The Drainage Study (PW22-17662) was approved October 27th, 2022, with CCRFCD Concurrence obtained March 27th, 2023.
- The Traffic Study (PW22-17841) was approved October 11th, 2022.
- The Civil Improvement Plans (PW23-11306, onsite and offsite) were OK'd to Mylar May 8th, 2024, after extensive coordination to match the plans for the Capital Improvements being installed along Jones Boulevard (L-2246).
- We've obtained Dry Utility and Fire Department (FP23-07753) signatures to the plan set. We are pending the LVVWD and Clark County Public Works signatures.
- We are working to post the bond.
- Parcel Map MSM-24-6000026 received Tech Review comments December 12th, 2024, and are currently being addressed. After the Back Check it will be ready to record. We will need this extension approved to move the Map forward.

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

Sincerely,

Randolph Skorpinski, P.E.
Architectural Civil Group, LLC.
Principal/Civil Engineer
rskorpinski@acg.design
(702) 569-9157

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0100-HD MYERS ARBY, LLC:

USE PERMIT for personal services (health club).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce loading spaces; and 2) eliminate electric vehicle charging requirements.

DESIGN REVIEW for a fitness center on 4.55 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Arby Avenue and the east side of Myers Street within Spring Valley. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-814-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of loading spaces to 1 space where 7 spaces are required per Section 30.04.04I (an 86% reduction).
2.
 - a. Eliminate electric vehicle (EV) capable parking spaces where 52 EV-capable parking spaces are required per Section 30.04.04.
 - b. Eliminate electric vehicle (EV) installed parking spaces where 16 EV-installed parking spaces are required per Section 30.04.04.

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

- General Summary
- Site Address: 7180 Myers Street
- Site Acreage: 4.55
- Project Type: Personal services (health club)
- Number of Stories: 2
- Building Height (feet): 41
- Square Feet: 166,560
- Parking Required/Provided: 521/127
- Sustainability Required/Provided:

History & Site Plan

In February 2022, ZC-21-0748 was approved to change the zoning from R-E (Rural Estates) to M-D (Designed Manufacturing), which was later converted to IP (Industrial Park). ZC-21-0748

also permitted the construction of a distribution center and the development of the site, which included parking and related landscaping.

The site plan still depicts the same building with access from Arby Avenue and Myers Street with a 25 foot wide drive aisle that encircles the building. Loading docks were previously constructed facing east, however all but one of these will be replaced with standard vehicle parking spaces. Other parking areas will remain unchanged. A total of 127 parking spaces are being provided where 521 parking spaces would normally be required, but a parking study has been submitted demonstrating that the parking provided is sufficient for the use.

Landscaping

There are no changes to the street or perimeter landscaping approved by ZC-21-0748. Additionally, the parking lot landscaping will remain the same throughout the site apart from the addition of landscape finger islands in the new parking area on the east side of the building.

Elevations

This building is a maximum of 41 feet high to the parapet wall and is constructed with painted concrete tile panels, reveals, spandrel glazing, an aluminum storefront system, and other architectural enhancements.

The elevations will remain nearly unchanged, with the only difference being the removal of 6 overhead roll-up doors. One door is remaining for loading purposes on the east face of the structure.

Floor Plans

The floor plans depict the first floor of the fitness center as being comprised of a main gymnasium area, locker rooms, and private training areas. The second floor is shown as being comprised of another large gymnasium area, private training rooms, offices of various types, regenerative therapy rooms, workout recovery rooms, assorted spa uses including massage, and a café. Both floors will also include standard amenities such as reception areas, restrooms, storage areas, and areas for mechanical equipment. Each floor is approximately 83,280 square feet.

Applicant's Justification

The applicant states that the current zoning of IP is appropriate proposed fitness center, and that since it is near Warm Springs Road it is a good use for the site. The applicant also states that the existing warehouse building will work well for the fitness center, stating that the fitness center in question will take up the entire building with gymnasium areas, offices, private training rooms, a café, and more. Additionally, the applicant states that one loading space is sufficient for a fitness center. Finally, the applicant states that the lack of electric vehicle (EV) charging spaces is justified because the tenant is mostly doing an interior remodel, and that the cost of installing EV spaces is cost prohibitive.

Prior Land Use Requests

Application Number	Request	Action	Date
ORD-23-900131	Development Agreement for an industrial development	Approved by BCC	March 2023
DR-22-0495	Increased finished grade in conjunction with a previously approved distribution center	Approved by BCC	October 2022
ZC-21-0748	Reclassified the project site from R-E to M-D zoning for a distribution center	Approved by BCC	February 2022
TM-21-500213	1-lot commercial subdivision in conjunction with a distribution center	Approved by BCC	February 2022
VS-21-0750	Vacation of patent easements in conjunction with a distribution center	Approved by BCC	February 2022
ET-400167-16 (NZC-0625-13)	First extension of time for a nonconforming zone change - expired	Approved by BCC	January 2017
NZC-0625-13	Reclassified from R-E and C-P to R-2 zoning - expired	Approved by BCC	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CC	Multi-family residential
South	Business Employment	RS20	Funeral home
East	Business Employment	IP	Office/warehouse development
West	Business Employment	RS3.3	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed use will not adversely affect the surrounding area. The proposed fitness center is meant to serve low numbers of clientele at any given time, and the current IP zoning of the parcel could have allowed for a more intense use on the site. Furthermore, this application supports the goals of the Clark County Master Plan, specifically Policy 5.5.3, which

advocates for the establishment & support of local businesses. For these reasons, staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

While staff does not typically support reductions in required loading spaces, staff acknowledges that this particular use should not be hindered by reducing the required loading spaces. While some amenities within the fitness center such as the café and towel service may require regular deliveries and pickups, most of the floor space will be occupied by gymnasium areas, private training rooms, and offices- none of which should require regular deliveries. For this reason, staff can support this request.

Waiver of Development Standards #2a

Staff finds that the applicants are largely doing tenant improvements, with only minor modifications being made to the area east of the building to increase the size of the parking area for customers. Additionally, much of the hardscape approved is already existing on site, so installing the infrastructure for 52 EV capable parking spaces would result in existing parking and landscaping areas being removed. For this reason, staff can support this request.

Waiver of Development Standards #2b

While the applicant is largely doing tenant improvements, and the conversion of 52 EV capable parking spaces would be difficult, staff finds that the addition of 16 EV installed parking spaces is feasible. The loading dock area east of the building is being changed to accommodate automobile parking and parking lot landscape finger islands. Since construction will be taking place in this area, staff finds that the EV parking spaces can be installed with no additional disruption to the site. Therefore, staff cannot support this request.

Design Review

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

Staff finds that the proposed changes to the existing site will be minimal, and that these changes will have a positive impact to the site overall. The applicant is proposing additional parking spaces on the east side of the building where there were originally loading spaces. Additionally, the applicant is adding the required parking lot landscaping in the new parking area. Staff also

notes that the applicant provided a parking study to demonstrate a lower need for parking on site. For these reasons, staff can support this request.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; 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: HD MYERS ARBY, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135

2



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-814-001

PROPERTY ADDRESS/ CROSS STREETS: 7180 Myers Street

DETAILED SUMMARY PROJECT DESCRIPTION

A special use permit to allow for personal service uses (physical training, private trainers, saunas, etc.) as a primary use with massage services as an accessory use.

PROPERTY OWNER INFORMATION

NAME: HD Myers Arby, LLC
ADDRESS: PO Box 30250
CITY: Las Vegas STATE: NV ZIP CODE: 89173
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: HD Myers Arby, LLC
ADDRESS: PO Box 30250
CITY: Las Vegas STATE: NV ZIP CODE: 89173 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: spierce@kcnvlaw.com

*Correspondent will receive all project communication

(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 and 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.

Scott R. Bulloch
Property Owner (Signature)

SCOTT R. BULLOCH
Property Owner (Print)

8 JAN 2025
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|--|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-25-0100
PC MEETING DATE 03/18/2025
BCC MEETING DATE X
TAB/CAC LOCATION Spring Valley

ACCEPTED BY DD
DATE 01/23/2025

DATE 02/25/2025

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

January 23, 2025

VIA EMAIL

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

***Re: Justification Letter – Special Use Permit for Personal Services (Fitness Center);
Design Review of Fitness Center; and Waivers of Development Standards to (1)
Reduce Parking, (2) Reduce Number of Required Loading Zone Areas, and (3)
Allow No EV Parking Spaces
APN: 176-04-814-001***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The Applicant is proposing to open a luxury fitness gym in a recently completed warehousing building located on the southeast corner of Myers Street and Arby Avenue, more particularly described as APN: 176-04-814-001 (the "Site"). The Site is approximately 4.55 acres. The Applicant is requesting a special use permit and parking/loading space reductions.

Special Use Permit

The Site is zoned Industrial Park (IP). With a special use permit, a fitness center is an allowed use in an IP zoned district. A special use permit is appropriate for the following reasons:

- The zoning, IP, is appropriate.
- The Site is near other warehouse developments.
- The proposed luxury fitness gym is near Warm Spring Road, a 100-foot ROW.

Design Review

The existing warehouse building is 2-stories and 41-feet in height. The building is approximately 166,560 SF. Each floor is approximately 83,280 SF. The luxury fitness gym will utilize the entire building. The first level will consist of a main gym area, gymnasium, male and female locker room areas, and trainer gym areas. The second level will consist of offices and regenerative/massage rooms, café, recovery rooms, trainer gyms, and gymnasium. The luxury fitness gym is private and by appointment only. The Site is accessed from Myers Street on the west and Arby Avenue on the north.

Waivers of Development Standards

- **Reduce Parking (Table 30.04-2)**

Based on the building's size and use, the required number of parking space is 521 parking spaces. The warehouse building is providing 127 parking spaces. The parking reduction is appropriate as the fitness center is private and by appointment only.

- **Reduce Number of Required Loading Space (Title 30.04.04I(1))**

In addition, the Applicant is requesting to reduce the required loading space from 7 to 1. Seven (7) loading spaces are not required for a private fitness gym; therefore, the reduction is appropriate.

- **Eliminate EV Charging Stations & EV Capable Spaces (Title 30.04.04(H))**

Finally, the Applicant is required to install 17 EV parking spaces (or 3%) with an additional 28 parking spaces (or 5%) EV capable. The Applicant is requesting to waive the EV requirements. The Applicant is a tenant of the warehouse building. The Applicant is only making interior tenant improvements to the warehouse building. There are no external changes to the building or the Site. As such, retrofitting the Site to accommodate EV parking spaces and EV capable parking spaces is cost prohibited.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400014 (NZC-19-0886)-TROP GC APTS, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 5.0 acres from an RS20 (Single-Family Residential 20) Zone to an RM50 (Residential Multi-Family 50) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce throat depth.

DESIGN REVIEW for a multi-family residential development.

Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-30-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 54 feet where 50 feet is the maximum allowed per Table 30.40-3 (an 8% increase).
2. Reduce throat depth to 27 feet where 150 feet is the minimum distance allowed per Uniform Standard Drawing 222.1 (an 82% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 174
- Density (du/ac): 35
- Project Type: Multi-family residential development
- Number of Stories: 4
- Building Height (feet): 54
- Open Space Required/Provided (square feet): 17,400/26,700
- Parking Required/Provided: 287/288

Site Plan

The approved plan depicts a proposed multi-family residential development in the shape of an "E" located in the center of the site. Access is provided by a single entrance from Tropicana Avenue on the northeastern portion of the site, and an emergency crash gate is provided in the northwest portion of the site. A two-way drive aisle provides access to the parking spaces located around the perimeter of the site. Carports are provided for many of the parking spaces, and 34 garage parking spaces are provided on the west side of the building. Additional parking is provided per Title 30 standards for the enclosed parking spaces (garages) and guest parking. Setbacks for the building include 95 feet to Tropicana Avenue to the north, over 80 feet to the single-family residences to the east and south, and 60 feet to an unbuilt shopping center to the west. Trash enclosures are provided on the east side of the development, set back at least 50 feet from the adjacent single-family residences. Open space amenities, including a pool area, are located between the northern portions of the "E" shaped building, and additional parking spaces are located between the southern portions of the "E" shaped building. NZC-21-0423 was approved in November 2021 to rezone the 2.35 acres to the west to R-5 (RM50) to incorporate that parcel into the multi-family development approved with this application.

Landscaping

The approved perimeter landscaping includes a 15 foot wide landscape strip along Tropicana Avenue with a detached sidewalk, and an 8 foot wide landscape strip along the east and south property lines with an intense landscape buffer to a less intense use (single family residences). An 8 foot wide landscape strip was shown along the west property line, but a portion was removed with the approval of the multi-family to the west. Approved trees include 24 inch box large trees, and the spacing includes 2 rows of off-set trees spaced 30 feet on center along Tropicana Avenue, 2 rows of off-set trees spaced 10 feet on center along the east and south property lines, and a single row of trees spaced 20 feet on center along the west property line. The approved landscaping also includes landscape fingers in the parking areas and landscaping in the amenity area around the pool.

Elevations

The approved 4 story, 54 foot tall building includes a variety of design elements to break-up the apparent mass of the building. Portions of the roof include pitched concrete roof tiles and parapet walls with cornice treatment. Elevations include varying surface planes, and finish materials including brick veneer, painted stucco, decorative railing on the balconies, and embellishments around the windows.

Floor Plans

The approved multi-family residential building will include 120, one bedroom units and 54, two bedroom units. Both the 1 bedroom units and the 2 bedroom units include 4 different variations in the floor plans. The 26,700 square feet of open space includes a 19,500 square foot pool area, 3,000 square foot clubhouse, 1,700 square foot fitness area, and a 2,500 square foot conference area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400009 (NZC-19-0886):

Comprehensive Planning

- Until February 5, 2025 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan amendment and zone boundary amendment may be required in the event that the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for NZC-19-0886:

Current Planning

- Resolution of Intent to complete in 3 years;
- 8 foot split face block wall to be installed on south and east boundaries;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

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

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 #0495-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they submitted a second design review with 92 more units. They state they are in the process of mapping. The applicant also states that interest rates have made it difficult to build.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400114 (NZA-21-0423)	First extension of time for a zone change from C-1 and C-2 to R-5 zoning	Approved by BCC	December 2024
WS-23-0437	Waiver of standards to extend height of retaining wall	Approved by PC	September 2023
ET-23-400009 (NZA-19-0866)	First extension of time for a zone change from R-E to R-5 zoning	Approved by BCC	March 2023
NZA-21-0423	Reclassified from C-1 and C-2 to R-5 zoning with waivers and design review for a multi-family residential development	Approved by BCC	November 2021
NZA-19-0886	Reclassified from R-E to R-5 zoning with waivers and design review for a multi-family residential development	Approved by BCC	February 2020
VS-19-0887	Vacated and abandoned easements	Approved by BCC	February 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Corridor Mixed-Use	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG & RM50	Parking & undeveloped pad sites for a shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has received preliminary approval of a geo-soils study and approval of a traffic study and a drainage study from Public Works. In addition, offsite permits are in process. This indicates that the applicant is moving towards commencement with significant steps taken. Therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 5, 2028 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON BOULEVARD, SUITE 150, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 163-30-501-002

PROPERTY ADDRESS/ CROSS STREETS: 9709 W. Tropicana Avenue, 89147

DETAILED SUMMARY PROJECT DESCRIPTION

Second Extension of Time for Resolution of Intent for Trop GC Apartments. First Extension of Time expires 2/5/25. ET-23-400009 (NZC-19-0886).

