



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 9, 2021

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, March 9, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Yvette Williams, Chair
Rodney Bell
Brian A. Morris

Catherine Godges, Vice Chair
John Getter

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

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

I. Call to Order, Invocation, 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
MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA KING, County Manager

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, on March 9, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for February 23, 2021. (For possible action)
- IV. Approval of the Agenda for March 9, 2021 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)
 - Virtual Job Fair March 25, 2021 with more than 50 employers from 10:00am to 2:00pm. Free to register at NVCAREERCENTER.ORG/JOBFAIR2021

VI. Planning and Zoning

1. **AR-21-400020 (UC-20-0231)-CHOUL, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) hookah lounge; 2) supper club; and 3) reduce the separation from a residential use on a portion of 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/jgh/jd (For possible action) **04/06/21 PC**
2. **ET-21-400015 (VS-0907-15)-BUFFALO LAS VEGAS LAND, LLC:**
VACATE AND ABANDON THIRD EXTENSION OF TIME easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street and between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jgh/jd (For possible action) **04/06/21 PC**
3. **NZC-21-0048-LAS VEGAS PAVING CORP.:**
ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) hammerhead turnarounds; and 3) finished grade. Generally located on the south side of Rochelle Avenue and the north side of Peace Way, 630 feet west of Cimarron Road within Spring Valley (description on file). MN/jt/jd (For possible action) **04/06/21 PC**
4. **VS-21-0049-LAS VEGAS PAVING CORP:**
VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and Peace Way, and between Cimarron Road and Durango Drive within Spring Valley (description on file). MN/jt/jd (For possible action) **04/06/21 PC**

5. **TM-21-500012-LAS VEGAS PAVING CORP:**
TENTATIVE MAP consisting of 157 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Rochelle Avenue and the north side of Peace Way, 630 feet west of Cimarron Road within Spring Valley. MN/jt/jd (For possible action) **04/06/21 PC**

6. **UC-21-0043-Y & S H, INC.:**
USE PERMIT to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing commercial building on 1.3 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Jones Boulevard, 410 feet south of Flamingo Road within Spring Valley. MN/sd/jd (For possible action) **04/06/21 PC**

7. **UC-21-0047-SAHARA DECATUR, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing shopping center on a portion of 9.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Decatur Boulevard within Spring Valley. JJ/nr/jd (For possible action) **04/06/21 PC**

8. **WC-21-400022 (ZC-0245-16)-UNLV RESEARCH FOUNDATION:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue in conjunction with a previously approved zone change to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone for an office warehouse building in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action) **04/07/21 BCC**

9. **UC-21-0065-UNLV RESEARCH FOUNDATION:**
USE PERMIT for offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative landscaping; 3) building orientation; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) an office building; and 2) an existing project identification sign on a portion of 18.9 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action) **04/07/21 BCC**

10. **VS-21-0051-EASTERFIELD #9, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane and between Sobb Avenue (alignment) and Post Road within Spring Valley (description on file). JJ/jor/jd (For possible action) **04/07/21 BCC**

11. **DR-21-0050-EASTERFIELD #9, LLC:**
DESIGN REVIEW for finished grade in conjunction with a previously approved multiple family residential development on 17.5 acres in an R-4 (Multiple Family Residential – Hight Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane with Spring Valley JJ/jor/jd (For possible action) **04/07/21 BCC**

VII. General Business

- None.

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

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, March 9, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting’s minutes.

- IX. Next Meeting Date: March 30, 2021.

- X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>



Spring Valley Town Advisory Board

February 23, 2021

MINUTES

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

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

**Yvette Williams called the meeting to order at 6:30 pm
Steve De Merritt, Current Planner**

II. Public Comment

- None

III. Approval of **February 9, 2021 Minutes**

Motion by: **Yvette Williams**

Action: **APPROVE** after noting the vote on November 10, 2020 minutes should reflect John Getter and Brian Morris abstained.

Vote: **5/0 Unanimous**

IV. Approval of Agenda for **February 23, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**

Action: **Approved as amended**

Vote: **5/0 Unanimous**

V. Informational Items

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

- **None.**

VI. Planning & Zoning

1. **NZC-21-0020-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST:**
ZONE CHANGE to reclassify 4.5 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.
USE PERMITS for the following: 1) senior housing; and 2) project of regional significance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) increase wall height; 3) reduce landscaping; 4) non-standard improvements in the right-of-way; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) senior housing; and 2) finished grade. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action) 03/16/21 PC

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

ADD: Demand signal at cul-de-sac, design review for signs and lighting, provide more handicap parking throughout, include solar panels on covered parking with the provision of electrical charging stations.

Vote: **5/0 Unanimous**

2. **VS-21-0027-APOLLO PROPERTY HOLDINGS, LLC, ET AL & GEORGE 2004 TRUST:**
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Meyers Court (alignment) and Cimarron Road within Spring Valley (description on file). JJ/jt/jd (For possible action) 03/16/21 PC

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: **5/0 Unanimous**

3. **NZC-21-0038-UL215, LLC ETAL & UW215, LLC:**
ZONE CHANGE to reclassify 18.7 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) screening loading docks; 2) increase sign height; 3) increase animated sign area; 4) alternative perimeter landscape and screening; 5) non-standard improvements within right-of-way; 6) waive the sidewalk requirement along Rafael Rivera Way; 7) allow an attached sidewalk along portions of Sunset Road; and 8) modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/rk/xx (For possible action) 03/16/21 PC

Motion by: **John Getter**

Action: **APPROVE** per staff recommendations.

Vote: **5/0 Unanimous**

4. **ET-21-400013 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**
USE PERMIT THIRD EXTENSION OF TIME to modify the pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) permit non-standard improvements within the right-of-way; and 2) permit an over length cul-de-sac.
DESIGN REVIEW for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jgh/jd (For possible action) 03/17/21 BCC

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

Vote: **4/1 Yvette Williams -NAY**

5. **ZC-21-0039-ACHC, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified CMA Design Overlay District Standards; 2) permit parking lots that contain 250 or more parking spaces; 3) permit an attached sidewalk (Sunset Road) where a detached sidewalk is required; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) distribution center; 2) parking lot expansion; 3) alternative parking lot landscaping; and 4) finished grade on 24.6 acres in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the west side of Karms Park Court within Spring Valley (description on file). MN/md/jd (For possible action) 03/17/21 BCC

Motion by: **Catherine Godges**

Action: **APPROVE** per staff conditions.

Vote: **4/1 John Getter - NAY**

VII General Business

- Review meeting ground rules (for discussion only)

The Clark County Board of Commissioners Rules of Procedure Handbook was provided to each Board member and meeting ground rules were discussed.

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

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- **Yvette Williams requested that the previous Town Board member chairs be returned to the meeting room.**

IX. Next Meeting Date

The next regular meeting will be **March 9, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5-0 / Unanimous**

The meeting was adjourned at 9:10 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
Helen Meyer Community Center, 4525 New Forest Dr.
Spring Valley Library, 4280 S. Jones
West Flamingo Senior Center, 6255 W. Flamingo
<https://notice.nv.gov/>

DRAFT

04/06/21 PC AGENDA SHEET

HOOKAH LOUNGE/SUPPER CLUB
(TITLE 30)

JONES BLVD/CHEROKEE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400020 (UC-20-0231)-CHOUL, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) hookah lounge; 2) supper club; and 3) reduce the separation from a residential use on a portion of 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

163-13-215-002 ptn

USE PERMITS:

1. Hookah lounge.
2. Supper club.
3. Reduce the separation from a supper club to a residential use to 50 feet where 200 feet is required per Table 30.44-1 (a 75% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3650 S. Jones Boulevard, Suites 10 - 14
- Site Acreage: 2.5 (portion)
- Project Type: hookah lounge, supper club
- Number of Stories: 1
- Square Feet: 5,600 (lease space)/23,140 (overall)
- Parking Required/Provided: 93/157

Site Plans

The approved plans show an existing 3,200 square foot hookah lounge and attached 2,400 square foot restaurant with a supper club located within an existing commercial center. The lease area is located in the central portion of an existing in-line retail building which is located near the eastern portion of the property. There is a residential development located directly to the east of

the existing commercial center. The subject building shares parking with 1 other pad site building at the corner of Jones Boulevard and Cherokee Avenue. The commercial center has access from both Jones Boulevard and Cherokee Avenue, with shared cross access circulation with the property to the south.

Landscaping

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

Elevations

The approved photos show a 1 story retail building with painted concrete walls, aluminum glass, storefront windows and doors, and varying surface planes.

Floor Plans

The approved plans depict a kitchen, hookah lounge, restaurant seating areas, hookah storage, and bar.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0231.