PROPERTY OWNER INFORMATION

NAME: Trop GC Apts, LLC
ADDRESS: 10650 W. Charleston Blvd., #150
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

APPLICANT INFORMATION (must match online record)

NAME: Ovation Contracting, Inc. -- Janet Goyer
ADDRESS: 10650 W. Charleston Blvd., #150
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Ovation Contracting, Inc. -- Janet Goyer
ADDRESS: 10650 W. Charleston Blvd., #150
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 249332
TELEPHONE: 702-990-2325 CELL 702-580-9036 EMAIL: jang@ovationco.com

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

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

Property Owner (Signature)*

Reinier Santana
Property Owner (Print)

1/2/25
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-25-400014
PC MEETING DATE _____
BCC MEETING DATE 3/19/25
TAB/CAC LOCATION SPRING VALLEY

DATE 2/25/25

ACCEPTED BY: MY
DATE 1/21/25
FEES \$1,400
ET-25-400014
MY
1/21/25

PLANNER
COPY

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com

702.792.7050

LAS VEGAS OFFICE
1880 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.790.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.854.8100
Fax: 775.852.0257

January 9, 2025

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

**Re: *Ovation Development
Justification Letter – Second Extension of Time for an Approved
Multi-Family Development (ET-23-400009(NZC-19-0886))
APN: 163-30-501-002***

To Whom It May Concern:

Please be advised our office represents Ovation Contracting (the "Applicant") in the above-referenced matter. By way of background, the Board of County Commissioners ("BCC"), at their February 5, 2020 hearing, approved NZC-19-0886 allowing for the development of a 174-unit multi-family apartment community on approximately 4.6 acres generally located on the south side of Tropicana Avenue and just east of Grand Canyon Drive. The property is more particularly described as APN: 163-30-501-002 (the "Site"). On March 22, 2023, the BCC approved the Applicant's first extension of time, ET-23-400009 (NZC-19-0886). The Applicant is now requesting a second extension of time.

A second extension of time is justified for the following reasons:

- The Applicant submitted and the BCC approved a second design review (NZC-21-0423) incorporating an additional 92-multi-family units on 2.4 acres located on the adjacent parcel – APN: 163-30-501-003.
- The Applicant is in the process of mapping and will be permitting the Site at a later date.
- The approval of additional multi-family units on the adjacent property (APN: 163-30-501-003) shows multi-family is still compatible for the area.
- The past year interest rates have made it difficult to build.
- The Applicant has been focusing on its affordable multi-family developments; this project is slated to be a market rate development.

ET-25-400014
MY
1/21/25



For the reasons outlined above, the Applicant is requesting an additional two-year extension of time. We thank you in advance for your time and consideration.

ET-25-400014
MY
1/21/25

KAEMPFER

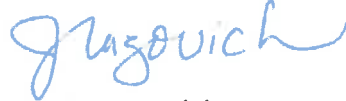
CROWELL

Clark County Planning
January 9, 2025
Page 3

Should you have any questions, please feel free to contact us.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL:ajc

ET-25-400014
MY
1/21/25

FLORIDA
COPY

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0033-TOMPKINS PLAZA, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) increase maximum parking; 4) modify residential adjacency standards; 5) allow attached sidewalks; and 6) reduce throat depth.

DESIGN REVIEW for a vehicle wash and restaurants with drive-thrus on a 3.14 acre portion of a 4.19 acre site in a CG (Commercial General) Zone.

Generally located on the southwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

163-19-818-002; 163-19-818-004; 163-19-818-005 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate a decorative screen wall along a portion of the west property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. Increase retaining wall height to 4 feet where 3 feet is the maximum per Section 30.04.03C (a 33% increase).
3. Allow 106 parking spaces where 67 parking spaces are required and a maximum of 77 parking spaces is permissible per Section 30.04.04D (a 38% increase).
4.
 - a. Allow a drive-thru lane 52 feet from a residential zoning district where 200 feet is required per Section 30.04.06E (a 74% reduction).
 - b. Allow higher activity areas (parking and circulation) of development adjacent to a residential district where not permissible per Section 30.04.06G.
 - c. Allow the largest structure in a multi-building development to not be within the core of the site where required per Section 30.04.06G.
5.
 - a. Allow an attached sidewalk to remain where a detached sidewalk is required along Tompkins Avenue per Section 30.04.08C.
 - b. Allow an attached sidewalk to remain where a detached sidewalk is required along Fort Apache Road per Section 30.04.08C.
6. Reduce the throat depth along Fort Apache Road to 4 feet where 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 84% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.14 (portion)
- Project Type: Vehicle wash and restaurants with drive-thrus
- Number of Stories: 1
- Building Height (feet): 21 (Building A)/29 (Building B)/19 (Building C)/29 (Building D)
- Square Feet: 3,561 (Building A)/900 (Building B)/2,150 (Building C)/3,588 (Building D)/438 (outdoor dining)
- Parking Required/Provided: 67/106
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a commercial development accessed via two-way commercial driveways along Tompkins Avenue to the north and Fort Apache Road to the east. Cross access is proposed along the southeast and southwest corners of the site, which will connect the subject site (APN 163-19-818-002) with the existing commercial development to the south. There are 4 proposed buildings, including a drive-thru vehicle wash and 3 restaurants with drive-thrus. The vehicle wash is labeled as Building D and is located along the south side of the site, with Buildings B and C centrally located in the core of the site, and Building A located in the northern portion of the site. All 4 buildings feature drive-thrus that are within the 200 foot minimum separation from a residential zone as required by Code, with Building D's drive-thru lane being the closest with a 52 foot setback from the adjacent residences

Building A is set back 102 feet from the west property line and 100 feet from the north property line, while the drive-thru is set back 60 feet from the west property line, which is adjacent to residential development. A 438 square foot outdoor dining area is shown on the east side of Building A, which buffers it from the adjacent residential development. Building B is set back 138 feet from the west property line, and the drive-thru is set back 64 feet from the west property line. Building C is set back 122 feet from the west property line, and the drive-thru is set back 89 feet from the west property line. The vehicle wash is set back 102 feet from the west property line, which is adjacent to residential development, while Title 30 requires a 200 foot separation. The vehicle wash also features 19 vacuum spaces for vehicles, which are located on the south side of the vehicle wash structure.

Vehicle circulation is primarily around the perimeter of the site and through the drive-thrus, with one-way drive aisles between Building B and Building C, and between Building C and Building D. A proposed 4 foot high retaining wall is depicted along a portion of the west property line, which terminates near the middle of the shared property line. An existing fence and wall combination is located across the west property line, ranging in height between 10 feet, 6 inches and 11 feet, 10 inches. Parking is located on the north, east, and west sides of the site, with pedestrian walkways connecting some parking areas to the buildings, and an additional walkway provided between the restaurant buildings. For the subject site, there are 73 parking spaces provided where 54 parking spaces are required. For the overall development, there are 106

parking spaces where 67 parking spaces are required, exceeding the maximum parking permitted by Title 30.

Landscaping

The plans depict street landscaping consisting of large trees and shrubs in accordance with Title 30 standards, which are located on the interior side of the existing attached sidewalks along Tompkins Avenue and Fort Apache Road. Parking area trees and shrubs are located throughout the site and around each of the buildings. Along the west property line, which is adjacent to residential development, a landscape buffer is provided that ranges between 15 feet and 23 feet. This landscape area features a double row of evergreen trees planted off-set and spaced 20 feet apart, which complies with the Title 30 landscape buffer requirements. However, the applicant is not providing the required 8 foot high decorative screen wall, resulting in a Waiver of Development Standards for buffering and screening.

Elevations

The plans depict 4 building elevations. Building A is 21 feet high with a variable flat roofline, featuring storefront doors and windows, metal awnings, CMU wall portions, and a stucco finish. Building B is 29 feet high with a flat roofline consisting of a decorative metal wall system which extends to the side of the building and is supported by a concrete and painted steel overhang support. A walk-up ordering window is shown on the north side of the building, while the drive-thru window is on the south side. The building features decorative wood and metal portions, along with aluminum frame windows. Building C is 19 feet high with a variable flat roofline and fine pebble finish. The building façade consists of metal and wood screen walls, along with windows that are shaded by metal canopies. Building D is 29 feet high with a variable flat roofline, with a split face CMU base, and a smooth face CMU and stucco finish façade. The vehicle wash entry and exit are located on the west and east sides, respectively, while the west and north sides feature walk-in storefront doors. Shade canopies are also provided along the sides of the building.

Floor Plans

The plans depict 4 building floor plans. Building A is a 3,561 square foot restaurant, featuring an open layout with entry and exit doors located on the north and east sides of the building, and the drive-thru window on the south side. Building B is a 900 square foot restaurant, featuring a kitchen and wash area, restroom, a walk-up window on the north side, and drive-thru window on the south side. Building C is 2,150 a square foot restaurant, featuring an open layout, with the entrance on the north side of the building and the drive-thru window on the south side. Building D is a 3,588 square foot vehicle wash, featuring the vehicle tunnel, a restroom, an office, and storage rooms.

Applicant's Justification

The applicant states that providing the required 200 foot separation from a vehicle wash to residential development would impact the traffic flow within the site. To mitigate this request, an intense landscape buffer is provided along the west property line. For buffering and screening, the landscaping requirement is met, while a 4 foot high retaining wall is proposed, which is redundant to an existing combination fence and wall that provides an additional buffer. Additional parking is also requested, which is mitigated by the provision of additional parking

lot trees along the perimeter of the parking areas. Noise concerns resulting from the reduced separation between the drive-thrus and adjacent residential use are mitigated by the location of the residential buildings, which are set back approximately 60 feet from the site. Parking and circulation adjacent to the residential zone will be mitigated by the double row of large evergreen trees provided along the west property line. Maintaining the existing attached sidewalk is consistent with the surrounding area, which features attached sidewalks to the north, south, and east of the subject site. Lastly, providing the required throat depth would have a negative impact on traffic flow within the site. Overall, the proposed development will attract new businesses to the area and create employment opportunities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0170-17	Vehicle rental and vehicle wash facility, waiver for reduced separation from a residential use, and comprehensive sign plan - expired	Approved by BCC	April 2017
TM-0052-11	Commercial subdivision	Approved by PC	August 2011
UC-1583-06 (ET-0226-10)	Second extension of time for a use permit for increased building height and reduced separation for outside dining from residential development, waiver for increased building height, and design review for a retail and office center - expired	Approved by BCC	April 2011
UC-1583-06 (ET-0327-08)	First extension of time for a use permit for increased building height and reduced separation for outside dining from residential development, waiver for increased building height, and design review for a retail and office center - expired	Approved by BCC	January 2009
UC-1583-06	Increased building height and reduced separation for outside dining from residential development, waiver for increased building height, and design review for a retail and office center - expired	Approved by BCC	December 2006
DR-0867-05	Office building - expired	Approved by PC	July 2005
ZC-0337-97 (ET-0110-99)	First extension of time for a zone change from R-E to C-1 zoning for a retail shopping center, with a use permit for a convenience store with self-service gasoline pumps	Approved by BCC	April 1999
TM-0124-98	1 commercial lot	Approved by PC	June 1998
ZC-0337-97	First extension of time for a zone change from R-E to C-1 for a retail shopping center, with a use permit for a convenience store with self-service gasoline pumps	Approved by BCC	May 1997

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0336-97	Vacated and abandoned easements of interest	Approved by BCC	April 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Shopping center
South	Neighborhood Commercial	CG	Vehicle maintenance facility & shopping center
East	Corridor Mixed-Use	CG	Office complex
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Title 30 requires a vehicle wash servicing automobiles to be 200 feet away from any residential zoning district, while the proposed vehicle wash is 102 feet away from the residences to the west. While staff can appreciate the applicant's provision of an intense landscape buffer, and the existence of a combination fence and wall along the shared property line, staff still has concerns about the proximity of a vehicle wash due to the noise and consistent vehicular traffic associated with this use. The vehicle wash is the southernmost building on the site and will not be buffered from the residential development by any other building. The vehicle entry into the tunnel also faces the residential zone, which increases the intensity of the use. For these reasons, staff cannot support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

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

Waivers of Development Standards #1 & #2

Staff finds that although there is an existing combination fence and wall along the west property line, it does not meet the 8 foot high decorative screen wall requirement per Title 30. The proposed 4 foot high retaining wall could be redesigned to meet Code by decreasing the retaining wall portion to 3 feet in height and providing an additional 5 foot high decorative screen wall on top of the retaining wall. Staff finds that there is not compelling justification to allow the increased height for the retaining wall, given that the applicant is also not meeting the buffering and screening requirements. Therefore, staff cannot support these requests.

Waiver of Development Standards #3

Staff can appreciate the applicant's provision of additional landscaping to help offset the increased number of parking spaces and mitigate the urban heat island effect. However, staff is concerned that the excess parking will negatively affect both pedestrian and vehicular safety, while also impacting the adjacent residential development due to the inadequate buffering and screening along the west property line. The proposed drive-thru uses will likely have consistent vehicular traffic, while the added parking will only increase the number of vehicles moving through the site at a given time, creating potential safety concerns. Therefore, staff cannot support this request.