Current Planning

- 6 months to review as a public hearing;
- Hours of operation to be limited to 4:00 p.m. to 2:00 a.m. 7 days a week.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Clark County Water Reclamation District (CCWRD)

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

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is a required review per the conditions of approval for application UC-20-0231 for a supper club and hookah lounge. Due to the proximity from the adjacent townhome development, the applicant was conditioned to a 6 month review as part of the approval. Since the approval, the applicant has meticulously managed the property and has worked diligently with the Business License department to obtain the necessary approvals for a liquor license. The applicant has also submitted a separate use permit request to review outside dining at this location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0231	Supper club with a hookah lounge and a reduced separation to a residential use	Approved by PC	July 2020
UC-19-0801	Supper club with a hookah lounge and a reduced separation to a residential use	Withdrawn at BCC	January 2020
UC-0513-16	Service bar	Approved by PC	September 2016
UC-0588-15	Supper club and hookah lounge - expired	Approved by PC	October 2015
UC-0389-13	Secondhand sales	Approved by PC	August 2013
UC-0265-08	Supper club and reduced separation from a residential use	Approved by PC	May 2008
UC-0139-08	Banquet facility - expired	Approved by PC	March 2008
UC-1788-05	Service bar	Approved by PC	December 2005
UC-0779-02	Service bar	Approved by PC	July 2002
ZC-0288-99	Reclassified a portion of the commercial center to C-2 zoning	Approved by BCC	May 1999
DR-1664-96	Shopping center	Approved by PC	November 1996
ZC-0158-96	Reclassified the site to C-1 zoning	Approved by BCC	March 1996

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property,

a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

There are no reported problems from Clark County Public Response Office. Staff recommends approval, with no additional concerns.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CRAVE RESTAURANT

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (AR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-20-0231</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF DATE FILED: <u>2/8/2021</u> PLANNER ASSIGNED: <u>JGH</u> ACCEPTED BY: <u>JGH</u> FEE: <u>#475</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>N/A</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>PC</u>	APP. NUMBER: <u>AR-21-400020</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTO DATE: <u>3/9</u> TIME: <u>6:30</u> PC MEETING DATE: <u>4/6/21</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>CN</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>CHOUL, LLC</u> ADDRESS: <u>7963 Rio Rico Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>	
	APPLICANT NAME: <u>CRAVE RESTAURANT LLC</u> ADDRESS: <u>3650 South Jones, #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>craverestaurantvegas@ig</u> ACA CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>eolson@kcnvlaw.com</u> ACA CONTACT ID #: <u>166096</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-13-215-002
 PROPERTY ADDRESS and/or CROSS STREETS: Jones/Cherokee
 PROJECT DESCRIPTION: Required 6 month review

(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): [Signature]
 Property Owner (Print): Sang choul, Kim

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____
 NOTARY PUBLIC: _____

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



공증인가 법무법인(유한) 에이펙스

서울특별시 강남구 테헤란로 131. 10층
(역삼동, 한국지식재산센터)
[별지 제41호서식]

(전화)02-2018-1544
(팩스)02-2018-1573

Registered No.

2021 - 1

PLANNER
COPY

NOTARIAL CERTIFICATE



APEX LLC

Belong to Seoul Central District Prosecutors' Office

10F, (Yeoksam-dong, Korea Intellectual Property Service Center), 131, Teheran-ro, Gangnam-gu, Seoul, Korea

공증인가 법무법인(유한) 에이펙스

PLANNER
COPY

[별지 제42호서식]

등부 2021 년 제 1 호

Registered No. 2021 - 1

인 증

NOTARIAL CERTIFICATE

위 토지이용 신청서 에

Sang Choul Kim

기재된

personally appeared before
me and admitted his
subscription to the attached
LAND USE APPLICATION

김 상 철 은
본공증인의 면전에서 위 사서증서에
자기가 서명 한것임을 자인하였다.

2021 년 1 월 4 일 이 사무소에서
위 인증한다.

This is hereby attested on
this 4th day of January, 2021
at this office.



공증인가 법무법인(유한)에이펙스
소속:서울중앙지방검찰청
서울특별시 강남구 테헤란로 131,
10층(역삼동, 한국지식재산센터)

APEX LLC
Belong to Seoul Central District Prosecutors'Office
10F, (Yeoksam-dong,
Korea Intellectual Property Service Center),
131, Teheran-ro, Gangnam-gu, Seoul, Korea

공증담당
변호사

Attorney-at-Law



Eui-Hyung Woo

This office has been authorized by the Minister
of Justice, the Republic of Korea to act as
Notary Public since September 28, 2009 under Law
No. 27.

APOSTILLE
(Convention de La Haye du 5 octobre 1961)

1. Country: Republic of Korea

This public document

2. has been signed by Eui - Hyung Woo

3. acting in the capacity of Notary Public

4. bears the seal/stamp of APEX LLC

Certified

5. at Seoul

6. 04/01/2021

7. by The Ministry of Justice

8. No. XKA2021V21743N

9. Seal/ stamp

10. Signature

Kim Jae-il

Kim Jae-il



**PLANNER
COPY**

2

04/06/21 PC AGENDA SHEET

VACATE EASEMENTS AND RIGHT-OF-WAY
(TITLE 30)

SUNSET RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400015 (VS-0907-15)-BUFFALO LAS VEGAS LAND, LLC:

VACATE AND ABANDON THIRD EXTENSION OF TIME easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street and between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
176-03-101-009; 176-03-101-019

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

BACKGROUND:

Project Description

The previously approved plans depict patent easements that are 33 feet in width and located along the boundaries of the government lots which make-up the subject site. The portion of Tioga Way that is being vacated is 30 feet wide and located between the 2 parcels which make up the subject site. Due to the CC 215, Tioga Way will not continue past the southern property line of the site and the approved plans depict this portion of Tioga Way which separates the 2 parcels to allow for a unified development on the parcels. A cul-de-sac or other County approved terminus will be provided on the north side of the parcels.

The applicant indicates that during the first 2 extension of time requests, there were 2 factors impacting the request. The applicant was faced with a serious drainage easement issue and there was a design change to the buildings themselves. The changes were not significant enough to warrant the filing of a new use permit but still necessitated the preparation of new design documents for submittal to Clark County. Additionally, the COVID-19 pandemic also delayed this project. The applicant is still working diligently to progress on this project and should be able to receive building permits soon. The applicant indicates an extension of time is needed until December 31, 2021.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400101 (VS-0907-15):

Current Planning

- Until April 6, 2020 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review,

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400083 (VS-0907-15):

Current Planning

- Until April 6, 2019 to record.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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 VS-0907-15:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include a public cul-de-sac at the proposed south end of Tioga Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400101 (VS-0907-15)	Second extension of time for a vacation of patent easements and a portion of Tioga Way	Approved by PC	September 2019
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	June 2019
WS-19-0017	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	Approved by BCC	March 2019
ET-18-400227 (UC-0906-15)	First extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way	Approved by PC	May 2018
TM-0023-16	Mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacated and abandoned patent easements and a portion of Tioga Way	Approved by BCC	April 2016
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way and permitted an over-length cul-de-sac along with a design review for modifications to an approved mixed-use development	Approved by BCC	April 2016
ZC-0830-06	Reclassified the site to a U-V zoning for a mixed-use development	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Retail complex, office/warehouse building, & undeveloped
South	Business and Design/Research Park	C-2 & R-E	Undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse complex
West	Business and Design/Research Park	R-E, R-4, & C-2	Office building, apartment complex, & undeveloped

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 31, 2021 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BRADFORD PHILLIPS

**CONTACT: TONY CELESTE, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS,
NV 89135**

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04/06/21 PC AGENDA SHEET

SINGLE FAMILY SUBDIVISION
(TITLE 30)

ROCHELLE AVE/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0048-LAS VEGAS PAVING CORP.:

ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) hammerhead turnarounds; and 3) finished grade.

Generally located on the south side of Rochelle Avenue and the north side of Peace Way, 630 feet west of Cimarron Road within Spring Valley (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
163-21-202-001

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Allow hammerhead turnarounds where cul-de-sacs are the preferred turnaround design per Section 30.56.080.
3. Increase finished grade to 792 inches (66 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 4,300% increase).

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 8113 W. Rochelle Avenue
- Site Acreage: 20
- Number of Lots: 157
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,600/6,969
- Project Type: Single family residential subdivision
- Number of Stories: 1 and 2 story residences
- Building Height (feet): Up to 27
- Square Feet: 1,594/1,760/1,948/2,013/2,270

- Parking Required/Provided: 314/314

Neighborhood Meeting Summary

Required notices were mailed to property owners within a 1,500 foot radius of the site, and a neighborhood meeting was held on November 19, 2020. The meeting was virtual with an in-person component at the Desert Breeze Community Center. Three neighbors attended virtually, and 10 neighbors attended in-person. Items discussed included the Public Facilities Planned Land Use, request for 1 story homes adjacent to some of the existing single family residences, and traffic.

Site Plan

The tentative map depicts a 157 lot single family subdivision that extends from Rochelle Avenue along the north property line to Peace Way along the south property line. Ingress and egress from the subdivision is provided from both Rochelle Avenue and Peace Way; however, the road network within the subdivision includes many right angles and stub streets, which will prevent cut-through traffic between Rochelle Avenue and Peace Way. Internal roads will be 43 foot wide private streets with 4 foot wide sidewalks on 1 side of the streets. A pedestrian connection is provided on the east side of the subdivision where a 24 foot wide public utility easement and private drainage easement will separate 2 stub streets. A hammerhead turnaround is located in the northwest portion of the subdivision, which necessitates a design review since the Clark County preferred turnaround is a cul-de-sac design.

Soil and gravel from this site were previously excavated for other uses. As a result, the lowest point on the property is 66 feet below the perimeter grade. Therefore, a design review is necessary to increase finished grade up to 66 feet.

Landscaping

Most houses will access the internal road network in the subdivision; however, the houses along the north property line will have direct access to Rochelle Avenue. As a result, no landscaping is provided along Rochelle Avenue. Landscaping is provided along the private street that connects Rochelle Avenue to the internal private street network. Within the subdivision, landscaping is provided on the sides of certain lots adjacent to some streets. Along Peace Way, landscaping is 20 feet wide, which includes a 5 foot wide landscape strip adjacent to the street, a 5 foot wide sidewalk, and a 10 foot wide landscape strip behind the sidewalk. A pedestrian connection is also provided on the southwest side of the subdivision connecting Peace Way to a stub street in the subdivision.

Elevations

Both single and 2 story home models are provided. Exterior elevation themes include mid-century modern, western contemporary, and modern prairie. The elevations for all the themes include pitched roofs, a desert earth tone color scheme, and various architectural fenestration on all sides of the homes. The single story homes extend up to 16 feet in height, and the 2 story homes extend up to 27 feet in height.