Waiver of Development Standards #4 & Design Review

The applicant is not meeting several Title 30 requirements related to residential adjacency, including the 200 foot required separation between a drive-thru lane and a residential zoning district, as a 52 foot separation is being proposed. While staff could potentially support this reduction for a single drive-thru if adequate buffering and screening was provided, staff finds that the proposed design of 3 restaurant drive-thrus encroaching into the required separation is too intense for this site. The parking and circulation generated by the proposed uses and design increases the impact on the adjacent residences, as does the location of the largest structures on the northernmost and southernmost portions of the site. The traffic flow within the site may also affect pedestrian and vehicular safety due to the number of drive-thrus and their proximity to one another. The one-way drive aisles in the interior of the site may also cause unsafe turns through the parking areas, some of which do not feature pedestrian walkways for customers to safely walk from the parking area to the respective buildings. Ultimately, this is an undeveloped lot that could be redesigned to eliminate several of the requested Waivers of Development Standards and mitigate the adverse impacts on the adjacent residential properties. For these reasons, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Tompkins Avenue and Fort Apache Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the development, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #6

Staff cannot support the request for the reduction of throat depth for the Fort Apache Road commercial driveway. History shows that vehicle wash establishments generate long queue times. The vehicle wash entrance is immediate upon entering the site from Fort Apache Road creating vehicle stacking in the right-of-way. Furthermore, the Building C drive-thru lane has vehicles exiting opposite the driveway on Fort Apache Road creating an immediate conflict with vehicles entering the site, as well as vehicles trying to access the vehicle wash and those trying to exit the site creating the potential for collisions.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;

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

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 #0038-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

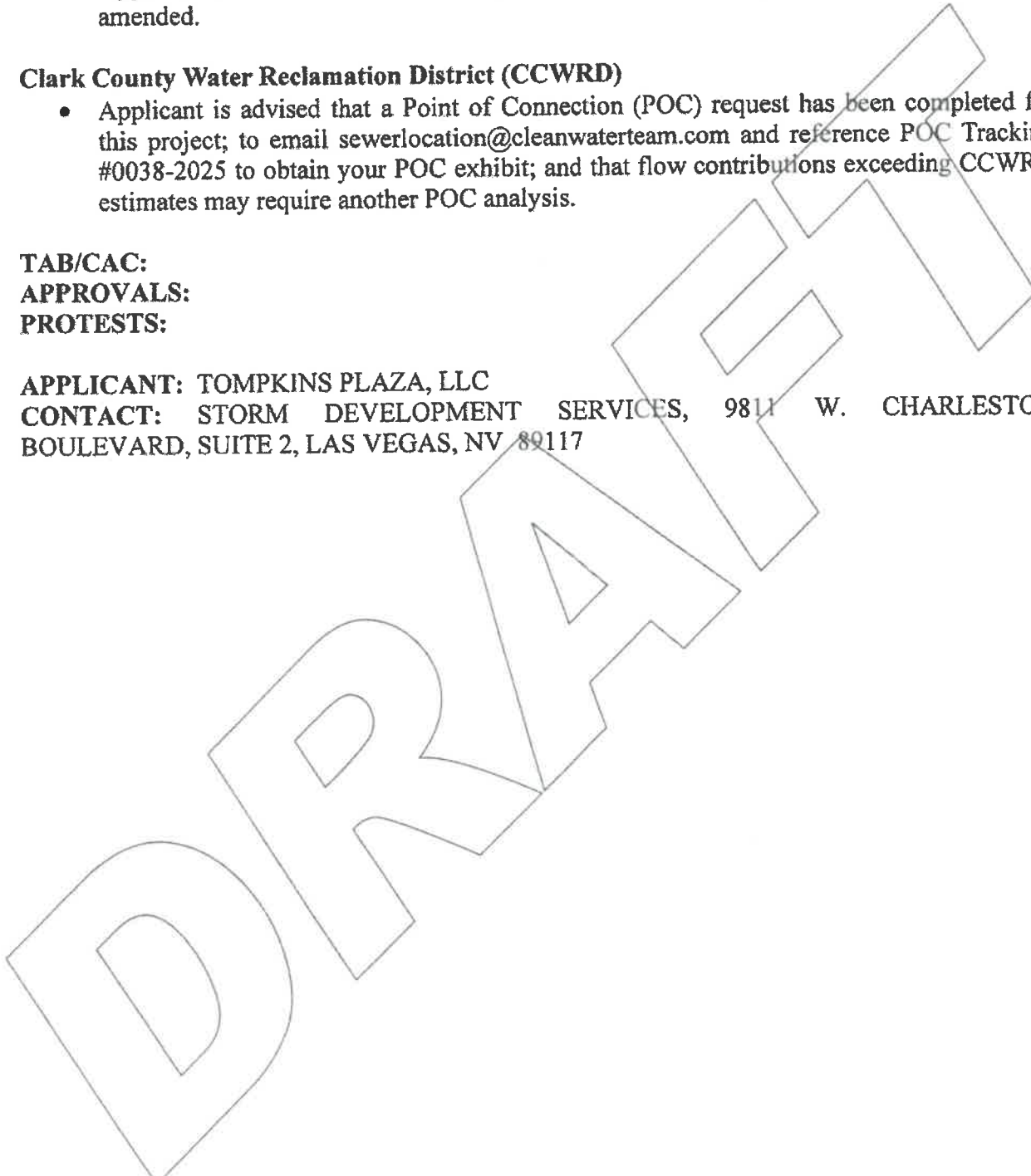
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOMPKINS PLAZA, LLC

CONTACT: STORM DEVELOPMENT SERVICES, 9811 W. CHARLESTON
BOULEVARD, SUITE 2, LAS VEGAS, NV 89117



03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0075-NEVADA ROYAL HOLDING, LLC:

USE PERMIT for vehicle maintenance and repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; 2) allow attached sidewalk; and 3) reduced throat depth.

DESIGN REVIEW for a vehicle maintenance and repair facility on a portion of 1.76 acres in a CG (Commercial General) Zone and a CP (Commercial Professional) Zone.

Generally located on the east side of Sorrel Street, 150 feet north of Laredo Street within Spring Valley. JJ/jud/kh (For possible action)

RELATED INFORMATION:

APN:

163-11-103-016; 163-11-103-020; 163-11-103-021 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback to 10 feet where 30 feet is required per Section 30.04.06G (a 67% reduction).
2. Allow an existing attached sidewalk to remain where a detached sidewalk is required per Section 30.04.08C.
3. Reduce the throat depth for a driveway to 11 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE & RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2560 Sorrel Street
- Site Acreage: 1.76 (portion)
- Project Type: Vehicle maintenance and repair
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 6,187
- Parking Required/Provided: 41/66
- Sustainability Required/Provided: 7/8

Site Plan

The site consists of 3 parcels along Sorrel Street between Sahara Avenue and Laredo Street that have cross access and shared parking. The northern parcel has an existing tire sales facility, and the southern parcel has an existing office building. The proposed vehicle maintenance and repair building is on the middle parcel. Access to the site is from existing driveways along Sahara Avenue and along Sorrel Street. A total of 66 parking spaces, which are located on the west side of the commercial center, are provided for the overall site where 41 parking spaces are required. One EV capable parking space and one EV capable bicycle space are provided along the west and north side of the building respectively.

The southeast corner of the proposed building is 15 feet from the shared lot line (rear line) with the residential property to the southeast. However, most of the building is set back 10 feet from the rear property line. This application includes a use permit to allow a vehicle maintenance and repair facility located 10 feet from an area subject to residential adjacency standards where a minimum of 200 feet is required. The rear setback is required to meet the RS20 NPO-RNP setbacks along any shared lot lines. Therefore, a waiver of development standards is included in this application since the required rear setback for RS20 NPO-RNP is 30 feet.

Vehicles will be stored inside the building or within the proposed parking lot on the west side of the building. No repair work will be conducted outside the building. The trash enclosure is proposed along the west side of the building. The off-site improvements are built along all street frontages with existing attached sidewalks. The existing driveway along Sorrel Street will have a reduced throat depth of 11 feet.

Landscaping

The plan shows a 12 foot wide landscape area along Sorrel Street. Due to the location of the roll-up doors, the 4 parking spaces adjacent to the building do not have landscape islands. However, 3 trees are proposed along the northern side of the building, which will provide shade for other paved surfaces. On the southeast corner of the parcel, adjacent to the single-family residence, the plans depict a large evergreen tree. A 41 foot long portion of the east property line shows a 6 foot high decorative screen that will be raised to 8 feet in height.

Elevations

The east and west elevations show roofline variations. The building facades also depict stucco canopies over the storefront glazing window and door system. The color scheme consists of tan, dark brown, and clay brown. Three roll-up overhead doors are provided on the west side of the building for access to the 3 service bays.

Floor Plans

The plan depicts a 6,187 square foot building with an office, customer areas, and 3 service bays.

Applicant's Justification

The proposed hours of operations are Monday to Saturday 7:00 a.m. to 6:00 p.m. The new building is designed with modern architectural features. While the overhead doors face the street, the site is only 137 feet deep, and the building cannot be situated any differently. There is an existing sidewalk along Sorrel Street, so reconstructing this frontage, which is smaller than 150

feet in length, will not be efficient. The request to reduce the driveway throat depth is necessary since it provides access to the office building to the south and lines up with the existing drive aisle for the office building. Also, there is not enough room to extend the throat depth. Finally, the applicant indicates that the reduced rear setback is being mitigated by increasing the wall height and adding a tree in the southeast corner of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900012	Tire shop renovation	Approved by ZA	March 2023
ET-20-400134 (UC-18-0340)	First extension of time - expired	Approved by PC	December 2020
UC-18-0340	Use permit and design review for a vehicle sales facility - expired	Approved by PC	June 2018
ZC-283-85	Reclassified C-2 and C-P zoning for a commercial center	Approved by BCC	January 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	C-2	Commercial development
South	Ranch Estate Neighborhood (2 du/ac)	RS20 (NPO-RNP)	Single family-residential
East	Ranch Estate Neighborhood (2 du/ac) & Corridor Mixed-Use	RS20 (NPO-RNP) & CG	Single family-residential & vehicle repair facility
West	Neighborhood Commercial (NC)	CP & CG	Office complex

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

A tire sales and installation facility exists on the northern portion of the overall site. Additionally, the parcel to the northeast of the site was approved in 2023 as a vehicle repair facility and vehicle sales facility. Staff typically does not support a setback reduction of this

nature, however, the service bay doors face Sorrel Street to the west, which will not create an undue adverse effect on residential properties in the area. Staff can support the use permit.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

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

Waiver of Development Standards #1 & Design Review

The residential property to the east has a large garage, which is adjacent to the proposed vehicle maintenance and repair. The actual residence is set back approximately 80 feet farther east. There is a decorative screen wall, 8 feet in height, between this use and the home on the east side of the property. Even though the required 30 foot setback is not met, the applicant has provided the required buffering and screening along the shared property line to mitigate the impact of the proposed use. Most of the east property line is adjacent to an existing vehicle repair facility and the proposed building is set back 10 feet from the property line. Staff is not aware of any complaints related to the vehicle repair or sales on neighboring site. Staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along Sorrel Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for the Sorrel Street commercial driveway. The reduction is to allow for the existing cross access with the site to the south and providing safe onsite circulation, reducing the conflict normally caused by the reduction.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0062-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JERRY MICELI ARCHITECT

CONTACT: JERRY MICELI ARCHITECT, 3020 PHOENIX STREET, LAS VEGAS, NV 89121



Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 163-11-103-021, 016, and 020

PROPERTY ADDRESS/ CROSS STREETS: 2560 Sorrel Street

DETAILED SUMMARY PROJECT DESCRIPTION

Design review, use permit, and waiver of development standards for a new building

PROPERTY OWNER INFORMATION

NAME: Nevada Royal Holding, LLC
 ADDRESS: 3687 Procyon
 CITY: Las Vegas STATE: NV ZIP CODE: 89103
 TELEPHONE: 702-768-3588 CELL: _____ EMAIL: nevadaroyalholding@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: same as owner
 ADDRESS: _____
 CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting-Lucy Stewart
 ADDRESS: 1930 Village Center Circle
 CITY: Las Vegas STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
 TELEPHONE: 702-499-6469 CELL: _____ EMAIL: stewplan@gmail.com

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

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



 Property Owner (Signature)*

Naim-Afnani

 Property Owner (Print)

12-22-24

 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|--|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-25-0075

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 01/22/2025

BCC MEETING DATE 03/19/2025

FEES \$1800⁰⁰

TAB/CAC LOCATION Spring Valley

DATE 02/25/2025

LAS Consulting
1930 Village Center Circle 3 #577
Las Vegas, NV. 89134
(702) 499-6469-cell

UC-25-C075

January 16, 2025

Ms. Judith Rodriguez, Senior Planner
Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas NV. 89155.

RE: APR 24-100779 APN: 163-11-103-021, 016, and 020

Dear Ms. Rodriguez:

Please accept this letter as our request for a design review for Vehicle Maintenance or Repair facility, plus use permits. The hours of operation are 7:00 AM to 6:00 PM, Monday through Saturday. The property is 0.46 acres located south of Sahara and Sorrel, between the Discount Tire Shop and an office building, both existing. The property is zoned Corridor Mixed Use (CM) and General Commercial (CG). There is an existing and zoned RNP to the southeast.

Background

The property was zoned for C-1 (Neighborhood Commercial) and C-2 (now zoned Commercial Professional (C-P) and Commercial General-CG) for a 22,000 square foot shopping center. Subsequently, an office building adjacent to Laredo and Sorrel, and retail building north of the office building were built. The office building was built in 1996 (south of the subject site), Discount Tire store was built in 1991 and remodeled in 2023, and a used car lot was built on the subject site. The parking for all three lots, and cross access has been shown on all three properties since the early 1990's. The spring 2020 aerial photo shows the parking and pavement removed on the subject site, causing the adjacent office building

access across dirt to access their paved parking lot. The only access to the office building is through the subject site. The current owner purchased the subject site a year ago and inherited this issue. Approving this design review will alleviate this issue and provide paved access to the site to the south. There is a residential RNP diagonal to the southeast of the site. A large tree within a 15-foot landscape area is being provided for residential adjacency. There is an existing 6-foot wall, and an additional 2 feet is being added to provide the required 8 feet for the residential adjacency.

Requested applications

Design Reviews

We are requesting a design review for an attractive building intended to function as a mechanic shop, expanding the existing business. This provides additional space for his existing business located at 3687 Procyon. The new building is designed with modern architectural features. While the overhead doors face the street, the site is only 137 feet deep, and the building cannot be situated any differently. There are trees located along the street to obscure the view of the overhead doors. The building is 6187 square feet, consisting of an office with three service bays. There is an existing palm tree being removed, and also an existing planter being removed between this site and the office building. The planter is very narrow and contains only dirt. The rear side of the building has a roof line that lowers in the middle and there is an alternative color band that runs along the building.

Design Review for parking lot landscaping. There is a 12-foot-wide landscape area adjacent to the street, providing the parking lot landscaping adjacent to Sorrel, but the 4 parking spaces adjacent to the building aren't providing the end islands with trees, because there isn't enough room with the overhead doors. However, we are adding trees along the northern side of the building, which is twice as many trees required for the end landscape islands.

-Use Permit to allow Vehicle Maintenance or Repair within 200 feet of residential. The property shares a corner of the site with a corner of the RNP. We are increasing the wall height and adding a tree at the corner in a 15-foot buffer. All work will occur within an enclosed building, there will no overnight parking and the overhead doors face away from the residential area.

- Waiver of Development Standards: To allow attached sidewalk where detached sidewalk is required per 30.04.08. There is an existing sidewalk built along Sorrel. It attaches to the north and south; to tear out this portion makes no sense for this small amount- the frontage is less than 150 in distance.

- Waiver of Development Standards: To allow a throat depth of 11 feet for the existing driveway where 25 feet are required. The driveway provides access to the office building to the south and lines up with the existing drive aisle for the office building. There isn't enough room to extend the throat depth.

- Waiver of Development Standards: To reduce the rear setback from 30' required per Section 30.04.06 G2iii. The property shares a corner of the site with a corner of the RNP. We are increasing the wall height and adding a tree at the corner in a 15-foot buffer. All work will occur within an enclosed building, there will no overnight parking and the overhead doors face away from the residential area

We believe this is a nice addition to the area and we respectfully request approval of this request.

Yours truly,

Lucy Stewart

Lucy Stewart

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-25-0092-BOYS CLUB OF CLARK COUNTY, INC.:

USE PERMIT for a school.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a school in conjunction with an existing community youth club on 6.09 acres in an RS20 (Residential Single-Family) Zone.

Generally located on the east side of Lindell Road and north side of Edna Avenue within Spring Valley. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

163-12-601-012

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate buffering and screening on the southeast corner of the site, where buffering and screening shall consist of a 15-foot wide landscape with an 8 foot decorative screen wall per section 30.04.02C.

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2850 Lindell Road
- Site Acreage: 6.09
- Project Type: School (K-8)
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 42,120
- Parking Required/Provided: 46/95
- Sustainability Required/Provided: 4/7 (existing building)

Site Plan

The plan depicts an existing Boy's & Girl's Club location at the northeast corner of Lindell Road and Edna Avenue. Access will continue to be provided with 2 driveways from Lindell Road, and 1 driveway from Edna Avenue. The internal circulation of traffic will change on the north half of the property with a fire lane running the length of the property from north to south on the west side of the building, and student drop-off and pick-up lanes. The existing parking lots located on

the north half of the property will be replaced with landscaping, drive aisle loops, fire lane, and the new kindergarten playground. A new trash enclosure is shown on the south side of the playground and adjacent to the north and south fire lane. Required bike racks are shown on the west side of the building on the south side of the playground. Loading zones are located south of the playground adjacent to the trash enclosure, and on the south side of the parking spaces, near the driveway at Edna Avenue. A majority of the remaining parking spaces are covered with existing shade structures that also have solar panels. A parking demand study is included for exceeding the maximum amount of parking.

Landscaping

The plans depict increased landscaping depths in planter areas on the north half of the property. Additional landscaping is proposed along Lindell Road on the northern two-thirds of the frontage and on both sides of the existing driveways. The new landscape area is a minimum of 22 feet in width in this area. A new 32 foot wide landscape island is surrounded by drive aisles on the north side of the building. Approximately 100 parking spaces are being replaced on the north half of the property with new landscaping, playground, redesigned drive aisles, and trash enclosure.

The south half of the property will maintain the existing 5 foot wide landscape strips along the southern frontage of Lindell Road and along Edna Avenue. The south half will include the remaining 95 parking spaces with a majority of parking covered by existing solar panels. Bus staging areas are shown adjacent to Lindell Road on the southwest side of the property. The attached sidewalks along Lindell Road and Edna Avenue will remain per Public Works and the existing 5 foot landscape strips adjacent to both streets will remain on the south side of the property. The southeast corner of the property is adjacent to an existing residential home, and is subject to residential adjacency standards, including an 8 foot high decorative screen wall and a 15 foot wide landscape area with trees. The applicant is requesting a waiver as part of this application to eliminate the buffer and screening requirements related to residential adjacency at the southeast corner of the property. Forty-two buffer trees are located in the area surrounding the play field on the east side of the building.

Elevations

The plans depict a new 5 foot screen along the rooftop to screen existing mechanical equipment. Nine new windows are shown along the west face of the building, and 8 new windows are shown along the east face of the building. The new windows are located on the main level, between 3 feet and 8 feet above the ground. Some existing doors and windows will be removed. No other significant changes are proposed to the building.

Applicant's Justification

The applicant is proposing a public charter school in conjunction with the Boy's & Girl's Club of Southern Nevada. Before and after school services will be provided 6:00 a.m. to 7:00 a.m. or the start of school, and 5:00 p.m. to 6:00 p.m. School will take place between 7:00 a.m. and 5:00 p.m. on weekdays with occasional after school activities. School times will be coordinated with other local schools to avoid traffic congestion. A portion of the existing parking lot will be converted into a new fenced traditional playground and field space. New windows will be added to the west and east walls of the building. A 5 foot high barrier will be added to the top of the

building to screen existing mechanical equipment. The new screening will increase the height of the building from 30 feet to 35 feet. The existing trash enclosure is located next to a residential property and will be relocated to the west side of the building on the south side of the new playground area. The internal circulation has changed to allow for a fire lane through the site and better pick-up and drop-off circulation. A school is compatible with the existing Boy's & Girl's Club activities and before and after school activities.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0824-02	Daycare facility - expired	Approved by BCC	August 2002
UC-286-87	Athletic field in conjunction with an existing Boys & Girls Club	Approved by PC	October 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & RS20	Elementary school & childcare
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Place of worship

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The addition of a Kindergarten through 8th grade school at this location will be compatible with the surrounding education uses, including a head start childcare facility northeast of this site, the existing Boy's & Girl's facility on this property, and the public elementary school north of this property. The hours of operation will be coordinated with the surrounding schools to limit traffic congestion in the neighborhood and optimize the pick up and drop off times. Lindell Road and

Edna Avenue are both 80 foot collector roads and support the proposed operations. Staff supports the use permit.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The buffer and screening required next to the residential property on APN 163-12-601-009 at the southeast corner of the property, would require a significant change to the location of the existing solar shade structures and drive aisles on the south side of the building. This area of the property has been used for drive aisle and parking since at least 1998 without landscaping or trees. The adjacent property on APN 163-12-601-009 to the east, has several existing trees and a wall on the property line. The existing non-decorative wall on the west side of APN 163-12-601-009 has a stair step of heights from 4 feet near Edna Avenue to 8 feet north end. Staff supports the waiver request.

Design Review

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

The north half of the property includes upgrade street landscaping and interior landscaping with traffic circulation improvements and a new playground in support of the proposed school use. The property is currently developed with a building, adequate parking, adequate access, new internal drive aisles, bus parking, pedestrian access pathways to both sidewalks and internal building entrances and exits. The surrounding uses on the west and north sides have similar assembly and school uses. This school use is proposed to be operated on a staggered schedule to avoid conflicts with the existing daycare, assembly, and school uses in the area, to limit impacts on the surrounding traffic circulation and maintain neighborhood compatibility. Staff can support the proposed design review.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Traffic study and compliance;
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: XL CHARTER DEVELOPMENT

**CONTACT: ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123**

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0062-KGS INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Bronco Street, and between Oquendo Road and Ponderosa Way (alignment) within Spring Valley (description on file). MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-601-004; 163-35-601-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The request is to vacate 33 foot wide patent easements, along the east and south boundaries; as well as 3 foot wide patent easements along the north and west boundaries of APN 163-35-601-004. In addition the request is to also vacate 33 foot wide patent easements along the west and south boundaries; and 3 foot wide patent easements along the north and east boundaries of APN 163-35-601-005. These easements are no longer necessary for the development of the subject parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0391	Reduced net and gross lot size, intersection off-set, and increased finished grade - expired	Approved by BCC	July 2019
VS-17-1036	Vacated and abandoned patent easements - expired	Approved by PC	January 2018
VS-17-0878	Vacated and abandoned patent easements - expired	Approved by PC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (AE-60)	Single-family residential & undeveloped
West	Open Lands	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
WS-25-0061	Waiver of development standards for off-site improvements is a companion item on this agenda.
TM-25-500014	A tentative map for an 8 lot single-family residential 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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RJJR INVESTMENTS TWO, LLC

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118**

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-35-601-004 & -005

PROPERTY ADDRESS/ CROSS STREETS: Oquendo & Bronco

DETAILED SUMMARY PROJECT DESCRIPTION

8-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: RJR Investments Two LLC
ADDRESS: 10040 W Cheyenne Ave Ste 170 #242
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: 702-596-1170 CELL: _____ EMAIL: rjacobylv@gmail.com

APPLICANT INFORMATION (must match online record)

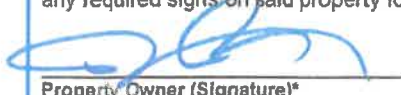
NAME: RJR Investments Two LLC
ADDRESS: 10040 W Cheyenne Ave Ste 170 #242
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # _____
TELEPHONE: 702-596-1170 CELL: _____ EMAIL: rjacobylv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

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

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

RJR Investments Two LLC c/o Russell Jacoby mgr
Property Owner (Print)

10/8/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s): VS-25-0062

ACCEPTED BY: JUD

PC MEETING DATE: _____

DATE: 1/15/2025

BCC MEETING DATE: 03/19/2025

FEES: \$1200⁰⁰

TAB/CAC LOCATION: Spring Valley DATE: 02/25/2025



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

November 20, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

VS-25-0062

Re: Oquendo & Bronco (North)
APR-24-101201
APN: 163-35-601-004 & 163-35-601-005
Justification Letter for Vacations

To whom it may concern:

Taney Engineering, on behalf of RJJR Investments Two LLC, is submitting justification for the following patent easement vacations:

Patent Easement Vacations

This request is to vacate 33-feet of the patent easement, along the east and south boundaries; as well as 3-feet of the patent easement along the north and west boundaries of APN 163-35-601-004.

Also, we request to vacate 33-feet of the patent easement, along the west and south boundaries; as well as 3-feet of the patent easement along the north and east boundaries of APN 163-35-601-005.

Due to the proposed single-family residential development, the patent easements are no longer necessary.

Legal descriptions, an exhibit, and supporting documents for the vacation has been provided with the application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jessica Walesa

Jessica Walesa
Coordinator

03/19/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0061-KGS INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements in conjunction with a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-601-004; 163-35-601-005

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) on El Camino Road where required per Section 30.04.08C.
- b. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) on Oquendo Road where required per Section 30.04.08C.
- c. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) on Bronco Street where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.51
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.77
- Minimum/Maximum Lot Size (square feet): 20,027/30,149 (gross)/20,027/26,244 (net)

Site Plan

The request is to eliminate off-site improvements along Oquendo Road, El Camino Road and Bronco Street for a proposed single-family subdivision consisting of 8 lots on 4.51 acres. The site is located south of Oquendo Road between El Camino Road and Bronco Street. Plans for the single-family residences will be submitted in the future.

Applicant's Justification

The applicant states similar adjacent residential communities lack off-site improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing off-site improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties. The applicant is proposing no curb, gutter, sidewalks, or streetlights.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0391	Reduced net and gross lot size, intersection off-set, and increased finished grade - expired	Approved by BCC	July 2019
VS-17-1036	Vacated and abandoned patent easements - expired	Approved by PC	January 2018
VS-17-0878	Vacated and abandoned patent easements - expired	Approved by PC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (AE-60)	Single-family residential & undeveloped
West	Open Lands	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
VS-25-0062	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-28-500014	A tentative map for an 8 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works – Development Review

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;

- Applicant to construct a 5 foot wide concrete walking path along Bronco Road, Oquendo Road and El Camino Road.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0510-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RJJR INVESTMENTS TWO, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118

DRAFT

03/19/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500014-KGS INVESTMENTS, LLC:

TENTATIVE MAP consisting of 8 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Oquendo Road and Bronco Street within Spring Valley. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-601-004; 163-35-601-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.51
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 8
- Density (du/ac): 1.77
- Minimum/Maximum Lot Size (square feet): 20,027/30,149 (gross)/20,027/26,244 (net)

Project Description

The plan depicts an 8 lot single-family residential subdivision on the subject site. All of the lots will be accessible from 60 foot wide rights-of-way being El Camino Road, Oquendo Road, and Bronco Street. The proposed lots range from a minimum of 20,027 square feet (gross) to a maximum 30,149 square feet (gross). The average lot size is 22,211 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0391	Reduced net and gross lot size, intersection off-set, and increased finished grade - expired	Approved by BCC	July 2019
VS-17-1036	Vacated and abandoned patent easements - expired	Approved by PC	January 2018
VS-17-0878	Vacated and abandoned patent easements - expired	Approved by PC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (AE-60)	Single-family residential & undeveloped
West	Open Lands	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
VS-25-0062	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-25-0061	Waiver of development standards for off-site improvements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Oquendo Road, 30 feet for Bronco Street, and associated spandrel;
- Applicant to construct a 5 foot wide concrete walking path along Bronco Road, Oquendo Road and El Camino Road.

Building Department - Addressing

- No comment.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0492-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RJJR INVESTMENTS TWO, LLC

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118**

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-35-601-004 & -005

PROPERTY ADDRESS/ CROSS STREETS: Oquendo & Bronco

DETAILED SUMMARY PROJECT DESCRIPTION

8-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: RJJR Investments Two LLC
ADDRESS: 10040 W Cheyenne Ave Ste 170 #242
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: 702-596-1170 CELL: _____ EMAIL: riacobyiv@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: RJJR Investments Two LLC
ADDRESS: 10040 W Cheyenne Ave Ste 170 #242
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # _____
TELEPHONE: 702-596-1170 CELL: _____ EMAIL: riacobyiv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

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

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

RJJR Investments Two LLC c/o Russell Jacoby mgr
Property Owner (Print)

10/8/2024
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) TM-2S-S00014

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 11/18/2025

BCC MEETING DATE 03/19/2025

FEES \$780~~00~~

TAB/CAL. LOCATION Spring Valley DATE 02/25/2025



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

November 20, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

TM-2S-500014

Re: Oquendo & Bronco
APR-24-101201
APN: 163-35-601-004 & 163-35-601-005
Hold Letter

To whom it may concern:

Taney Engineering, on behalf of our client, RJJR Investments Two LLC, 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 application of Waivers of Development Standards.

Thank you for your attention to this request. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
 PHONE: (702) 362-8844 | FAX: (702) 362-5233
 TANEYCORP.COM

December 17, 2024

Clark County
 Department of Comprehensive Planning
 500 South Grand Central Parkway
 Las Vegas, NV 89155

TN-28-500014

Re: Oquendo & Bronco
APR-24-101201
APN: 163-35-601-004 & 163-35-601-005
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of RJJR Investments Two LLC., is respectfully submitting justification for a Tentative Map and Waivers of Development Standards for a proposed single-family residential subdivision.

Tentative Map

A Tentative Map is requested to allow for the development of a 4.51 gross-acre, 8 lot single-family residential subdivision 1.77 dwelling units per acre generally located north of Oquendo Road and west of Bronco Street.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood) and within an AE-60 (60-65 Ldn Day-Night Sound Level) overlay district. We are not requesting any modifications to the current zoning or planned land use.

Site visibility is shown all around the street perimeter as the applicant does not have final location for driveways. This applicant does not include model homes therefore, the driveway locations may vary and the street landscaping will be provided to code when obtaining building permits.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
South (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
	OL (Open Lands)	



East (Developed)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
West (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
	OL (Open Lands)	

Oquendo Road, El Camino Road, and Bronco Street will remain in their rural conditions. Lots 4 and 5 will be accessed through Oquendo Road. Lots 1-3 will be accessed through El Camino Road and lots 6-8 will be accessed through Bronco Street. All the lots will have street frontage.

Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C requiring full off-site improvements on Oquendo Road, El Camino Road, and Bronco Street include curb, gutter, sidewalks, streetlights and partial paving. This waiver is to not install offsite improvements. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with an AE-60 overlay district and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, sidewalks, or streetlights.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0064-KGS INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-601-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans provided depict the vacation and abandonment of government patent easements on an undeveloped parcel of land. The request is to vacate 33 foot wide easements on the north and west sides of the parcel, and 3 foot wide easements on the east and south sides of the subject parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0843	Waiver of development standards to reduce net lot area for Lots 1 and 2 for a proposed 4 lot single-family residential subdivision - expired	Approved by BCC	December 2019
VS-0877-17	Vacated and abandoned easements between Ponderosa Way and Oquendo Road, and between El Camino Road and Mann Street - expired	Approved by PC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Open Lands	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
WS-25-0063	Waiver of development standards to eliminate off-site improvements and street landscaping 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:

Comprehensive Planning

- Satisfy utility companies requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for El Camino Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RJJR INVESTMENTS TWO, LLC

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118**

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-35-601-008

PROPERTY ADDRESS/ CROSS STREETS: Oquendo & Bronco

DETAILED SUMMARY PROJECT DESCRIPTION

4-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: RJJR Investments Two LLC
ADDRESS: 10040 W Cheyenne Ave Ste 170 #242
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: 702-596-1170 CELL: _____ EMAIL: rjacobyiv@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: RJJR Investments Two LLC
ADDRESS: 10040 W Cheyenne Ave Ste 170 #242
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # _____
TELEPHONE: 702-596-1170 CELL: _____ EMAIL: rjacobyiv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

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

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

Property Owner (Signature)*

RJJR Investments Two LLC c/o Russell Jacoby mgr

Property Owner (Print)

10/8/2024

Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input checked="" type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION #(S) VS-25-0064

ACCEPTED BY Taylor (Trd)

PC MEETING DATE _____

DATE 1/14/25

BCC MEETING DATE 3/19/25

FEE \$ 1,200.00

VAR/CAL LOCATION Spring Valley

DATE 2/25/25

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0063-KGS INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following **1) eliminate street landscaping; 2) reduce street landscaping; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 2.50 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.**

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

RELATED INFORMATION:

APN:

163-35-601-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along El Camino Road as required per Section 30.04.01D7.
2. Reduce street landscaping along Ponderosa Way as required per Section 30.04.01D7.
3.
 - a. Waive full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) along El Camino Road where required per Section 30.04.08.
 - b. Waive full off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) along Ponderosa Way where required per Section 30.04.08.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Project Type: Single-family residential subdivision
- Number of Lots: 4
- Minimum/Maximum Lot Size (square feet): 20,038/26,797

Site Plan & Request

The plan depicts a proposed 4 lot single-family residential subdivision. There are no dwellings being proposed with this application. The applicant is requesting to waive full off-site improvements along El Camino Road and Ponderosa Way and subdivide the lot into 4 separate parcels. Proposed lot 1 will be 26,797 gross square feet and 24,876 net square feet. Proposed lot

2 will be 21,294 gross square feet and 20,254 net square feet. Proposed lot 3 will be 20,038 gross square feet and 20,038 net square feet. Proposed lot 4 will be 21,027 gross square feet and 21,027 net square feet. Access to Lot 1 will be provided via Ponderosa Way, while Lots 2 through 4 will be accessed via El Camino Road. The applicant provided cross section plans with proposed walls that will be built when the primary dwellings are constructed.

Landscaping

The plans depict a 10 foot wide street landscape area along the south property line of Lot 4 (side yard) adjacent to Ponderosa Way. Furthermore, the landscape plan shows that the applicant will plant trees within the front yards of Lots 1 through 4; however, these trees will not be within the required 6 foot wide street landscaping area along Camino Road and the western portion of Ponderosa way (in front of Lot 1). Per the applicant, the trees will be planted within the front yards only and maintained by the future homeowners. The applicant is requesting to eliminate street landscaping along El Camino Road and not provide a dedicated street landscaping easement. Lastly the applicant is requesting to reduce street landscaping along Ponderosa Way in front of Lot 1.

Applicant’s Justification

The applicant states they would like to subdivide a parcel into 4 lots for a residential subdivision. The subdivision will be designed so that all lots front a local street. The waiver of development standards is for the applicant to not install off-site improvements along Ponderosa Way and El Camino Road. The proposed subdivision is situated in an area where rural street standards have been previously accepted. The adjacent residential communities lack off-site improvements, which established a precedent for the current development. With regards to street landscaping, the applicant intends to plant trees within the front yard, and not provide a dedicated street landscaping area. Per the applicant, they will comply with the correct number of trees along El Camino Road and Ponderosa Way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0843	Waiver of development standards to reduce net lot area for Lots 1 and 2 for a proposed 4 lot single-family residential subdivision - expired	Approved by BCC	December 2019
VS-0877-17	Vacated and abandoned easements between Ponderosa Way and Oquendo Road, and between El Camino Road and Mann Street - expired	Approved by PC	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Open Lands	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
VS-25-0064	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff finds that the requests to eliminate street landscaping and allow reduced street landscaping could have a negative impact to the surrounding area. The requests violate Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in new development. Although the applicant indicates the required number of trees will be planted on each proposed lot, no guarantee can be made that the applicant will comply with street landscaping requirements during the time of development. Therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Department of Aviation

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

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

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Ponderosa Way, 30 feet for El Camino Road, and associated spandrel;
- Applicant to construct a 5 foot wide concrete walking path along Ponderosa Way and El Camino Road.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0510-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RJJR INVESTMENTS TWO, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

11

ASSESSOR PARCEL #(s): 163-35-601-008

PROPERTY ADDRESS/ CROSS STREETS: Oquendo & Bronco

DETAILED SUMMARY PROJECT DESCRIPTION

4-lot single family residential subdivision.

PROPERTY OWNER INFORMATION

NAME: RJJR Investments Two LLC
ADDRESS: 10040 W Cheyenne Ave Ste 170 #242
CITY: Las Vegas STATE: NV ZIP CODE: 89129
TELEPHONE: 702-596-1170 CELL _____ EMAIL: rjacobylv@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: RJJR Investments Two LLC
ADDRESS: 10040 W Cheyenne Ave Ste 170 #242
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # _____
TELEPHONE: 702-596-1170 CELL _____ EMAIL: rjacobylv@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering / Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: jessicaw@taneycorp.com

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

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

Property Owner (Signature)*

RJJR Investments Two LLC c/o Russell Jacoby mgr

Property Owner (Print)

10/8/2024

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> EI	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SE	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (-) WS-25-0063

ACCEPTED BY: Tyler (tyd)

PC MEETING DATE _____

DATE

1/14/25

BCC MEETING DATE 3/19/25

FEE

\$800.00

TAB/CAL LOCATION Spring Valley

DATE

2/25/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 3, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Oquendo & Bronco
APR-24-101202
APN: 163-35-601-008
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of RJJR Investments Two LLC., is respectfully submitting justification for Waivers of Development Standards for a proposed single-family residential subdivision.

Project Information

This is requested to allow for the development of a 2.48 gross-acre, 4 lot single-family residential subdivision. Lot 1 consists of 26,797 gross square feet (24,876 net square footage), lot 2 is 21,294 gross square feet (20,125 net square footage), lot 3 is 20,038 gross square feet (20,038 net square footage), and lot 4 is 21,027 gross square feet (21,027 net square footage). The proposed development is 1.61 dwelling units per acre generally located south of Ponderosa Way and west of El Camino Road. The homes will be custom-built and have not yet been designed.

The site is currently zoned RS20 (Residential Single-Family 20), with a planned land use of RN (Ranch Estates Neighborhood) and within an AE-60 (60-65 Ldn Day-Night Sound Level) overlay district. We are not requesting any modifications to the current zoning or planned land use.

Perimeter landscaping will be provided in compliance with Section 30.04.01.D.7, including a 6-foot landscape buffer along Ponderosa Way and El Camino Road. The development will adhere to Title 30 landscape standards for all street-facing lots. As the homes are custom-built, the precise locations of driveways and sight visibility zones cannot be determined at this time. However, all landscaping will conform to the requirements of Title 30.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	RN (Ranch Estates Neighborhood - up to 2 du/ac)	Residential Single-Family 20 (RS20)
North (Undeveloped)	OL (Open Lands)	Residential Single-Family 20 (RS20)

PLANNER COPY

WS-25-0063



South (Undeveloped)	OL (Open Lands)	Residential Single-Family 20 (RS20)
East (Developed)	OL (Open Lands)	Residential Single-Family 20 (RS20)
West (Undeveloped)	OL (Open Lands)	Residential Single-Family 20 (RS20)

Ponderosa Way and El Camino Road will remain in their rural conditions. Lot 1 will be accessed through Ponderosa Way. Lots 2-4 will be accessed through El Camino Road. All the lots will have street frontage.

Waiver of Development Standards – Off-Site Improvements

This request is to waive Section 30.04.08.C requiring full off-site improvements on Ponderosa Way and El Camino Road including curb, gutter, sidewalks, streetlights and partial paving to not be installed. The proposed development is zoned RS20 (Residential Single-Family 20) and RN (Ranch Estates Neighborhood) with an AE-60 overlay district and situated in an area where rural street standards have been previously accepted. The adjacent residential communities similarly lack offsite improvements, which establishes a precedent for the current development. In alignment with the existing infrastructure standards in the surrounding area, implementing offsite improvements may not be necessary or practical. This approach also ensures consistency and cohesion within the broader community framework, maintaining a uniform development standard across neighboring properties; we are proposing no curb, gutter, sidewalks, or streetlights.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

PLANNER
COPY

12

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0097-HANCOCK FOUNDRY VEGAS, LLC:

ZONE CHANGE to reclassify 2.14 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-34-401-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the request for IP zoning is appropriate since IP conforms to the BE (Business Employment) land use category the site is designated in the Master Plan. Properties to the north, east, and south are already zoned IP, and zoning the subject property IP would continue the zoning and development trend in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	IP (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Semi-developed warehouse
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-25-0095	Waivers of development standards and design review for an office/warehouse development is a companion item on this agenda.
VS-25-0096	A vacation and abandonment for portions of right-of-way being Teco Avenue and Pioneer Way is a companion item on this agenda.
TM-25-500022	A tentative map for 43 industrial condominium units is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the BE (Business Employment) land use category on the site and is compatible with the surrounding area. The adjacent and abutting properties to the north, east, and south are zoned IP, and therefore, the requested zoning is consistent with the established zoning in the area. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities, as the CC 215 is nearby to the south. For these reasons, staff finds the request for IP zoning is appropriate for this location.

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:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HANCOCK FOUNDRY LAS VEGAS, LLC
CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

12

ASSESSOR PARCEL #(s): 163-34-401-015

PROPERTY ADDRESS/ CROSS STREETS: Teco Avenue and Pioneer Way

DETAILED SUMMARY PROJECT DESCRIPTION

Office warehouse development

PROPERTY OWNER INFORMATION

NAME: Hancock Foundry Las Vegas, LLC
 ADDRESS: 10619 Sunwind Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Hancock Foundry Las Vegas, LLC
 ADDRESS: 10619 Sunwind Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell – Bob Gronauer
 ADDRESS: 1980 Festival Plaza Dr. #650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

(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 and 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)*

Kyle Hancock
 Property Owner (Print)

8/9/24
 Date

<input type="checkbox"/> AL	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WE
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER

APPROVED BY: 26-25-0097 ACCEPTED BY: Tiles (Tpd) for Romeo
 DATE: 3/19/25 DATE: 1/13/25
 PROJECT: Spring Valley FEE: \$1,200.00
 DATE: 2/25/25

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com

October 23, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Zone Change

APN: 163-34-401-015

PLANNED
COPY

To Whom It May Concern:

Please be advised this office represents Hancock Foundry Las Vegas, LLC in the above-referenced matter (hereinafter the “Applicant”) regarding property generally located on the west side Pioneer Way and south of Teco Avenue, more particularly described as APN: 163-34-401-015 (the “Site”). The Applicant requests a zone change from RS20 to IP. Corresponding applications for a Design Review and Waivers of Development Standards are submitted concurrently herewith.

Zone Change

The Site is currently zoned Residential Single-Family (RS20) and planned Business Employment (BE). To the north of the Site is an industrial warehouse building, zoned Industrial Park (IP) and similarly planned BE. To the east and south is vacant land, zoned IP and planned BE. To the west is additional vacant land planned Corridor Mixed-Use (CM) and zoned Commercial General (CG).

The Applicant requests a conforming zone change from RS20 to the IP zoning district. First, IP zoning is permitted with the BE plan designation. The requested zone change will allow for development of the proposed workspace condominiums as detailed below. The zone change to IP would render this parcel similarly planned and zoned to the parcels immediately to the north, east and south. Further, if re-zoned IP, this Site may still coexist with the vacant parcel to the west zoned CG. The zone change conforms to the immediate surrounding area and is also in line with the trend of office/industrial warehouse buildings in this part of southwest Las Vegas. In the immediate area west of Pioneer Way, the Site is only one of two parcels currently zoned RS20 seemingly in a sea of IP zoning districts.

KAEMPFER

CROWELL

October 23, 2024

Page 2

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

PLANNER
COPY

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0096-HANCOCK FOUNDRY VEGAS, LLC:

VACATE AND ABANDON a portion of right-of-way being Teco Avenue located between Pioneer Way and Buffalo Drive; and a portion of right-of-way being Pioneer Way located between Teco Avenue and Sunset Road within Enterprise (description on file). MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-401-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of the following: 1) 5 foot portion of the right-of-way along Teco Avenue, along the north property line; and 2) 5 foot portion of the right-of-way along Pioneer Way, along the east property line. The portions of the rights-of-way are being vacated for proposed detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	IP (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Semi-developed warehouse
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0097	A zone change to reclassify the site from RS20 to IP zoning is a companion item on this agenda.
WS-25-0095	Waivers of development standards and design review for an office/warehouse development is a companion item on this agenda.
TM-25-500022	A tentative map for 43 industrial condominium units is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HANCOCK FOUNDRY LAS VEGAS, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

B

ASSESSOR PARCEL #(s): 163-34-401-015

PROPERTY ADDRESS/ CROSS STREETS: Teco Avenue and Pioneer Way

DETAILED SUMMARY PROJECT DESCRIPTION

Office warehouse development

PROPERTY OWNER INFORMATION

NAME: Hancock Foundry Las Vegas, LLC
 ADDRESS: 10619 Sunwind Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Hancock Foundry Las Vegas, LLC
 ADDRESS: 10619 Sunwind Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
 TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer
 ADDRESS: 1980 Festival Plaza Dr. #650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
 TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

(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)*

Kyle Hancock
Property Owner (Print)

8/9/24
Date

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|--------------------------------|
| <input type="checkbox"/> AV | <input type="checkbox"/> AP | <input type="checkbox"/> ET | <input type="checkbox"/> RUDD | <input type="checkbox"/> SN | <input type="checkbox"/> HL | <input type="checkbox"/> W |
| <input type="checkbox"/> ADP | <input type="checkbox"/> AV | <input type="checkbox"/> PL | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> LC |
| <input type="checkbox"/> AC | <input type="checkbox"/> DR | <input type="checkbox"/> RGD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

PROJECT # VS-25-0096 ACCEPTED BY Tyler (tpd) for Romeo
3/19/25 #1, 200.00
Spring Valley 2/25/25



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 15, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: The Foundry: Teco & Pioneer
APN: 163-34-401-015
Justification Letter for Public Right-of-Ways**

To whom it may concern:

On behalf of our client, Hancock Foundry Vegas, Taney Engineering is respectfully submitting justification for the vacation of public right-of-ways.