Floor Plans

Five floor plans are provided, and the floor plans range in size from 1,594 square feet to 2,270 square feet. All of the floor plans are standard for single family residences, except the "NextGen" model includes a segregated portion of the residence with a separate bedroom, bathroom, laundry, and sink. This separate living area includes an exterior entrance as well as interior access to the rest of the house.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed subdivision is appropriate and consistent with the surrounding residential development. For example, the hammerhead turnaround is necessary to maintain north-south orientation for the lots in the northwest portion of the site, which allows the side yards of the proposed lots to match the side yards of the adjacent single family residences. This layout is more compatible than placing rear yards adjacent to existing side yards.

The design review to increase finished grade up to 66 feet is necessary to bring the level of the site up to the adjacent streets and development since soil was previously removed from the site. Overall, the subdivision maintains the character and existing conditions in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Major Development Project & Residential Suburban (up to 8 du/ac)	R-E & R-2	Gravel pit & single family residential
West	Residential Suburban (up to 8 du/ac) & Residential High (8 du/ac to 18 du/ac)	R-2 & R-3	Single family residential & multiple family residential

Related Applications

Application Number	Request
VS-21-0049	A vacation and abandonment of easements is a companion item on this agenda.
TM-21-500012	A tentative map for a 157 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

Current Planning

Zone Change

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

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

Increased demand for residential development in the area is a changing trend since the last adoption of the Spring Valley Land Use Plan in 2014. As a result, Public Facility uses may no longer be appropriate for the site. With the development of residential subdivisions in the area, it is now more appropriate to rezone the property to R-2, which matches the zoning of the surrounding subdivisions.

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

The density and intensity of R-2 zoning is compatible with the R-2 zoning to the north, east, and south, and the R-2 and R-3 zoning to the west.

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

There has been no indication from the public facility purveyors that reclassifying the site to R-2 zoning would have a negative impact on public facilities and services. Although, the Clark County School District indicates that Bryan Elementary School and Lawrence Middle School are both under capacity, Spring Valley High School is over capacity.

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

The proposed nonconforming zone boundary amendment conforms to goals and policies in the Comprehensive Master Plan. For example, Growth Management Policy 7 encourages the intensification of in-fill sites to be balanced with a strong sensitivity to protecting existing neighborhoods. Here, reclassifying the site from R-E to R-2 zoning will intensify the uses on the site while maintaining consistency with the surrounding existing R-2 zoning. Furthermore, Urban Specific Policy 4 encourages vacant lots to develop with similar densities as the existing area. Here, R-2 zoning will enable the site to develop at a similar density to the surrounding R-2 zoning. As a result, the proposed nonconforming zone boundary amendment is consistent with applicable goals and policies.

Summary

Zone Change

Increased demand for residential development since the last adoption of the Spring Valley Land Use Plan indicates that the site may no longer be appropriate for public facility uses. In addition, the density and intensity of uses allowed in the proposed R-2 zoning district is consistent with the existing residential uses in the surrounding area. Lastly, the zone boundary amendment will not have a substantial adverse effect on public facilities, and the zone boundary amendment is consistent with applicable goals and policies in the Comprehensive Master Plan. As a result, staff can support the request.

Design Reviews #1 & #2

The proposed subdivision layout is compatible with the surrounding residential uses, and the use of a hammerhead turnaround will allow side yards of the proposed lots to match the side yards of the adjacent existing residences in the northwest portion of the site. This improves compatibility with existing residential uses. In addition, the design provides pedestrian paths and connections to help improve access and circulation. Lastly, the elevations of the residences are attractive and aesthetically pleasing. As a result, staff can support design reviews #1 and #2.

Public Works - Development Review

Design Review #3

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 5, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 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 nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or

added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30:32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Peace Way and 30 feet for Rochelle Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0168-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD S., STE 320, LAS VEGAS, NV 89119



LAND USE APPLICATION

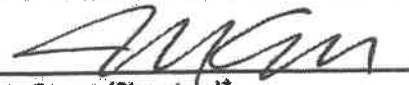
DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

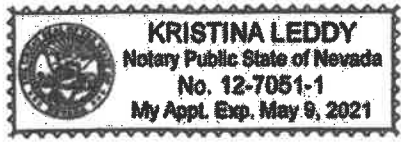
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC-21-0048</u> DATE FILED: <u>2/4/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SPANG VALLEY</u> TAB/CAC DATE: <u>3/9/21</u> PC MEETING DATE: <u>4/6/21</u> BCC MEETING DATE: <u>5/5/21</u> FEE: <u>\$3,075.00</u>
	PROPERTY OWNER NAME: <u>Las Vegas Paving</u> ADDRESS: <u>4420 S. Decatur Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>(702) 251-5800</u> CELL: _____ E-MAIL: <u>dan.peressini@lasvegaspaving.com</u>
	APPLICANT NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>9275 W. Russell Road, Suite 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 821-4683</u> CELL: _____ E-MAIL: <u>dave.comoyer@lennar.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Kimley-Horn</u> ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>(702) 623-7233</u> CELL: _____ E-MAIL: <u>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-21-202-001
 PROPERTY ADDRESS and/or CROSS STREETS: 8113 W. Rochelle Avenue, Las Vegas, NV 89147
 PROJECT DESCRIPTION: 20.0 acre project with 157 single-family residential units, zone change to R-2

(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.

 JAY N Smith Pres
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 3, 2020 (DATE)
 By Jay N. Smith
 NOTARY PUBLIC: Kristina Leddy



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

Kimley»»Horn

N 20 - 21 - 0048

January 26, 2021

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

**RE: Rochelle & Durango
Justification Letter for Land Use Application (Non-Conforming Zone Change and Design Review)
APNs: 163-21-202-001**

To whom it may concern,

Kimley-Horn, on behalf of Graystone Nevada, LLC, is respectfully submitting this Justification Letter in accordance with the Land Use Application for a Non-Conforming Zone Change and Design Review. The subject project is a proposed residential subdivision located at 8113 W. Rochelle Avenue (APN: 163-21-202-001).

Project Description:

The approximate 20± acre site is currently vacant, undeveloped land zoned as Rural Estates Residential (R-E) with a planned land use of PF – Schools, Churches, Public Facilities. The site falls within the Spring Valley Land Use Plan Area, Community District 2. The site is bound by properties with existing zoning as follows:

- North: Medium Density Residential (R-2)
- East: Medium Density Residential (R-2)
- South: Medium Density Residential (R-2) and Rural Estates Residential (R-E)
- West: Multiple-Family Residential (R-3) and Medium Density Residential (R-2)

In addition to the properties, the site is bound by Rochelle Avenue to the north and Peace Way to the south.

The proposed project includes a rezone from Rural Estates Residential (R-E) to Medium Density Residential District (R-2), which is consistent with the surrounding zoning. The proposed project consists of one hundred fifty-seven (157) single-family residential units with a minimum square footage of 3,600 square feet. The resulting density for the subdivision is 7.9± du/ac. Access to the proposed development will be provided by proposed driveways off Rochelle Avenue and Peace Way.

Perimeter landscaping and typical setbacks for R-2 zoned development will be maintained per Title 30 development standards. The proposed project will provide a minimum of 15 feet of landscape buffer along Peace Way. The proposed landscaping design will be consistent with the surrounding area and will conform with jurisdictional standards. All landscaping will comply with the approved Southern Nevada Regional Plant List.

Site improvements will comply with Clark County Title 30 Development Code and include paving, landscaping, curb, gutter, sidewalk, underground utilities, accessibility, and positive drainage. Half street improvements are anticipated along the Peace Way frontage while curb, gutter and sidewalk improvements are anticipated along the Rochelle Avenue frontage adjacent to the development. The proposed development resides in a suburban area and the applicant is aware and respectful of the

adjacent owners' interests to maintain the character and aesthetic of the existing conditions. The proposed project requests to maintain consistency with the surrounding area.

A Design Review is being requested for proposed fill over eighteen (18) inches. This site was previously utilized as a borrow pit and has grades currently sitting below the adjacent streets and developments by as much as 66'. The highest existing grade, at the northwest property corner, is 2520' and the lowest existing grade onsite, at the bottom of the borrow pit is 2454'. There is an active grading permit (BD20-14102) on the site allowing some of the borrow pit to be filled in to bring it closer to the adjacent elevations. With the development of the residential community, the site will be filled relative to the adjacent existing grades, with a maximum finished grade of 2520', a fill totaling about 450,000 cubic yards up to 56' deep from existing grade, or 75,000 cubic yards up to 10' deep from the proposed fill level approved with grading permit BD20-14102.

A Design Review is also being requested for the use of a "hammerhead" per section 30.56.080(o). Due to the north-south orientation of the existing homes to the west (APNs: 163-21-213-001 and 163-21-213-011), proposed lots 44, 45 and 66 are also oriented north-south to avoid the rear yards facing the side yards of the adjacent homes. This condition generates the need for a hammerhead to provide access and emergency vehicle maneuverability to the lots fronting Street "F" west of Street "B". Therefore, the request is for use of a single, private hammerhead with a length of less than 300' from the adjacent intersection. While the site generally consists of 40'x90' lots, the lots surrounding the hammerhead are deeper and wider to aid in softening the grading transition to the higher adjacent development to the west.

Given this description, we respectfully request a Non-Conforming Zone Change and Design Review for the proposed site layout and improvements. Further detail to support the Non-Conforming Zone Change is provided in the Compelling Justification submitted with this application.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Owner/Developer Correspondent

CC: Dave Cornoyer, Lennar

04/06/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

ROCHELLE AVE/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0049-LAS VEGAS PAVING CORP:

VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and Peace Way, and between Cimarron Road and Durango Drive within Spring Valley (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
163-21-202-001

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of a 30 foot wide easement for the resolution relative to acquisition of rights-of-way along the western property line, excluding the northern 30 feet and the southern 35 feet. The plans also depict the vacation of 5 foot wide easements along the southern property line, which include a resolution relative to the acquisition of rights-of-way and an easement for road and drainage facilities. According to the applicant, these easements are no longer needed, and the vacation and abandonment of the easements is necessary to develop the site.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Major Development Project & Residential Suburban (up to 8 du/ac)	R-E & R-2	Gravel pit & single family residential
West	Residential Suburban (up to 8 du/ac) & Residential High (8 du/ac to 18 du/ac)	R-2 & R-3	Single family residential & multiple family residential

Related Applications

Application Number	Request
NZC-21-0048	A nonconforming zone change to reclassify the site to R-2 zoning for a single family subdivision is a companion item on this agenda.
TM-21-500012	A tentative map for a 157 lot single family residential subdivision is a companion application on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 5, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Peace Way and 30 feet for Rochelle Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD S., STE 320, LAS VEGAS, NV 89119

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0049</u>	DATE FILED: <u>2/4/21</u>
		PLANNER ASSIGNED: <u>JST</u>	TAB/CAC DATE: <u>3/9/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>SPRING VALLEY</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>4/6/21</u>	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>5/5/21</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$ 875.00</u>	

PROPERTY OWNER	NAME: <u>Las Vegas Paving</u>
	ADDRESS: <u>4420 S. Decatur Boulevard</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>(702) 251-5800</u> CELL: _____
	E-MAIL: <u>dan.peressini@lasvegaspaving.com</u>

APPLICANT	NAME: <u>Greystone Nevada, LLC</u>
	ADDRESS: <u>9275 W. Russell Road, Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>(702) 821-4683</u> CELL: _____
	E-MAIL: <u>dave.cornoyer@lennar.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 623-7233</u> CELL: _____
	E-MAIL: <u>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-21-202-001

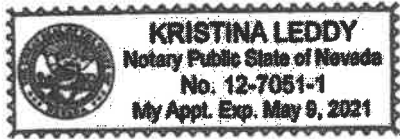
PROPERTY ADDRESS and/or CROSS STREETS: 8113 W. Rochelle Avenue, Las Vegas, NV 89147

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

[Signature]
Property Owner (Signature)*

JAY SMITH Pres
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME ON November 3, 2020 (DATE)
By Jay Smith
NOTARY PUBLIC: Kristina Leddy



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

Kimley»»Horn

January 5, 2021

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

**RE: Rochelle & Durango
Justification Letter for Vacations
APN: 163-21-202-001**

To whom it may concern,

Kimley-Horn, on behalf of Greystone Nevada, LLC, is respectfully requesting to file an Easement Vacation to vacate:

- 5 feet of "resolution relative to acquisitions of rights of way" easement and Bureau of Land Management (BLM) easement grant along the north portion of Peace Way spanning the property frontage.
- 30 feet of "resolution relative to acquisitions of rights of way" easement along the western property boundary spanning from the Rochelle Avenue to Peace Way.

The vacation application and corresponding documents are included with this submittal for your review. Please contact me at (702) 623-7233 if you have any questions or require any additional information.

Sincerely,
Kimley-Horn and Associates



Eric Hopkins, P.E.
Project Engineer
Owner/Developer Correspondent

CC: Dave Comoyer, Lennar

04/06/21 PC AGENDA SHEET

ROCHELLE & DURANGO
(TITLE 30)

ROCHELLE AVE/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500012-LAS VEGAS PAVING CORP:

TENTATIVE MAP consisting of 157 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Rochelle Avenue and the north side of Peace Way, 630 feet west of Cimarron Road within Spring Valley. MN/jjd (For possible action)

RELATED INFORMATION:

APN:
163-21-202-001

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 8113 W. Rochelle Avenue
- Site Acreage: 20
- Number of Lots: 157
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,600/6,969
- Project Type: Single family residential subdivision

The tentative map depicts a 157 lot single family residential subdivision that extends from Rochelle Avenue along the north property line to Peace Way along the south property line. Ingress and egress from the subdivision is provided from both Rochelle Avenue and Peace Way; however, the road network within the subdivision includes many right angles and stub streets, which will prevent cut-through traffic between Rochelle Avenue and Peace Way. Internal roads will be 43 foot wide private streets with 4 foot wide sidewalks on 1 side of the streets. A pedestrian connection is provided on the east side of the subdivision where a 24 foot wide public utility easement and private drainage easement will separate 2 stub streets. A hammerhead turnaround is also located in the northwest portion of the subdivision.

Most houses will access the internal road network in the subdivision; however, the houses along the north property line will have direct access to Rochelle Avenue. As a result, no landscaping is provided along Rochelle Avenue. Landscaping is provided along the private street that connects Rochelle Avenue to the internal private street network. Within the subdivision, landscaping is provided on the sides of certain lots adjacent to some streets. Along Peace Way, landscaping is

20 feet wide, which includes a 5 foot wide landscape strip adjacent to the street, a 5 foot wide sidewalk, and a 10 foot wide landscape strip behind the sidewalk. A pedestrian connection is also provided on the southwest side of the subdivision connecting Peace Way to a stub street in the subdivision.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Major Development Project & Residential Suburban (up to 8 du/ac)	R-E & R-2	Gravel pit & single family residential
West	Residential Suburban (up to 8 du/ac) & Residential High (8 du/ac to 18 du/ac)	R-2 & R-3	Single family residential & multiple family residential

Related Applications

Application Number	Request
NZC-21-0048	A nonconforming zone change to reclassify the site to R-2 zoning for a single family subdivision is a companion item on this agenda.
VS-21-0049	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 5, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Peace Way and 30 feet for Rochelle Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes.

Building Department - Fire Prevention

- Applicant to show fire hydrant locations on-site; hydrants and spacing will be required for homes on Rochelle Avenue, hydrants across the street cannot serve the homes on Rochelle Avenue.

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 #0168-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD S., STE 320, LAS VEGAS, NV 89119



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-50012</u>	DATE FILED: <u>2/4/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JLT</u>	TAB/CAC DATE: <u>3/9/21</u>
		TAB/CAC: <u>SPRING VALLEY</u>	
		PC MEETING DATE: <u>4/6/21</u>	
		BCC MEETING DATE: <u>5/5/21</u>	
		FEE: <u>\$750⁰⁰</u>	

PROPERTY OWNER	NAME: <u>Las Vegas Paving</u>
	ADDRESS: <u>4420 S. Decatur Boulevard</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u>
	TELEPHONE: <u>(702) 251-5800</u> CELL: _____
	E-MAIL: <u>dan.peressini@lasvegaspaving.com</u>

APPLICANT	NAME: <u>Greystone Nevada, LLC</u>
	ADDRESS: <u>9275 W. Russell Road, Suite 400</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>(702) 821-4683</u> CELL: _____
	E-MAIL: <u>dave.cornoyer@lennar.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Kimley-Horn</u>
	ADDRESS: <u>6671 Las Vegas Boulevard South, Suite 320</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>(702) 623-7233</u> CELL: _____
	E-MAIL: <u>eric.hopkins@kimley-horn.com</u> REF CONTACT ID #: _____

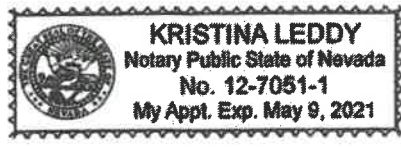
ASSESSOR'S PARCEL NUMBER(S): 163-21-202-001

PROPERTY ADDRESS and/or CROSS STREETS: 8113 W. Rochelle Avenue, Las Vegas, NV 89147
 TENTATIVE MAP NAME: Rochelle and Durango

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

Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON November 3, 2020 (DATE)
 By Jay N. Smith
 NOTARY PUBLIC: Kristina Leddy



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

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04/06/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

JONES BVLD/FLAMINGO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0043-Y & S H, INC.:

USE PERMIT to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing commercial building on 1.3 acres in a C-2 (Commercial General) Zone.

Generally located on the east side of Jones Boulevard, 110 feet south of Flamingo Road within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-24-101-010

USE PERMIT:
Reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use to 120 feet where 200 feet is the standard per Table 30.44-1 (a 40% reduction).

LAND USE PLAN:
SPRING VALLEY COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 4180 S. Jones Boulevard
- Site Acreage: 1.3
- Project Type: Supper club/on-site consumption of alcohol
- Number of Stories: 1
- Square Feet: 2,242
- Parking Required/Provided: 40/87 (shopping center)

Site Plans
The plans depict an existing shopping center, which is next to a developed condominium complex located to the south and east of this site. The proposed supper club and hookah lounge will occupy both suites 1 & 2 that are located at the south portion of the building with parking situated in both the front and rear areas. Access to the property is from Jones Boulevard by 2 driveways. To the south are established residential uses, which are within 200 feet of the

proposed use of a supper club and is set back approximately 140 feet to the residential uses to the south property line and approximately 120 feet from the east property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict an existing 1 story commercial building that is constructed of stucco finish and stone columns with a flat roofline and parapet walls.