Right of Way Vacation:

This request is to vacate 5 feet of the Teco Avenue right of way and 5 feet of the Pioneer right of way. This is due to proposed detached sidewalk.

Due to the subject parcel being developed into commercial project, the stated right of way is no longer necessary.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Nicole Chavarria

Nicole Chavarria

PLANNED
COPY

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0095-HANCOCK FOUNDRY VEGAS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) increase building height; 3) eliminate parking lot landscaping; 4) eliminate landscape buffer; 5) reduce approach distance; and 6) reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse (industrial condominium) development on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/tg/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-401-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback to 10 feet where 20 feet is required per Section 30.02.19 (a 50% reduction).
- b. Reduce the side street setback to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).
2. Increase the building height to 55 feet where 50 feet is the maximum allowed per Section 30.02.19 (a 10% increase).
3. Reduce the parking lot landscaping where landscape islands are required every 6 parking spaces and at the end of each row of parking are required per Section 30.04.01D.
4. Eliminate the landscape buffer where 15 feet is required along the west property line per Section 30.04.02.
5. Reduce the driveway approach distance along Teco Avenue to 49 feet where 150 feet is required per Uniform Standard Drawing 222 (a 67% reduction).
6. Reduce the proposed driveway throat depth (east driveway) to 30 feet where 75 feet is required per Uniform Standard Drawing 222 (a 60% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Project Type: Office/warehouse development

- Number of Units: 43
- Number of Stories: 4 (Building 1)/2 (Building 2 & 3)
- Building Height (feet): 55 (maximum)
- Square Feet: 24,575 (Building 1)/19,075 (Building 2)/20,547 (Building 3)
- Parking Required/Provided: 80/85
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed office/warehouse development on 2.14 acres. The site consists of 3 buildings with a total of proposed 43 units. Common Element A consists of the parking area for the entire site. Building 1 is located along the east property line, which is designated as Common Element B, and includes office/warehouse units and the business center. Building 3 is located at the center of the site which only contains office/warehouse units. Building 2 is located along the west side of the site and also only contains office/warehouse units. The site is provided via 2 proposed driveways located along the north property line adjacent to Teco Avenue. The parking is centrally located on the site. The applicant is providing 85 parking spaces where 80 parking spaces are provided.

The applicant is requesting to reduce the front setback of all proposed buildings to 10 feet along the front property line adjacent to Teco Avenue, where 20 feet is required per Code. Furthermore, the applicant is requesting to reduce the side street setback for Building 1 adjacent to Pioneer Way to 15 feet where 20 feet is required per Code. In addition, the applicant is requesting to increase the overall building height for Building 1 (northeast corner - business center portion only) to 55 feet where 50 feet is the maximum allowed per Section 30.02.19.

Furthermore, the applicant is requesting to reduce the proposed driveway approach distance along Teco Avenue to 49 feet where 150 feet is the standard. Lastly, there is a request to reduce the proposed driveway throat depth (easternmost driveway) to 30 feet where 75 feet is required per Uniform Standard Drawing 222 (a 60% reduction).

The plan depicts 3 office/warehouse buildings and the front setback of these buildings are at 10 feet. While Building 1 street side setback is 15 feet from Pioneer Way. A waiver has been requested for the front setback and street side setback reductions.

Landscaping

The plan depicts a 15 foot wide street landscaping along Teco Avenue and Pioneer Way. A detached 5 foot wide sidewalk and 5 foot wide landscape strip on each side are shown along Teco Avenue and Pioneer Way. Alternative landscaping is proposed to allow medium sized trees along Teco Avenue and Pioneer Way.

Building 2 is located against the west property line and the neighboring property is zoned Commercial General. Section 30.04.02 states that a landscape buffer and screening is required when the adjacent property is less intense than the subject site. A waiver has been requested to eliminate the landscape buffer and screening.

Lastly, the applicant is requesting to eliminate any required parking lot landscaping throughout the site. However, the landscape plan shows 2 landscape islands on the southern end of Building 3.

Elevations

The plans depict 3 proposed office/warehouse buildings. Building 1 is a 4 story, which includes the roof deck that is measured 55 feet in height. A waiver of development standards has been requested to allow a maximum height of 55 feet for Building 1. The maximum height of 55 feet is located for the business center portion (northern portion) of Building 1.

Buildings 2 and 3 are 2 story with an overall height of 29 feet. The building elevations feature a modern architectural design which include stucco, glass store front windows, decorative horizontal bands, roll-up doors, and metal canopies. The roll-up doors are oriented within the interior of the site and do not face toward the rights-of-way.

Floor Plans

Building 1, depicts a 9,768 square foot business center which includes a lounge, storage, kitchen area, restrooms, elevator shaft, offices, working lounge, board room, and a rooftop deck that spans to 4 levels. Building 1 also includes 11 units. Building 2 has an overall area of 19,075 square feet and features 12 units. Building 3 has an overall area of 20,547 and features 20 units. Buildings 2 and 3 feature work spaces, restrooms and a mezzanine area.

Applicant's Justification

The applicant states the site has a reduced approach distance from the intersection of Pioneer Way and Teco Avenue to the entrance gate on the site. The site will not significantly increase traffic in this area. Both Teco Avenue and Pioneer Way both dead-end at the northeast corner of the site. In addition, the reduced throat depth is minimal and will not create any traffic concerns or vehicle stacking issues. Furthermore, the gates will be open during normal business hours to maintain the flow of traffic in and out of the site. The on-site traffic will likely be limited to the business owners and a handful of employees, if at all necessary. The reduction in front and street side setbacks are mitigated with landscaping along the northern and eastern property lines. In addition, the reduction in the setbacks are minor and will not negatively impact the site or surrounding area. The applicant states the increase in the building height over 5 feet on a portion of Building 1, serves as a slight increase and will not negatively impact the surrounding area.

The provided parking will service the workspace condominium owner and possibly, an employee. This site may service businesses with light industrial needs. A cantilevered green wall containing artificial greenery that will function to provide shade to the surrounding walkway and building openings and will be aesthetically pleasing. Building 2 abuts the west property line and the commercial property to the west will back-up to the rear of Building 2 which has a maximum height of 28 feet, 4 inches. All activity will be internal to the site and out of view from the property to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	IP (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Semi-developed warehouse
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0097	A zone change to reclassify the site from RS20 to IP zoning is a companion item on this agenda.
VS-25-0096	A vacation and abandonment for portions of rights-of-way being Teco Avenue and Pioneer Way is a companion item on this agenda.
TM-25-500022	A tentative map for 43 industrial condominium units is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The applicant states the reduction in front and street side setbacks are mitigated with landscaping along the northern and eastern property lines adjacent Buildings to 1, 2, and 3. The building placements on-site are self-imposed hardship and can be rectified by reducing the size of the buildings which would allow for setback compliance. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Pursuant to Section 30.02.18, the maximum building height in the IP (Industrial Park) zoning district is 50 feet. Staff finds that the request is minimal and is only for a portion of Building 1. However, the applicant has the opportunity to redesign the building in order to meet the zoning

district height standard. Although the request is minimal, staff cannot support this request since staff does not support the remaining waivers of development standards.

Waivers of Development Standards #3 & #4

Pursuant to Sections 30.04.01 and 30.04.02, landscaping, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater run-off. The applicants request to reduce parking lot landscaping and eliminate the landscape buffer along the west property line does not meet Code. By providing a reduced parking lot landscaping and no landscape buffers along the west property line are self-imposed hardships. This section of the Code can be met by redesigning the site by reducing the scope of the development to allow for the installation of the parking lot landscaping in its entirety and provide the required landscape buffers.

Design Review

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

The proposed development does not provide the cross access with adjacent properties to the south or the west. The proposed elevations features are not unsightly or undesirable in appearance. However, staff cannot support the request for the design review for the proposed office/warehouse development because it is not harmonious and compatible with adjacent development. The design review is contingent upon the approval of the companion zone change, tentative map, vacation and abandonment, and waiver of development standards. Staff is supporting the companion zone change; however, staff is not supporting the waiver of development standards; therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in approach distance for the driveway on Teco Avenue. Although the approach distance does not comply with the minimum standards, staff finds the driveway location is an entrance only which reduces movement conflicts with vehicles accessing the site.

Waiver of Development Standards #6

Staff has no objection to the reduction in throat depth for the driveway on Teco Avenue. The gates will be open during business hours helping to mitigate any conflicts caused by the reduction.

Staff Recommendation

Approval of waivers of development standards #5 and #6; denial of waivers of development standards #1 through #4 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HANCOCK FOUNDRY LAS VEGAS, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-34-401-015

PROPERTY ADDRESS/ CROSS STREETS: Teco Avenue and Pioneer Way

DETAILED SUMMARY PROJECT DESCRIPTION

Office warehouse development

PROPERTY OWNER INFORMATION

NAME: Hancock Foundry Las Vegas, LLC
ADDRESS: 10619 Sunwind Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Hancock Foundry Las Vegas, LLC
ADDRESS: 10619 Sunwind Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

(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)*

Kyle Hancock
Property Owner (Print)

8/9/24
Date

<input type="checkbox"/> AC	<input type="checkbox"/> AP	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> LIC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> CC	<input checked="" type="checkbox"/> DE	<input type="checkbox"/> PUDD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> SVC	OTHER

PROJECT NUMBER: WS-25-0045 ACCEPTED BY: Tyles (td) for Romeo

DATE: 1/23/25

PROJECT VALUE: 3/19/25 FEE: \$ 1,300.00

APPROVAL STATUS: Spring Valley DATE: 2/25/25

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

ROBERT J. GRONAUER
beronauer@kcnvlaw.com

January 14, 2024

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter –Design Review and Waivers of Development Standards
APN: 163-34-401-015***

To Whom It May Concern:

Please be advised this office represents Hancock Foundry Las Vegas, LLC in the above-referenced matter (hereinafter the “Applicant”) regarding property generally located on the west side Pioneer Way and south of Teco Avenue, more particularly described as APN: 163-34-401-015 (the “Site”). The Applicant requests a Design Review and Waivers of Development Standards as described below for *The Foundry*, an industrial warehouse/office development. A related applications for a zone change, tentative map and vacations are submitted concurrently herewith.

The Site is located on approximately 2.06 acres in the southwest part of Clark County. The Applicant is proposing luxury “workspace condos” which make up *The Foundry*. This is an innovative and ultramodern community of 43 thoughtfully designed, adaptable units, designed to serve business and light industrial needs here in Las Vegas. The proposed workspace condos will target a multitude of individuals or businesses in a wide range of fields. Think: founders of startups, boutique manufacturers, specialized service providers, contractors, craftsmen, tradesman, those with luxury vehicle collections, and individual investors desiring an adaptive space in a cutting edge, energetic and collaborative community. In terms of design, the proposed 43 units face either the interior drive aisles or public streets. Further, each of the units have a first floor as well as a mezzanine level/storage area. There is no residential component to the proposed Site.

Design Review – Warehouse Development

The Applicant proposes 43 units within 3 separate buildings on the Site. Each of the buildings are 2-story, except for a portion of Building #1. On the northern end of Building #1 is the Site’s business center which is 3-stories high with a rooftop deck. The max height of the business center is 55 feet where 50 feet is permitted. The remaining portions of the Site reach a max height of 35 feet. Each of the buildings are similarly situated with workspace condos with varied layouts. The proposed workspace units are located on the first floor. Each unit also has a second floor/storage area otherwise referred to “mezzanine” on the plans. Each unit also has its own pedestrian access as well as a rollup door. The business center is approximately 9,768 SF on

the northern end of the Building #1, adjacent to Teco Avenue. The business center is open to the unit's owners/tenants and will include a office space, a conference room, a kitchen, lounge area, and rooftop deck to meet, conduct business or merely take a break from workspace condo. The proposed business center is not open to the public.

The proposed buildings are ultramodern and sleek in design. The proposed elevations meet the design, massing and articulation requirements of Section 30.04.05G.1. The Site will be secured by 2 gated access points off Teco Avenue. The eastern most access point is an enter only driveway. The western most access point is an exit only driveway. The gates will remain open during normal business hours and will be secured at night. The access gates have sufficient setbacks of greater than 18 feet which is permissible when gates are open during business hours per 30.04.04E.

Based on calculations for a warehouse/distribution and office space uses, the Site provides 44 parking spaces where 80 spaces are required. The 80 total spaces include 2 ADA spaces. (See Waiver #5 below). The parking spaces are situated between each of the buildings and are interior to the Site to provide convenient, accessible parking for owners and tenants and the occasional guest. Each unit will have 1 designated parking space in front of its roll-up door on the title for each unit. Further, each unit is designed as such where an owner may actually store a vehicle inside of the unit itself if needed. Even more, each of the non-designated parking spaces will serve as loading spaces for future owners/tenants. As designed, the Site achieves 8 sustainability points where 7 is required non-residential development.

The Site's parking lot will have landscape island every 6 parking spaces at the end of each row of parking with a medium tree. Additionally, the Applicant provides artificial "green walls" located vertically at each unit to add greenery to the Site and maintain the contemporary feel of the Site. As shown on the renderings, these innovative vertical green wall gardens project into the parking area, vibrantly enhancing the greenery of the parking areas while simultaneously serving as shade structures that block and diffuse sun exposure from the south.

Design Review - Alternative Landscaping

Along the eastern property line abutting Pioneer Way, the Applicant proposes adequate landscaping wherein all large trees provided are located within the 5-foot landscape strip between the curb and sidewalk. Code otherwise requires that the large trees be planted in the landscape strip between Building #1 and the sidewalk. Here, the intent of the required landscaping is met with the proposed design. The placement of the trees will not negatively impact the Site or surrounding area. Instead, it is more aesthetically pleasing to those travelling along Pioneer Way. As designed, the required number for trees along Pioneer Way is exceeded by 10 additional trees for increased landscaping.

Waivers of Development Standards

1. Reduced Approach Distance

RTC 222.1.2 requires 150' approach side from intersection before turn in radius. This Site has a reduced approach distance of 49'-10" from the intersection of Pioneer Way and Teco Avenue to the entrance gate on the Site. The Site will not significantly increase traffic in this area. Additionally, both Teco Avenue and Pioneer Way both dead-end at the northeast corner of the Site.

2. Reduced Throat Depth

RTC 222.1.2 requires a 75' minimum throat depth for parking lots over 50 parking spaces. The Applicant requests a waiver for a reduced throat depth of 30' from the property line as shown. The unit owner/tenant may access his/her respective unit through the one-way-in and one-way-out access points. The reduction is also minimal and will not create any traffic concerns or vehicle stacking issues. The gates will be open during normal business hours to maintain the flow of traffic in and out of the Site. Further, the types of future owners/tenant's will not attract a high level of vehicle traffic the same way that a commercial shopping center does. The on-site traffic will likely be limited to the business owners and a handful of employees if at all necessary.

3. Reduced Setbacks – Front and Side Street

Section 30.02.18 requires a 20' setback from the front property line for properties within an IP zoning district. The Applicant requests a waiver for a reduced front yard setback to 10'. The same section further requires a 20' setback from the side street property line for which the Applicant provides 10'. Building #1 abuts the northern and eastern property lines. There is sufficient landscape buffer sits between the building and the eastern property line with more trees than required by code. This reduction in setback is minor and will not negatively impact the site or surrounding area.