Floor Plans

The plans depict a 2,242 square foot supper club and hookah lounge with a bar, seating and waiting area, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed supper club and hookah lounge will bring people together to enjoy hookah culture and traditions. The proposed restaurant has a focus on Ethiopian food and culture, and hookah smoking atmosphere.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-19-900134	Administrative design review for retail building facade upgrades	Approved by ZA	March 2019
UC-0161-05	Check cashing	Approved by PC	March 2005
UC-1573-00	Convenience store	Approved by PC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Residential high (8 to 18 du/ac)	R-3	Multiple family residential
East	Residential Urban Center (8 to 18 du/ac)	R-4	Multiple family residential
West	Commercial General	C-1	Retail store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the proposed use complies with Urban Land Use Policy 7 of the Comprehensive Master Plan, which encourages land uses that are complementary and of similar scale and intensity. The use is compatible with the existing and adjacent commercial uses. The application for a supper club does not have any outdoor dining or live entertainment, which would reduce the impact to adjacent residential uses; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GAZEBO RESTAURANT, BAR AND HOOKAH LOUNGE
CONTACT: GAZEBO RESTAURANT, BAR AND HOOKAH LOUNGE, 4180 S. JONES
BLVD., LAS VEGAS, NV 89103

DRAFT

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04/06/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

DECATUR BLVD/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0047-SAHARA DECATUR, LLC:

USE PERMIT to reduce the separation from an on-premise consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing shopping center on a portion of 9.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue and the west side of Decatur Boulevard within Spring Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

163-12-502-006 ptn; 163-12-502-005

USE PERMIT:

Reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use to 80 feet where 200 feet is required per Table 30.44-1 (a 60% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2605 S. Decatur Boulevard, Suite 120 - 122
- Site Acreage: 9.1 (portion)
- Project Type: On-premises consumption of alcohol (supper club)
- Square Feet: 5,895
- Parking Required/Provided: 354/354

Site Plans

The plans depict an existing shopping center facing both Decatur Boulevard and Sahara Avenue. The building extends from the west to the east and north to south and intersects to make an upside down "L". Parking is located between the buildings and the street. The leased area is near the "L" shaped building and set back 80 feet to the apartment complex to the southwest. There is a residential use being an apartment complex to the southwest of the proposed use. Access to the site is from 3 driveways from Decatur Boulevard and 1 driveway from Sahara Avenue. All of the adjacent parcels within the shopping center have cross access and additional entrances/exits.

Landscaping

No changes are required or proposed as part of this application.

Elevations

The overall design of the shopping center includes an in-line commercial building with decorative parapets throughout the center to break-up the roofline. The building consists of stucco and tiled roof awnings, the building is predominantly 1 story with a portion of the center being 2 story. Covered arched walkways are found throughout the center.

Floor Plans

The plans show 3 dining areas, buffet seating area, buffet service area, bar seating area, restrooms, waiting area, kitchens, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed service of alcohol (supper club) is important to improve their business in the existing shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0605	Recreation facility with live entertainment	Approved by PC	September 2019
ADR-0488-16	Water kiosk	Approved by ZA	July 2016
UC-0605-13	Supper club	Approved by PC	November 2013
UC-0681-09	Reduced separation for a tavern - expired	Approved by PC	January 2010
UC-0699-03	Off premises advertising sign with reduced separation from residential	Approved by BCC	June 2003
UC-0437-02	Live entertainment (same tenant space as current application)	Approved by PC	May 2002
UC-0436-02	Supper club with live entertainment (different suite)	Approved by PC	May 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Retail & vehicle sales
West	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential
East & South	Commercial General	C-2	Vehicle repair shop & shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The on-premises consumption of alcohol (supper club) use has been approved in this tenant space in the past. There is existing dense landscaping and a wall along the eastern property line of the apartment complex that provides screening between the shopping center and the apartment complex. A supper club is a use that is compatible within a shopping center with other commercial uses. Staff finds that the proposed use will not have a negative impact on the surrounding area; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ISEAFOOD, LLC

CONTACT: HUA CHEN, 2605 S. DECATUR BLVD., STE 120-122, LAS VEGAS, NV
89102

DRAFT

APR-20-100931



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

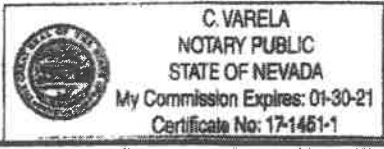
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZO) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WVC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0047</u> DATE FILED: <u>2/3/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>2/9/21</u> PC MEETING DATE: <u>4/6/21</u> BCC MEETING DATE: <u>—</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>SAHARA DECATUR LLC</u> ADDRESS: <u>2605 S DECATUR BLVD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-878-1903</u> CELL: _____ E-MAIL: <u>ltor:es@beckerlv.com</u>
	APPLICANT NAME: <u>ISEAFOOD LLC</u> ADDRESS: <u>2605 S DECATUR BLVD STE120-122</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-405-8838</u> CELL: _____ E-MAIL: <u>iseafood888@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>AA GLOBAL TAX LLC</u> ADDRESS: <u>8020 W FLAMINGO RD STE 5</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-332-8889</u> CELL: _____ E-MAIL: <u>DORISCPA@OUTLOOK.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-12-502-006
 PROPERTY ADDRESS and/or CROSS STREETS: 2605 S DECATUR BLVD STE120-122, LAS VEGAS, NV, 89102
 PROJECT DESCRIPTION: Use Permit for liquor/beer/wine license

(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] Barry W. Becker
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12/28/20 (DATE)
 By C. Varela
 NOTARY PUBLIC: [Signature]



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

ISEAFOOD LLC
2605 S DECATUR BLVD STE120-122
LAS VEGAS, NV,89102

Planner
Copy

UC-21-0047

01/13/2021

ISEAFOOD LLC with respect to request for a special use permit to operate a seafood restaurant generally located at 2605 S DECATUR BLVD STE120-122, LAS VEGAS, NV,89102.

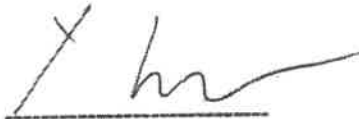
The purpose of the use permit is to apply for the liquor license (supper club) for my seafood restaurant business.

My seafood restaurant business is just like any other food and beverage business and introduce Chinese cuisine in Las Vegas. I want to be able to have the liquor license so I can provide liquor, beer, wine to customers when they dine-in at our restaurant. This license is important to my business to improve the sales of my business.

ISEAFOOD LLC would occupy 5,895 square foot. The proposed ISEAFOOD retail space is located approximately 80 feet from the residential uses to the west of the site.

Thank you,

Managing Member,



HUA CHEN

8

04/07/21 BCC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

SUNSET RD/JIM ROGERS WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-21-400022 (ZC-0245-16)-UNLV RESEARCH FOUNDATION

WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue in conjunction with a previously approved zone change to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone for an office warehouse building in the CMA Design Overlay District.

Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:
163-33-401-025

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 8 (project site)/18.9 (overall site)
- Project Type: Office building
- Number of Stories: 4
- Building Height (feet): 68
- Square Feet: 116,484
- Parking Required/Provided: 466/551

Site Plans

The plans depict a proposed office building centrally located on an 8 acre site. The remaining 10.9 acres of the site will be developed at a future date. The office building is set back 195 feet from the south property line along Sunset Road, 150 feet from the east property line, 200 feet from the west property line adjacent to Jim Rogers Way, and 113 feet from the north property line. Cross access to the future development is provided at the northeast and southeast corners of the project site. The office building is oriented at an angle from the street grid for purposes of framing the massing of the building and allowing for view corridors from the primary entrance to

the UNLV Technology Park. Parking is located on all 4 sides of the building. The project site requires 466 parking spaces where 551 spaces are provided. Ninety-two parking spaces will be covered by carports that include solar panels on the top of the canopies. Access to the project site is granted via proposed commercial driveways located along Jim Rogers Way and Sunset Road. Two, 5 foot wide pedestrian connections are provided from the existing detached sidewalk along Jim Rogers Way and the proposed detached sidewalk along Sunset Road that connects to a 7 foot wide walkway leading to the principal entrance of the office building. An amenity area consisting of a basketball/sports court is located at the northeast portion of the site. Bicycle spaces are located along the east side of the building. An emergency generator enclosure is located along the south side of the office building.

Landscaping

The plans depict an existing 15 foot wide landscape area with a 5 foot wide detached sidewalk along Jim Rogers Way. A 15 foot wide landscape area with a 5 foot wide detached sidewalk is proposed along Sunset Road and Cimarron Road. The site will be enhanced with perimeter landscaping along the north, south, east, and west property lines. Interior parking lot landscaping is equitably distributed throughout the site. An off-set pedestrian walkway, with enhanced landscaping that forms a spine, traverses the site from the existing UNLV Technology Park main entry landscape area to the main entrance of the office building.

Elevations

The plans depict a 4 story, 68 foot high office building with a flat roof with parapet walls around the roofline. The office building consists of painted concrete tilt-up panels, aluminum storefront window systems, balconies, and horizontal reveal lines. The roof level is a height of 59 feet with the remaining height designed to the top of the parapet and mechanical screen.

The emergency generator enclosure has a maximum height of 12.5 feet to the top of the bronze painted metal awning. The enclosure consists of beige painted concrete paneling. The carports will have a maximum height of 12 feet, with solar panels located on top of the canopies. The carports will be painted with neutral, earth tone colors.

Floor Plans

The floor plans depict an 116,484 square foot office building. The plans depict an open floor plan (shell space) from Levels 1 through 4.

Signage

The plans (photographs) depict an existing project identification sign located at the southwest corner of the project site, adjacent to Sunset Road and Jim Rogers Way. The height of the existing sign ranges between 5.5 feet to 7 feet with a sign area of 48 square feet. The sign is set back a minimum of 5 feet from the property line. The design of the sign consists of a sandstone brick clad wall with a cantilevered metal wall that intersects at 90 degrees.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0245-16:

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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue;
- Provide a paved legal access road.