4. Increased Building Height

The maximum height of the business center is 55 feet where 50 feet is permitted in an IP zoning district. The Applicant requests a wavier for this minor increase in height of 5 feet on a portion of Building #1 at the northern end. This equates to only 5% of the overall Site. The remaining portion of the Site has a maximum height of 35 feet. This slight increase in height for the business center will provide future owners/tenants with a sufficient viewpoint over the future industrial project to the east. The slight increase in height will not negatively impact the surrounding area.

5. Parking Reduction

The Applicant requests a waiver to allow reduced parking on-site. Title 30 requires 80 spaces where 44 spaces (including the 2 required ADA space) are provided. The requested parking reduction is warranted based on the proposed use at the Site. This is not a typical commercial center where customers regularly come-and-go and adequate parking is a major concern. The provided parking will service the workspace condo owner and possibly, an employee. However, although this Site may service business and light industrial needs, storage is another likely use for the "workspace condo" which typically sees very little, sporadic activity. Again, each unit will have 1 designated parking space in front of its roll-up door on the title for each future owner. Further, each unit is designed as such where an owner may actually store a vehicle inside of the unit itself if needed. There will be adequate parking on site as provided.

6. Parking Lot Landscaping

The Applicant requests a waiver for reduced parking lot landscaping. Section 30.04.01(D) requires a parking lot island for every six parking spaces and at the end of each row. The Applicant is not providing parking lot landscaping within the designated parking area. This will allow the Applicant to leave designated parking spots directly in front of each condo in addition to the additional parking throughout the Site. The lack of parking lot islands will further leave additional space for vehicle and trucks to maneuver in and out of the condos and Site itself. There will, however, be cantilevered green walls containing artificial greenery that will function to provide shade to the surrounding walkway and building openings and will ultimately be aesthetically pleasing.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

03/19/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-50022-HANCOCK FOUNDRY VEGAS, LLC:

TENTATIVE MAP for 43 industrial condominium units on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:
163-34-401-015

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Project Type: Office/warehouse development
- Number of Units: 43

Project Description

The plans depict a proposed office/warehouse development on 2.14 acres. The site consists of 3 buildings with a total of proposed 43 units. Common Element A consists of the parking area for the entire site. Building 1 is located along the east property line, which is designated as Common Element B, and includes 11 office/warehouse units and the business center. Building 3 is located at the center of the site which contains 20 total office/warehouse units. Building 2 is located along the west side of the site and also includes 12 total office/warehouse units. The site is provided via 2 proposed driveways located along the north property line adjacent to Teco Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	IP (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Semi-developed warehouse
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-25-0097	A zone change to reclassify the site from RS20 to RM18 zoning is a companion item on this agenda.
VS-25-0096	A vacation and abandonment for portions of right-of-way being Teco Avenue and Pioneer Way is a companion item on this agenda.
WS-25-0095	Waivers of development standards and design review for an office/warehouse development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The tentative map is contingent upon the approval of the companion zone change, vacation and abandonment, waiver of development standards, and design review. The proposed tentative map shows a proposed office/warehouse development that is within character with the surrounding industrial development to the north, south, and the east. However, since staff is not supporting the related waivers of development standards and the design review, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0389-2024 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HANCOCK FOUNDRY LAS VEGAS, LLC

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

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0113-CITY LIGHT CHURCH, INC.:

ZONE CHANGE to reclassify 4.09 acres from an RS20 (Residential Single-Family) Zone to a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Sunset Road, 260 feet west of Lindell Road within Spring Valley (description on file). MN/mc (For possible action)

RELATED INFORMATION:

APN:

163-36-401-032

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.09
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests to rezone the subject parcel to CP (Commercial Professional) for a proposed parking lot. The applicant states that abutting the subject parcel are properties zoned RS20; however, west of the subject site are CP zoned parcels. In addition, the requested CP zoning conforms to the land use category designation of the subject parcel, which is NC (Neighborhood Commercial). Surrounding the subject parcel is a mix of commercial and industrial uses, and in-fill developments are imperative, according to the applicant, as urban areas expand.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP & AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Warehouse
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Place of worship

Related Applications

Application Number	Request
VS-25-0114	A vacation and abandonment of a portion of Sunset Road is a companion item on this agenda.
UC-25-0115	A use permit for a parking lot, waiver of development standards for landscaping and EV charging, and design review for a parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Multiple properties in the adjacent area are zoned CP (Commercial Professional) and IP (Industrial Park), including those south of the subject parcel across Sunset Road. There are only a few other RS20 zoned parcels located along the same frontage of Sunset Road. Sunset Road is an arterial street, which provides higher traffic capacity than local streets. The Master Plan states that within the Spring Valley planning area, arterial streets are more appropriate for intense land uses. Single-family zoned residential properties such as RS20 do not fall within the intense land uses category. Another major thoroughfare, Interstate 215, is located approximately 1,300 feet south of the subject site. Zoning and Master Plan land use designations in the surrounding area increase in intensity closer to CC 215. For these reasons, staff finds the request for the CP zone is appropriate for this location.

Department of Aviation

APN 163-36-401-032 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-36-401-032.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CITY LIGHT CHURCH, INC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-36-401-032

PROPERTY ADDRESS/ CROSS STREETS: Sunset & Westwind

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot (1 lot commercial)

PROPERTY OWNER INFORMATION

NAME: City Light Church Inc.

ADDRESS: 8755 W. Warm Springs Rd, Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-858-1433

CELL _____

EMAIL: jeff@citylightvegas.com

APPLICANT INFORMATION (must match online record)

NAME: City Light Church Inc.

ADDRESS: 8755 W. Warm Springs Rd, Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702-858-1433

CELL _____

EMAIL: jeff@citylightvegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom

ADDRESS: 6030 S Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # N/A

TELEPHONE: 702-362-8844

CELL N/A

EMAIL: emilys@taneycorp.com

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

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

Jeff Mockbee - CL
Digitally signed by Jeff Mockbee - CL
DN: c=US, e=jeff@citylightvegas.com,
ou=City Light Church, Inc., CN=Jeff
Mockbee - CL
Reason: I am approving this document
Date: 2024.11.21 11:09:23-0800

Jeffrey Mockbee, CFO
Property Owner (Print)

11/21/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input checked="" type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s) 2C-25-0113

ACCEPTED BY JUD

PC MEETING DATE —

DATE 01/27/25

BCC MEETING DATE 03/19/2025

FEES \$1200

TAB/CAC LOCATION Spring Valley

DATE 02/25/2025



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 23, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

20-25-0113

**Re: Sunset & WestWind
APR-24-101221
APN: 163-36-401-032
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of City Light Church Inc is respectfully submitting justification for a Rezone (Zone Change) for a proposed parking lot from RS20 (Residential Single-Family 20) to CP (Commercial Professional).

Property Information

The proposed development site consists of 1 independent parcel (APN 163-36-401-032) totaling 4.09-acres 389 parking space parking lot, generally located North of Sunset Road and west of Lindell Road. The subject site is currently zoned Residential Single-Family 20 (RS20) with Neighborhood Commercial (NC) Planned Land Use. Rezoning to CP is a conforming zoning change. This parking lot is intended to serve the newly constructed church located on the abutting property.

Zone Boundary Amendment

This request is to rezone the subject parcels, currently zoned RS20 (Rural Estates Residential), to CP (Commercial Professional). Although the subject parcels abuts properties zoned RS20 (Rural Estates Residential District), there is a development to west with an CP (Commercial Professional) zoning category. The presence of this adjacent CP zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area.

Furthermore, this Zone Boundary Amendment serves as a proactive response to the community's call for thoughtful and coordinated development. By aligning with approved entitlements for neighboring parcels, this request contributes to the creation of a cohesive and harmonious urban environment. Additionally, the proposed amendment supports the imperative for in-fill developments. As urban areas expand, in-fill development becomes crucial for optimizing land use, minimizing urban sprawl, and fostering a more sustainable and connected urban fabric. This request actively promotes the county's sustainability goals by repurposing and enhancing underutilized spaces.

In addition to addressing the immediate needs of the community, this proposed amendment signifies a forward-thinking approach to zoning decisions. The compatibility with adjacent rezoning efforts reflects a commitment to sustainable and coordinated growth within the region. The Zone Boundary Amendment prioritizes the optimization of the subject parcels within the broader context of its geographical and environmental considerations, contributing to the long-term vision for the area. The adjacent property to the west is zoned Commercial Professional (CP), while the property to the south is zoned Industrial Park (IP). To the north and



east, the adjacent properties are zoned Residential Single-Family 20 (RS20). The area surrounding the subject parcel is characterized by a mix of active commercial and industrial uses, including businesses such as mechanical contractors, a gaming slot machine manufacturer, an electric supply company, and a logistics firm, et al. Given the existing land uses and zoning designations, this amendment seeks to create a harmonious transition between the various zones. Additionally, a landscaped buffer will be established to provide a visual and noise barrier, protecting the existing single-family residential properties to the north from any potential impacts. This approach aims to maintain the integrity of the residential area while accommodating the dynamic nature of the surrounding commercial and industrial activities.

Our proposed parking lot aligns with Policy 1.5.2 of the master plan amendment’s intent to protect the established character and lifestyles associated with Rural Neighborhood Preservation (RNP) areas while minimizing conflicts with higher-intensity development. By carefully designing the parking lot with appropriate setbacks, landscaping buffers, and thoughtful orientation, we ensure a smooth transition between the church property and adjacent RNP areas. This approach reflects the amendment's strategies, such as clustering higher-intensity uses away from RNP edges and incorporating compatible design elements like similar building heights and orientations. Our proposal prioritizes harmony with the surrounding neighborhood while meeting the needs of the community.

Our proposed parking lot aligns with Policy SV 1.1 of the master plan amendment’s goal of preserving the integrity of contiguous and uniform suburban neighborhoods while ensuring compatible development. By providing a dedicated parking area for the church, we are supporting a community-serving use that complements the existing suburban character of the area. The parking lot has been thoughtfully designed to transition seamlessly from adjacent residential uses, incorporating appropriate buffers, landscaping, and setbacks to maintain compatibility. This approach adheres to the amendment's directive to encourage "compatible infill development and standards for transitioning from higher intensity uses," ensuring that the development integrates harmoniously with the surrounding neighborhood.

Our proposed parking lot supports Policy SV-1.5 of the master plan amendment’s goal of encouraging neighborhood-oriented services by facilitating access to a community church, which serves as a key gathering place for residents. The church provides essential services that contribute to meeting the daily needs of the community, such as spiritual support, social engagement, and outreach programs. By creating a well-designed parking area, we enable residents to access these services conveniently and within close proximity to their homes. This approach aligns with the amendment’s focus on fostering community-oriented activity at centralized nodes rather than dispersed, linear developments, ensuring thoughtful, localized growth in Spring Valley.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	NC (Neighborhood Commercial)	Residential Single-Family 20 (RS20)



North (Developed)	RN (Ranch Estates Neighborhood up to 2 du/ac)	Residential Single-Family 20 (RS20)
South (Developed)	BE (Business Employment)	Industrial Park (IP)
East (Undeveloped)	NC (Neighborhood Commercial)	Residential Single-Family 20 (RS20)
West (Developed)	NC (Neighborhood Commercial)	Commercial Professional (CP)

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

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03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0114-CITY LIGHT CHURCH INC:

VACATE AND ABANDON a portion of right-of-way being Sunset Road located between Jones Boulevard and Lindell Road within Spring Valley (description on file). MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-401-032

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of a 5 foot wide portion Sunset Road. This vacation is necessary to construct a detached sidewalk along Sunset Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Warehouse
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Place of worship

Related Applications

Application Number	Request
ZC-25-0113	A request to reclassify the site from RS20 to CP zone is a companion item on this agenda
UC-25-0115	A use permit to allow a parking lot is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the Sunset Road improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CITY LIGHT CHURCH, INC.

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV
89118**

DRAFT



Department of Comprehensive Planning Application Form

17

ASSESSOR PARCEL #(s): 163-36-401-032

PROPERTY ADDRESS/ CROSS STREETS: Sunset & Westwind

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot (1 lot commercial)

PROPERTY OWNER INFORMATION

NAME: City Light Church Inc.
ADDRESS: 8755 W. Warm Springs Rd, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: 702-858-1433 CELL _____ EMAIL: jeff@citylightvegas.com

APPLICANT INFORMATION (must match online record)

NAME: City Light Church Inc.
ADDRESS: 8755 W. Warm Springs Rd, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: 702-858-1433 CELL _____ EMAIL: jeff@citylightvegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # N/A
TELEPHONE: 702-362-8844 CELL N/A EMAIL: emilys@taneycorp.com

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

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

Jeff Mockbee - CL
Digitally signed by Jeff Mockbee - CL
DN: c=US, email=jeff@citylightvegas.com,
o=City Light Church, Inc., CN=Jeff
Mockbee - CL
Reason: I am approving this document
Date: 2024.11.21 11:08:23-0800

Jeffrey Mockbee, CFO
Property Owner (Print)

11/21/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-28-0114
PC MEETING DATE -
BCC MEETING DATE 03/19/2025
TAB/CAC LOCATION Spring Valley

ACCEPTED BY JUD
DATE 01/27/25
FEES \$1200

DATE 02/25/2025



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

December 17, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

VS-25-0114

**Re: Sunset & Westwind
APR-24-101221
APN: 163-36-401-032
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of City Light Church, Inc. is respectfully submitting justification for the following vacations.

Right-of-Way Vacation

This request is to vacate portions of Sunset Road, public right-of-way conveyed to Clark County.

This vacation is requested so that a 5-foot-wide detached sidewalk may be constructed along Sunset Road.

A legal description, exhibit, and supporting documents for each vacation has been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Emily Sidebottom
Project Coordinator

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0115-CITY LIGHT CHURCH, INC.:

USE PERMIT to allow a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening standards; 2) modify residential adjacency standards; 3) eliminate electric vehicle charging spaces; 4) waive street dedication; and 5) allow a dead-end street to not have a turnaround area.

DESIGN REVIEW for a parking lot on 4.09 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Sunset Road, 280 feet west of Lindell Road within Spring Valley. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-401-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 10 foot wide landscape buffer with an 8-foot-high non-decorative wall where a 15 foot wide landscape buffer with an 8-foot high decorative screen wall is required per Section 30.04.02C.
2.
 - a. Allow higher activity areas (parking) of the development adjacent to a residential district where not permissible per Section 30.04.06G.
 - b. Allow unscreened parking areas within 30 feet of a residential district where screening is required per Section 30.04.06L.
3. Eliminate EV capable and installed parking spaces where such spaces are required per Section 30.04.04H.
4. Waive street dedication (Westwind Road) where required per Section 30.04.08D.
5. Allow a dead-end street over 150 feet in length to not have an appropriate turnaround area where required per Section 30.04.08D.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.09
- Project Type: Parking lot

- Sustainability Required/Provided: 7/2

Site Plan

The plan depicts a satellite parking lot consisting of 394 parking spaces for a previously approved and under construction place of worship located immediately west of the current site. A use permit is included in this application to allow a parking lot as a primary use. The proposed site design consists of a centrally located 170 foot long, 26 foot wide drive aisle proposed to provide access via Sunset Road. Parking areas are split into 2 sections east and west with a central 5 foot wide pedestrian walkway running east-west. Furthermore, the plans show four single rows of parking along the perimeters of the site, and 3 double rows of parking (running east-west) on each side of the drive aisle. The site lighting is proposed at a maximum of 18 feet in height. An existing 8 foot block wall is located along the north property line. No electric vehicle charging stations are proposed for this use; consequently, a waiver of development standards is included. Additional waivers of development standards included with application are requested to waive the dedication of Westwind Road and to allow alternative right-of-way turnaround design. A 250 foot portion of Westwind Road will not be dedicated between Teco Avenue and Sunset Road. No vehicular cross access is provided between the place of worship and the proposed parking lot.