Applicant's Justification

The request to waive the condition to dedicate the right-of-way to include 30 feet for Post Road and/or Teco Avenue is justified because of the planned street network for the eastern portion of the Technology Park. The attached street network plan will allow more connectivity of the sites and buildings within the eastern portion of the Technology Plan. The elimination of the condition requiring the dedication of these 2 streets will help to reduce curb cuts on Jim Rogers Way, allow more pedestrian connectivity between buildings, and reduce vehicular and pedestrian conflicts within this portion of the Technology Park. By eliminating the 2 streets, the design of this portion of the Technology Park uses entry plazas, detached sidewalks, and pedestrian walkways for circulation and connectivity throughout the site to create an integrated and connected campus.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0746-16	Vacated and abandoned a portion of right-of-way being Cimarron Road - recorded	Approved by BCC	January 2017
WS-0745-16	Waiver for street landscaping and off-site improvements in conjunction with a design review for an office/warehouse building - expired	Approved by BCC	January 2017
VS-0533-16	Vacation and abandonment of patent easements	Withdrawn	September 2016
ZC-0245-16	Reclassified 5.1 acres from R-E to M-D zoning for an office/warehouse building	Approved by BCC	June 2016
VS-0959-14	Vacated and abandoned a portion of a cul-de-sac which was part of Jim Rogers Way - recorded	Approved by PC	February 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0448-08 (ET-0095-10)	First extension of time for public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allow alternative screening and buffering on a portion of 122 acres in CMA - expired	Approved by BCC	August 2010
VS-1398-07 (ET-0356-09)	First extension of time to vacate patent easements and right-of-way for Gagnier Street and Sobb Avenue – recorded	Approved by PC	February 2010
UC-0448-08	Public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allow alternative screening and buffering on a portion of 122 acres in CMA	Approved by BCC	June 2008
TM-0103-08	UNLV Harry Reid Research and Technology campus - expired	Approved by PC	June 2008
VS-1398-07	Vacated patent easements and right-of-way for Gagnier Street and Sobb Avenue	Approved by PC	January 2008
ZC-1715-05	Reclassified 122 acres from R-E, R-2 & R-3 to M-D zoning	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & R-E	Undeveloped
South	Business and Design/Research Park & Commercial General	C-2 & R-4	Office buildings & multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Business and Design/Research Park	M-D	Office building

Related Applications

Application Number	Request
UC-21-0065	A use permit for offices as a principal use with waivers for an increase in building height, alternative landscaping, building orientation, and modified driveway design standards in conjunction with an office building and signage 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

Waiver of Condition

In 2017 an office/warehouse building was approved on APN: 163-33-401-026. north of this site. Neither Teco Avenue or Post Road were required to be dedicated with that project. Therefore, with both alignments unable to connect to Cimarron Road, staff has no objection to not requiring the dedication of Post Road and Teco Avenue.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAN STEWART

CONTACT: MATT BURNS, E/V & A ARCHITECTS, 1160 N. TOWN CENTER DRIVE, SUITE 170, LAS VEGAS, NV 89144



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

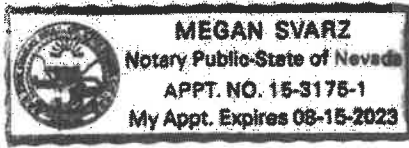
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) ZC-16-0245 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WC-21-40022</u> DATE FILED: <u>2/10/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>3/9/21 @ 6:30</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>4/7/21 @ 9:00 AM</u> FEE: <u>\$650.00</u>
	PROPERTY OWNER NAME: <u>UNLV Research Foundation - Bo Bernhard</u> ADDRESS: <u>4505 S. Maryland Parkway- M51092-FDH314</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89154</u> TELEPHONE: <u>(702) 895-5598</u> CELL: <u>N/A</u> E-MAIL: <u>bo.bernhard@unlv.edu</u>
	APPLICANT NAME: <u>Dan Stewart</u> ADDRESS: <u>2600 Paseo Verde Parkway- Suite 150</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>N/A</u> CELL: <u>702-595-5588</u> E-MAIL: <u>dan@stewartNV.com</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-33-401-025
 PROPERTY ADDRESS and/or CROSS STREETS: North East Corner of Sunset Road and Jim Rogers Way
 PROJECT DESCRIPTION: Waiver of Conditions for Right of Way dedication to include 30 feet for Post Road and/or Teco Avenue

(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] Bo Bernhard
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 20, 2021 (DATE)
 By MEGAN SVARZ
 NOTARY PUBLIC: [Signature]



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



ARCHITECTURE
 PLANNING
 INTERIORS

Principals

Edward A. Vance, FAIA
 Matthew F. Burns, AIA
 Kellie Wanbaugh, RID

Associates

Nic Niccum, AIA
 Theresa Grayson, AIA
 Erik Swendseid, AIA
 Stephan Winfield, AIA
 Andrew Martin, AIA
 Ana Gimbres, Assoc. AIA
 Kurt Walden, Assoc. AIA
 Humberto Lopez, Assoc. AIA
 Kim Galbe, Assoc. AIA
 Destanee Cook, Assoc. AIA
 Carina Gaytan
 Alexander Vance

Administration

Jennifer Blanchard
 Janice Arvo
 Sarah Robles

EVA Architects

1160 N. Town Center Dr. Ste 170
 Las Vegas, NV 89111

T (702) 946 8195
 F (702) 946 8196

January 21, 2021

Clark County Department of Comprehensive Planning
 500 S. Grand Central Parkway
 Las Vegas, Nevada 89153

**PLANNER
 COPY**

RE: **Justification Letter – Waiver of Conditions (ZC-16-0245) in conjunction with (APR-20-100895)**

Project: UNLV Tech Park Building 2 (Sunset & Jim Rogers Way)

Assessor's Parcel Number: 163-33-401-025 (portion)

To Whom it May Concern,

On behalf of our client The Gardner Company., this is a request for a Waiver of Condition requiring (right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue) per action on ZC-0245-16). Specifically, the request is to waive the condition to eliminate the dedication of the two subject rights-of-way because of the planned internal street network for the UNLV Research & Technology Park. The planned street network will eliminate the Post Road and Teco Avenue alignments on the east side of Jim Rogers Way.

The request is to also allow this application as a companion item with the subject pre-review application (APR-20-100895) which is currently under review. This application is a response to a comment from Public Works for the pre-review application noted above.

Project Description:

The property is located on the northeast corner of Sunset Road and Jim Rogers Way. There is an application in the pre-review process to develop a portion of the parcel as a 116,000 square foot office building.

Waiver of Condition:

Waive the condition requiring right-of way dedications to include 30 feet for Post Road and/or Teco Avenue.

Justification: This application is to address a County Staff comment and is required to complete the pre-review process for a proposed application to develop the site (APR-20-100895). The request to waive the condition to dedicate the right-of-way to include 30 feet for Post Road and/or Teco Avenue is justified because of the planned street network for the eastern portion of the Technology Park. The attached street network plan will allow more connectivity of the sites and buildings within the eastern portion of the Technology Plan. The elimination of the condition requiring the dedication of these two streets will help to reduce curb cuts on Jim Rogers Way, allow more pedestrian connectivity between buildings and reduce vehicular and pedestrian conflicts within this portion of the



Technology park. By eliminating the two streets, the design of this portion of the Technology park uses entry plazas, detached sidewalks and pedestrian walkways for circulation and connectivity throughout the site to create an integrated and connected campus.

ARCHITECTURE
PLANNING
INTERIORS

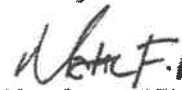
We respectfully request approval of the waiver of condition application, and request that this application be allowed as a companion item with the subsequent application for APR-20-100895.


Please let me know if you have any questions or need anything additional to complete your review of this project.

Principals

Edward A. Vance, FAIA
Matthew F. Burns, AIA
Kellie Wanbaugh, RID

Thank you,


Matt Burns, AIA


Digitally signed by Matt Burns
DN: cn=US,
email=mburns@edvanceassociates.com,
o=EV&A Architects, CN=Matt Burns
Date: 2021.01.21 09:48:28 -08'00'

Senior Vice President

Associates

Nic Niccum, AIA
Theresa Grayson, AIA
Erik Swendseid, AIA
Stephan Winfield, AIA
Andrew Martin, AIA
Ana Fimbres, Assoc. AIA
Kurt Walden, Assoc. AIA
Humberto Lopez, Assoc. AIA
Kim Galbe, Assoc. AIA
Destanee Cook, Assoc. AIA
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Janice Arvo
Sarah Robles

EV&A Architects

1160 N. Town Center Dr. Ste 170
Las Vegas, NV 89144

T (702) 946 8195
F (702) 946 8196

04/07/21 BCC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

SUNSET RD/JIM ROGERS WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0065-UNLV RESEARCH FOUNDATION:

USE PERMIT for offices as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative landscaping; 3) building orientation; and 4) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) an office building; and 2) an existing project identification sign on a portion of 18.9 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-33-401-025 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 68 feet where a maximum height of 50 feet is permitted per Table 30.40-5 (a 36% increase).
2. Permit palm trees within the interior of the parking lot where not permitted per Figure 30.64-14.
3. Allow the orientation of an office building with a setback of greater than 100 feet from the front property line and to not occupy a minimum of 10% of the total property frontage as required per Section 30.48.640 (CMA Design Overlay District Standards).
4. Reduce throat depth to 13 feet where a minimum depth of 150 feet is required per Uniform Standard Drawing 222.1 (a 91.4% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8 (project site)/18.9 (overall site)
- Project Type: Office building

- Number of Stories: 4
- Building Height (feet): 68
- Square Feet: 116,484
- Parking Required/Provided: 466/551

Site Plans

The plans depict a proposed office building centrally located on an 8 acre site. The remaining 10.9 acres of the site will be developed at a future date. The office building is set back 195 feet from the south property line along Sunset Road, 150 feet from the east property line, 200 feet from the west property line adjacent to Jim Rogers Way, and 113 feet from the north property line. Cross access to the future development is provided at the northeast and southeast corners of the project site. The office building is oriented at an angle from the street grid for purposes of framing the massing of the building and allowing for view corridors from the primary entrance to the UNLV Technology Park. Parking is located on all 4 sides of the building. The project site requires 466 parking spaces where 551 spaces are provided. Ninety-two parking spaces will be covered by carports that include solar panels on the top of the canopies. Access to the project site is granted via proposed commercial driveways located along Jim Rogers Way and Sunset Road. Two, 5 foot wide pedestrian connections are provided from the existing detached sidewalk along Jim Rogers Way and the proposed detached sidewalk along Sunset Road that connects to a 7 foot wide walkway leading to the principal entrance of the office building. An amenity area consisting of a basketball/sports court is located at the northeast portion of the site. Bicycle spaces are located along the east side of the building. An emergency generator enclosure is located along the south side of the office building.