Landscaping

Perimeter landscaping is provided along Sunset Road. The landscape area consists of a detached sidewalk with 5 foot landscaping on both sides of the sidewalk. Along the north boundary line, the plans depict a 10 foot landscape buffer with 7 foot high staggered evergreen trees with an existing 8 foot high block wall. Therefore, not meeting Code requirements for buffering and screening, which requires a 15 foot landscape buffer with an 8 foot high decorative screen wall. The proposed parking lot landscaping meets Code requirements along the perimeter parking areas. However, the central double rows of parking, consisting of 19 parking spaces each row, only provide landscaping consisting of 2 medium trees at the end of each row. The applicant proposes alternative on-site locations of the required parking lot landscaping to help offset the removal of trees required per Figure 30.04-1. Overall, the plan depicts 105 medium and large trees with the required ground coverage.

Applicant's Justification

The applicant states the perimeter 10 foot landscape buffer along the north will create an intensive buffer between the residential uses and the proposed parking lot. The property owner indicates having spoken with the neighbors, and they agreed to the 10-foot-wide landscape buffer. Utilizing the existing wall will avoid the potential disruption and redundancy of adding an unnecessary double wall, ensuring minimal impact on neighboring properties. The proposed parking lot adjacent to residential uses is essential to support the community's needs and is directly tied to the operations of the place of worship located to the west of the site. It serves as a necessary complement to the church, ensuring adequate and accessible parking for congregants and visitors. This design reduces overflow parking on nearby streets, thereby minimizing potential disruptions to the surrounding residential area.

Even though the applicant recognizes the growing importance for infrastructure that supports EV charging stations, the applicant indicates the users of this lot have a relatively low demand for such installation. This can lead to underutilization, making the investment inefficient at this stage. The

addition of EV charging stations requires the allocation of dedicated parking spaces and due to existing constraints on parking availability, this would reduce the total number of spaces for other users, potentially causing inconvenience to the majority of our patrons.

In, addition, the applicant states the request terminate Westwind Road at its current endpoint is due to the low volume to traffic flow through Westwind Road. Their intention is to repurpose the site for the development of a parking lot. The applicant proposes to install a crash gate in lieu of the county approved turnaround. In the event of an emergency, emergency vehicles will be able to perform a turnaround within the 4 lot cul-de-sac of Westwind Road and continue traveling north. If access to Sunset Road is preferred, a crash gate would provide access through the proposed parking lot to Sunset Road.

The applicant further stated that this site is being developed independently and not in conjunction with another application and are only ensuring cross-access to the adjacent development to the west through a pedestrian cross path. The parking lot on this site is designed to accommodate the needs of the community that utilizes the place of worship located to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Warehouse
East	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
West	Neighborhood Commercial	CP (AE-60)	Place of worship

Related Applications

Application Number	Request
ZC-25-0113	A zone change from RS20 to CP zone is a companion item on this agenda.
VS-25-0114	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the proposed parking lot use should not have a negative impact on the surrounding area. Also, Spring Valley Goal SV-1 encourages the protection of existing neighborhoods in Spring Valley while providing opportunities for growth and complementary uses. For these reasons, staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & 2

Even though the proposed buffering and screening along the north side of the site does not meet Code due to the reduced width of the landscape strip and the screen wall type, staff finds planting the evergreen trees in close proximity to each other and the wall height meets Code. This is an agreeable mitigation to the required buffering and screening as well as the residential adjacency standards since the tree spread will meet the intent of the buffering and screening. While staff is normally concerned about the potential negative impacts of idling vehicles in the vicinity of residential uses, staff sees the parking lot use as acceptable adjacent to single family residences. The proposed use will contribute to the reduction of overflow parking on nearby streets and will minimize potential disruptions to the surrounding residential area. Spring Valley Policy SV-1.4 of the Master Plan encourages the adaptive reuse of vacant sites for non-residential uses along major corridors to provide smooth transition between viable residential uses and major streets while maintaining a residential character. Therefore, staff can support these requests.

Waiver of Development Standards #3

The purpose of providing EV capable and installed charging spaces is to adapt to changing trends in car ownership and the increase in the number of non-gasoline powered vehicles. Staff finds that given the trend of electric vehicles becoming more affordable and the overall growth of ownership of such vehicles, there is a need for EV capable and installed spaces in the parking lot. Staff finds that new developments should be providing these facilities. In addition, Policy 3.2.4 of the Master Plan encourages the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County's sustainability goals. Consequently, staff cannot support this request.

Design Review

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

The applicant is requesting to eliminate vehicular cross access to the west. Staff finds that the proposed use will serve as a satellite parking for the place of worship to the west. Although staff understands that the applicant is providing pedestrian cross access between both parcels, integrating vehicular cross access between the parcels would avoid many pedestrians overcrowding the sidewalk along Sunset Road. Also, since there are plans for a median on Sunset Road, if drivers do not find parking on the place of worship site to the west, they will have to attempt to make several U-turns to access the subject site. Other than the lack of vehicular cross access, staff finds the design of the site appropriate. Without the cross access, staff is unable to support this request.

Public Works - Development Review

Waivers of Development Standards #4 & #5

Staff has no objection to the request to eliminate street dedication and alternative right-of-way turnaround design provided that Fire Prevention approves the request.

Department of Aviation

APN 163-36-401-032 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #2, #4 and #5; denial of waiver of development standards #3 and the design review

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the Sunset Road improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-36-401-032.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CITY LIGHT CHURCH, INC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-36-401-032

PROPERTY ADDRESS/ CROSS STREETS: Sunset & Westwind

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot (1 lot commercial)

PROPERTY OWNER INFORMATION

NAME: City Light Church Inc.
ADDRESS: 8755 W. Warm Springs Rd, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: 702-858-1433 CELL _____ EMAIL: jeff@citylightvegas.com

APPLICANT INFORMATION (must match online record)

NAME: City Light Church Inc.
ADDRESS: 8755 W. Warm Springs Rd, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: 702-858-1433 CELL _____ EMAIL: jeff@citylightvegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering Attn: Emily Sidebottom
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # N/A
TELEPHONE: 702-362-8844 CELL N/A EMAIL: emilys@taneycorp.com

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

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

Digitally signed by Jeff Mockbee - CL
DN: cn=US, email=jeff@citylightvegas.com,
c=City Light Church, Inc., cn=Jeff
Mockbee - CL
Reason: I am approving this document
Date: 2024.11.21 11:08:23-0800
Jeff Mockbee - CL
Property Owner (Signature)*

Jeffrey Mockbee, CFO
Property Owner (Print)

11/21/2024
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-25-0115

ACCEPTED BY JUD

PC MEETING DATE _____

DATE 01/27/25

BCC MEETING DATE 03/19/2025

FEES \$1800~~00~~

TAB/CAC LOCATION Spring Valley

DATE 02/25/2025



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 23, 2025

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

VC-25-0115

**Re: Sunset & WestWind
APR-24-101221
APN: 163-36-401-032
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of City Light Church, is respectfully submitting justification a Special Use Permit, Waiver of Development Standard, and a Design Review, for a proposed parking lot on 4.09 acres.

Design Review

The subject site is 4.09 gross acres and located north of Sunset Road and west of Lindell Road. This is intended to be additional parking for the church that is being constructed just to the west of this site. This additional parking area contains 394 parking spaces. The site is currently zoned RS20 (Residential Single-Family 20) with a planned land use of NC (Neighborhood Commercial). A separate Zone Boundary Amendment is requested in support of the proposed CP (Commercial Professional) zoning.

Sunset Road will receive full off-site improvements including curb, gutter, detached sidewalk, paving, and streetlights. This site is to comply with lighting that does not exceed 18 feet per Section 30.04.06. J.1. this is to limit the height of on-site lighting within 100 feet of any single-family residential zoning district to 18 feet in height. Maintaining light poles at a height of 18 feet near residential areas offers a balanced approach to functionality and community consideration. This height minimizes light pollution by focusing illumination on intended spaces and reducing glare into nearby homes, ensuring privacy and comfort for residents. It also aligns better with the aesthetic of residential environments, blending into the neighborhood without appearing overly intrusive. From a practical standpoint, 18-foot poles provide effective lighting for streets and sidewalks without creating harsh shadows or overly bright areas, enhancing safety and visibility. Additionally, they comply with many Title 30. All lots will be accessed via 49' wide private street with 30" modified roll curb. This proposed parking lot will show cross access to the building on the west.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	NC (Neighborhood Commercial)	Residential Single-Family 20 (RS20)
North (Developed)	RN (Ranch Estates Neighborhood up to 2 du/ac)	Residential Single-Family 20 (RS20)



South (Developed)	BE (Business Employment)	Industrial Park (IP)
East (Undeveloped)	NC (Neighborhood Commercial)	Residential Single-Family 20 (RS20)
West (Developed)	NC (Neighborhood Commercial)	Commercial Professional (CP)

Perimeter landscaping will be provided along the public right-of-way of Sunset Road. The landscape area will consist of 15-foot landscaping with 5-foot detached sidewalks. Trees for the Residential Adjacency Buffer to the north will be 7 feet tall at the time of planting per Section 30.04.01, Table 30.04-1. This is consistent with Title 30 requirements.

Sustainability Points:

Trees: 10% more than required by Title	1
Water Efficient Landscaping: 95% or more of plants have low or very low water needs	1
Total Points:	2

Special Use Permit- Parking Lot

This request is for a Special Use Permit to allow for a Parking Lot within a CP (Commercial Professional) zoning district. Per Section 30.03.02, table 30.03-1 Summary Table of Allowed Uses a Special Use permit is required for CP Commercial Professional for a proposed Parking Lot. This Parking Lot meets all the standards of approval under Section 30.06.05. D. This parking lot will consist 394 parking spaces. This parking will service a church that is being constructed under a different application.

Waiver of Development Standards –Residential Adjacency Buffering and Screening

This request is to waive Section 30.04.02.C.1.i to allow for a 10-foot landscape buffer where 15- landscape buffer is required. To the north where there is RS20 Single- Family Residential 20. However, we are proposing a 10-foot landscape buffer. With medium trees planted every 20 feet on center. These trees will also be Evergreen Trees. This is so that it creates an intensive buffer between the Residential site and the proposed parking lot. The bushes and trees that are on site do not meet the criteria for significant trees these will be removed and replaced with trees that provide more substantial canopy benefits. The medium trees that will be planted along the buffer will be 7 feet at the time of planting. In the past for the development to the west the property owner has spoken to the neighbors and they agreed to the 10-foot wide landscape buffer.

This request is to waive Section 30.04.01.8 to reduce the required parking on a planting strip or walkway. We are proposing for a planting strip to allow pedestrian cross access to the west adjacent property so we are asking to reduce the landscape on the walkway. We will be planting trees and bushes in alternative locations to help offset the removal of trees required in the planting strip. Our goal is to ensure that the overall greenery and ecological benefits are maintained by carefully selecting suitable sites for these new plantings. This approach



allows us to contribute to the area's aesthetic and environmental health while making the necessary adjustments to the planting strip.

Waiver of Development Standards – Parking/ Residential Adjacency

This request is to allow a parking lot along lot lines adjacent to residential per Section 30.04.06.L.1. The proposed parking lot adjacent to residential uses is essential to support the community's needs and is directly tied to the operations of the church located to the west of the development. While this application is separate, the parking lot serves as a necessary complement to the church, ensuring adequate and accessible parking for congregants and visitors. This design reduces overflow parking on nearby streets, thereby minimizing potential disruptions to the surrounding residential area. The thoughtful planning of this parking lot balances the needs of the church with the preservation of the residential character, providing a practical and harmonious solution for the neighborhood.

Waiver of Development Standards- Buffering and Screening

This request is to waive Section 30.04.02.C.1.i that requires buffering and screening that shall consist of a 15-foot landscape buffer with an 8-foot decorative screen wall. We are seeking a waiver for the 8-foot wall requirement and propose utilizing the existing wall already constructed at the location. This approach would avoid the potential disruption and redundancy of adding an unnecessary double wall, ensuring minimal impact on neighboring properties.

Waiver of Development standards- EV Charging

This request is to waive Section 30.04.04.4.v that requires to provide vehicle (EV) charging infrastructure to accommodate a changing vehicle market and emerging vehicle technologies. While we recognize the growing importance of supporting EV infrastructure, there are several compelling reasons for this decision that extend beyond cost considerations. The demographic of our parking lot users indicates that the adoption of electric vehicles in this area remains relatively low. Without sufficient demand, the installation of EV charging stations would likely lead to underutilization, making the investment inefficient at this stage. The addition of EV charging stations requires the allocation of dedicated parking spaces. Given the existing constraints on parking availability, this would reduce the total number of spaces for other users, potentially causing inconvenience to the majority of our patrons.

Waiver of Development Standards- Not End a Public Right-of-Way in a County-Approved Turnaround

This is a request to waive Section 30.04.08.D.3 which requires non-through streets with lengths greater than 150 feet to dedicate a county approved turnaround area. We propose installing a crash gate in lieu of the county-approved turnaround. In the event of an emergency, emergency vehicles will be able to perform a turnaround within the 4 lot cul-de-sac of Westwind and continue traveling north. If access to Sunset Road is preferred, a crash gate would provide access through the proposed parking lot to Sunset Road.

Waiver of Development Standards- Street System

This is a request to waive Section 30.04.09.D.1 where it states that “the design of street networks shall use through-streets where a connection to an existing or planned future public street is possible”. We are requesting to formally terminate Westwind Road at its current endpoint. Westwind only services 4 lot cul-de-sac. Low volume to traffic flows through Westwind Road. Our intention is to repurpose the site for the development of a parking lot. We will ensure a buffer is maintained to address residential adjacency concerns, and we anticipate the impact on the surrounding area will be negligible.



Design Review – No Cross Access

This Design Review is to comply with Cross Access per Section 30.04.05. G.4.i which states cross access shall be provided through the recording of perpetual cross access, ingress/egress, and parking easements or agreements with adjacent lots. Although this site is being developed independently and not in conjunction with another application, we are only ensuring cross-access to the adjacent development to the west through a pedestrian cross path. The parking lot on this site is designed to accommodate the needs of the community that utilizes the church located to the west.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