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Elevations

The plans depict a 4 story, 68 foot high office building with a flat roof with parapet walls around the roofline. The office building consists of painted concrete tilt-up panels, aluminum storefront window systems, balconies, and horizontal reveal lines. The roof level is a height of 59 feet with the remaining height designed to the top of the parapet and mechanical screen.

The emergency generator enclosure has a maximum height of 12.5 feet to the top of the bronze painted metal awning. The enclosure consists of beige painted concrete paneling. The carports will have a maximum height of 12 feet, with solar panels located on top of the canopies. The carports will be painted with neutral, earth tone colors.

Floor Plans

The floor plans depict an 116,484 square foot office building. The plans depict an open floor plan (shell space) from Levels 1 through 4.

Signage

The plans (photographs) depict an existing project identification sign located at the southwest corner of the project site, adjacent to Sunset Road and Jim Rogers Way. The height of the existing sign ranges between 5.5 feet to 7 feet with a sign area of 48 square feet. The sign is set back a minimum of 5 feet from the property line. The design of the sign consists of a sandstone brick clad wall with a cantilevered metal wall that intersects at 90 degrees.

Applicant's Justification

According to the applicant, an office building is an appropriate and compatible use within the UNLV Technology Park and will enhance the area and site. The building is also a mirror image of the existing building to the west. The increase to the building height is to match the approved height for the office building to the west which was approved at a height of 68 feet. The requested height is to allow a parapet that is high enough to screen the mechanical equipment on the roof of the building. The height increase is also appropriate because it complies to the height setback ratio allowable for a 68 foot tall building. The throat depth waiver is justified and will not create an impact on the adjacent streets because 2 driveways are provided to the site in addition to the required cross access provided on the northeast corner of the site. Additionally, when the sites to the east and north are developed, a possible cross access to the east will provide another access to the site, further mitigating any possible issues of queuing into the streets. The design of the site which allows no parking stalls located along the entry drive eliminates direct vehicular conflict at the entry. No vehicles backing out of the parking stalls will impede any vehicles that are entering the site from either entry drive. This request is also necessary on Jim Rogers Way to locate the driveway directly across the street from the driveway of the site to the west and to match the existing site layout of the building to the west. The row of palm trees on each side of the sidewalk leading to the building entrance will closely match what has been previously built on the site to the west and provide a symmetrical entrance to the Research and Technology Park from Sunset Road. The design of the proposed building mirrors the building on the west side of Jim Rogers Way. This proposed building and the building under construction both frame the central spine and primary street into the Technology Park. The intent of the design, site planning, and location of the buildings on the site are to frame the entry and provide a focal point and open visual aesthetics with parking surrounding the buildings. Although this design aesthetic deviates from Code requirements, it is however, compatible with the overall design aesthetics of the Park and the previously approved building to the west, and is appropriate for the site, Technology Park, and area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0746-16	Vacated and abandoned a portion of right-of-way being Cimarron Road - recorded	Approved by BCC	January 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0745-16	Waiver for street landscaping and off-site improvements in conjunction with a design review for an office/warehouse building - expired	Approved by BCC	January 2017
VS-0533-16	Vacation and abandonment of patent easements	Withdrawn	September 2016
ZC-0245-16	Reclassified 5.1 acres from R-E to M-D zoning for an office/warehouse building	Approved by BCC	June 2016
VS-0959-14	Vacated and abandoned a portion of a cul-de-sac which was part of Jim Rogers Way - recorded	Approved by PC	February 2014
UC-0448-08 (ET-0095-10)	First extension of time for public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allow alternative screening and buffering on a portion of 122 acres in CMA - expired	Approved by BCC	August 2010
VS-1398-07 (ET-0356-09)	First extension of time to vacate patent easements and right-of-way for Gagnier Street and Sobb Avenue - recorded	Approved by PC	February 2010
UC-0448-08	Public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allow alternative screening and buffering on a portion of 122 acres in CMA	Approved by BCC	June 2008
TM-0103-08	UNLV Harry Reid Research and Technology campus - expired	Approved by PC	June 2008
VS-1398-07	Vacated patent easements and right-of-way for Gagnier Street and Sobb Avenue	Approved by PC	January 2008
ZC-1715-05	Reclassified 122 acres from R-E, R-2 & R-3 to M-D zoning	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & R-E	Undeveloped
South	Business and Design/Research Park & Commercial General	C-2 & R-4	Office buildings & multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Business and Design/Research Park	M-D	Office building

Related Applications

Application Number	Request
WC-21-400022 (ZC-0245-16)	A waiver of conditions requiring right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The intent of the Business and Design/Research Park category is to designate areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include research and development, incubator businesses, data processing centers, and general non-hazardous warehousing. The UNLV Research and Technology Park, which includes this parcel and the surrounding area, is intended to provide a suitable location for the construction of a research park and technology center that will provide opportunities for education and research in the field of high technology and economic development. An office building is consistent with the intent of the technology park and will further the technology oriented office uses planned for the development; therefore, staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The project site is located in an area consisting of commercial, mixed-use, multiple family, and single family residential developments. The nearest single family residential development to the site is approximately 630 feet to the east, across Cimarron Road. There are developed and approved projects in the immediate area with similar building heights with no known adverse impacts. The increase in building height is primarily for the parapet and mechanical screening with corresponding roofline enhancements. The building placement on the 8 acre site will further mitigate the increased height. Furthermore, the office building immediately to the west of the project site, across Jim Rogers Way, was approved for a height increase to 68 feet. Therefore, staff finds that the proposed building height is consistent and compatible with existing and

approved developments in this area, and the requested building height increase is appropriate for this location.

Waiver of Development Standards #2

Staff can support the request to orient the proposed office building to mirror the placement of the existing office building to the west, across Jim Rogers Way. The orientation of the proposed office building is symmetrical with the existing office building to the west, and the requested waiver will have no impact on the surrounding land uses and developments; therefore, staff recommends approval.

Waiver of Development Standards #3

The row of palm trees, positioned on both sides of the promenade leading to the entrance of the office building, provide a distinct landscape entry feature from Sunset Road. Furthermore, the proposed landscape entry feature is symmetrical with the existing landscaping to the west of the project site. While staff would not typically support palm trees within the interior of the parking lot, the applicant has provided sufficient justification to warrant a recommendation of approval; therefore, staff can support this request.

Design Review #1

The site is located within the CMA Design Overlay District, which requires compliance with additional development standards that supplement the base zoning district standards. Staff finds the applicant has established that the plans, which contain enhanced architectural elements, including height and bulk, are in full compliance with all provisions of the CMA Design Overlay District.

The proposed office building will be carefully integrated and reinforce the anticipated pattern of development within the Technology Park complementing the proposed research and technology uses. The building height proposed by the applicant is consistent and compatible with the building heights within the immediate area and complies with Business and Design/Research Park Policy 99 of the Comprehensive Master Plan which encourages business and research park developments to be compatible with abutting uses. Staff finds the project satisfies the following criteria for a design review: 1) the proposed development is compatible with adjacent development; 2) the proposed development is consistent with the applicable land use plan and Title 30; 3) building elevations, design characteristics, and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 4) are harmonious and compatible with development in the area; therefore, staff can support the design review request.

Design Review #2

Staff finds the design of the existing project identification sign, including the sign materials, is consistent and compatible with the proposed office building. Staff can support the design review contingent upon obtaining any necessary building permits and inspections for the proposed sign.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the throat depths for the commercial driveways. The applicant provided additional landscape buffers adjacent to both entrances into the site. The

buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Obtain any necessary building permits and inspections for the existing project identification sign;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0061-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAN STEWART

CONTACT: MATT BURNS, E V & A ARCHITECTS, 1160 N. TOWN CENTER DRIVE, SUITE 170, LAS VEGAS, NV 89144

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04/07/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

FORT APACHE RD/POST RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0051-EASTERFIELD #9, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane and between Sobb Avenue (alignment) and Post Road within Spring Valley (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
163-32-301-012; 163-32-301-014; 163-32-301-015; 163-32-301-027; 163-32-301-032

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

BACKGROUND:

Project Description

This request includes the vacation and abandonment of the following patents: 1203044, 1210129, and 1218800. The site plan shows 33 foot wide government patent easements in a north to south orientation on portions of APNs 163-32-301-012, 163-32-301-032, 163-32-301-014, and 163-32-301-015. Furthermore, an additional 33 foot wide government patent easement is located south of Sobb Avenue along the north property lines of APNs 163-32-301-032 and 163-32-301-015. Lastly, vacating a 3 foot wide easement located along the north side of Post Road and the west side of Quarterhorse Lane is also a part of this request. Per the applicant, these easements are no longer necessary since a multiple family residential development was previously approved on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0110	Reclassified the site from R-E to R-4 zoning, waived building height increase, alternative landscaping, and driveway geometrics, with a design review for a multiple family residential development	Approved by BCC	July 2020
UC-0512-16	A proposed hospital (psychiatric) on the eastern 5 acres (163-32-301-015) - expired	Approved by PC	September 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1137-06	Reclassified 5.3 acres in the central portion of the site (163-32-301-014 & 032) to U-V zoning for a mixed-use development - expired	Approved by BCC	October 2006
ZC-0294-06	Reclassified the eastern 5 acres (163-32-301-015) to U-V zoning for a mixed-use development - expired	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood, Commercial General & Business and Design/Research Park	R-E, R-2, & C-1	Single family residential, commercial, & undeveloped
South	Public Facilities & Residential Urban Center (from 18 to 32 du/ac)	C-1, R-4, & R-5	Southern Hills Hospital, undeveloped, & multiple family residential
East	Business and Design/Research Park	C-2	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

Related Applications

Application Number	Request
DR-21-0050	Design Review for increased finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Construct an elbow at the intersection of Sobb Avenue and Quarterhorse Lane with barriers as approved by Public Works to prevent private vehicular access west on Sobb Avenue west of Quarterhorse Lane with a commercial pan driveway as approved by Public Works to allow maintenance vehicle access;
- Right-of-way dedication to include 30 feet for Post Road, 30 feet for Quarterhorse Lane, the portion of an elbow at the intersection of Sobb Avenue and Quarterhorse Lane, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CALIDA RESIDENTIAL, LLC.


CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0051</u>	DATE FILED: <u>2/3/21</u>
		PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Spring Valley</u>	TAB/CAC DATE: <u>3/9/21</u>
		PC MEETING DATE: _____ BCC MEETING DATE: <u>4/7/21</u> FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>Easterfield #9 LLC</u>
	ADDRESS: <u>2445 S Torrey Pines Dr. 6077 S Fort Apache Rd Santa 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146 89148</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Calida Residential, LLC</u>
	ADDRESS: <u>10777 W. Twain Ave., Ste 115</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-947-2000</u> CELL: <u>n/a</u>
	E-MAIL: <u>hsimbal@thecalidagroup.com</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u>
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 163-32-301-012 & -027

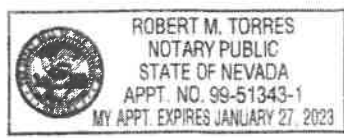
PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache & Post

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.

Peter Garity
Property Owner (Signature)*

Peter GARRITY
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 17, 2020 (DATE)
By PETER GARRITY
NOTARY PUBLIC: [Signature]



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



TANEY ENGINEERING

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

November 13, 2020

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

RE: Fort Apache & Post: Patent Easement Vacations
APN: 163-32-301-012, -014, -015, -027, & -032.

VS-21-0057

To Whom It May Concern,

On behalf of our client, Calida Residential, LLC., Taney Engineering is respectfully submitting a project description letter for Patent Easement Vacations for a multifamily residential subdivision.

Patent Vacation:

The purpose is to vacate a portion of the patent easements reserved by the United States of America per patent numbers: 1203044, 1210129, & 1218800.

As this multifamily residential subdivision is being developed, any additional right of way will be dedicated to Clark County where necessary and the patent easements will no longer be necessary.

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

If you have any questions or require additional information, please do not hesitate to call our office.

Sincerely,

Robert Cunningham, P.E.

FINISHED GRADE
(TITLE 30)

FORT APACHE RD/POST RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0050-EASTERFIELD #9, LLC:

DESIGN REVIEW for finished grade in conjunction with a previously approved multiple family residential development on 17.5 acres in an R-4 (Multiple Family Residential – High Density) Zone in the CMA Design Overlay District.

Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane with Spring Valley JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

163-32-301-012; 163-32-301-014; 163-32-301-015; 163-32-301-027; 163-32-301-032

DESIGN REVIEW:

Increase finished grade to 10 feet, 3 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 583 % increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.5
- Number of Lots/Units: 384
- Density (du/ac): 21.9
- Project Type: increased finished grade
- Number of Stories: 3
- Building Height (feet): Up to 39
- Square Feet: 435,221
- Open Space Required/Provided: 38,400/51,230
- Parking Required/Provided: 637/647

Site Plan

NZC-20-0110 was previously approved on this site for a multiple family residential development consisting of 384 units on 17.5 acres with a density of 21.9 dwelling units per acre. The site has

frontage along Fort Apache Road to the west, Post Road to the south, Quarterhorse Lane to the east, and Sobb Avenue along a portion of the northern property line at the northeast corner of the site. There is an existing flood control channel along the northwestern portion of the site. Access to the development is located in the center of the Post Road frontage of the site. The plans also depict an exit only driveway onto Post Road located on the southwestern corner of the site. The 384 units are located in 16 buildings that are dispersed uniformly around the site. Additional structures include a clubhouse located in the central portion of the site and 3 garage buildings.

The site plan and cross sections depict that the northern portion of the development consists of existing swales and is 10 feet to 20 feet lower than the southern portion of the site. The applicant is requesting to increase the finished grade to a maximum of 10 feet, 3 inches of fill around the pool house and restrooms. Furthermore, 7 feet, 1 inch of fill is proposed around Building 3 (on the east half of the site).

Landscaping

The landscape plan was previously approved via NZC-20-0110. The plans depict minimum 6 foot wide landscape areas located along Post Road and Quarterhorse Lane. The plans also depict 10 foot wide landscape areas along Fort Apache Road, Sobb Avenue, and adjacent to the flood control channel and northern property line. These landscape areas consist of trees, shrubs and groundcover. Approximately 5 feet from the streets the plans depict a 6 foot high wrought iron fence.

Elevations

The elevations approved via NZC-20-0110 depict all of the buildings have flat roofs behind parapet walls, and the exterior of all of the buildings have a stucco finish painted in earth tone colors. The plans indicate all of the buildings within the development will have the same color scheme. The apartment buildings are 3 stories with a maximum height of 39 feet. The parapet walls vary in height to break-up the rooflines. Architectural features of the apartment buildings include balconies with tube steel guard railings and various pop-outs and recesses to break-up the vertical and horizontal surfaces of the structures. The clubhouse is 1 story with a maximum height of 36 feet. The garage buildings are 1 story and approximately 13 feet in height.

Floor Plans

The project has a total area of 435,221 square feet that is divided between 20 buildings, including 16 apartment buildings, 3 garage buildings, and a clubhouse. The floor plans were previously approved via NZC-20-0110.

Signage

Signage is not a part of this request.

Applicant's Justification

There are existing swales on the site, a flood channel to the north, and grade differences of 10 feet to 20 feet lower on the north side of the subject property. Per the applicant, increasing the fill to a maximum of 10 feet, 3 inches along the north property line and 7 feet, 3 inches of fill

surrounding Building 3 will alleviate drainage issues and finished grade differences for the entire development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0110	Reclassified the site from R-E to R-4 zoning, waived building height increase, alternative landscaping, and driveway geometrics, with a design review for a multiple family residential development	Approved by BCC	July 2020
UC-0512-16	A proposed hospital (psychiatric) on the eastern 5 acres (163-32-301-015) - expired	Approved by PC	September 2016
ZC-1137-06	Reclassified 5.3 acres in the central portion of the site (163-32-301-014 & 032) to U-V zoning for a mixed-use development - expired	Approved by BCC	October 2006
ZC-0294-06	Reclassified the eastern 5 acres (163-32-301-015) to U-V zoning for a mixed-use development - expired	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood, Commercial General & Business and Design/Research Park	R-E, R-2, & C-1	Single family residential, commercial, & undeveloped
South	Public Facilities & Residential Urban Center (from 18 to 32 du/ac)	C-1, R-4, & R-5	Southern Hills Hospital, undeveloped, & multiple family residential
East	Business and Design/Research Park	C-2	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

Related Applications

Application Number	Request
VS-21-005	A Vacation and Abandonment of patent easements 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

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

Department of Aviation

APNs 163-32-301-012 & 027 are subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. 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 and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

- Construct an elbow at the intersection of Sobb Avenue and Quarterhorse Lane with barriers as approved by Public Works to prevent private vehicular access west on Sobb Avenue west of Quarterhorse Lane with a commercial pan driveway as approved by Public Works to allow maintenance vehicle access;
- Right-of-way dedication to include 30 feet for Post Road, 30 feet for Quarterhorse Lane, the portion of an elbow at the intersection of Sobb Avenue and Quarterhorse Lane, and associated spandrels;
- Coordinate with Public Works - Design Division for rights-of-way, easements, and improvements necessary for the Fort Apache Road improvement project;
- If required by the Regional Transportation Commission, provide a standard bus turnout on the east side of Fort Apache Road north of and as close as practical to Post Road and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APNs 163-32-301-012 & 027.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0002-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: CALIDA RESIDENTIAL, LLC.

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118



LAND USE APPLICATION **PLANNER COPY**

DEPARTMENT OF COMPREHENSIVE PLANNING
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0050</u> DATE FILED: <u>2/3/21</u> PLANNER ASSIGNED: <u>KOR</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>3/9/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/7/21</u> FEE: <u>675</u>
	PROPERTY OWNER NAME: <u>Easterfield #9 LLC</u> ADDRESS: <u>10091 Park Run Dr. #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Calida Residential, LLC</u> ADDRESS: <u>10777 W. Twain Ave., Ste 115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-947-2000</u> CELL: <u>n/a</u> E-MAIL: <u>hsimbal@thecalidagroup.com</u> CREF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>	

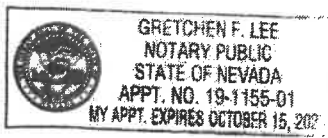
(P81)

ASSESSOR'S PARCEL NUMBER(S): 163-32-301-012 & -027
 PROPERTY ADDRESS and/or CROSS STREETS: S. Fort Apache Rd. & W. Post Rd.
 PROJECT DESCRIPTION: Multifamily Residential Subdivision

(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] Robert Torres
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Nov 3, 2020 (DATE)
 By Robert Torres
 NOTARY PUBLIC: Gretchen F. Lee



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



TANEY ENGINEERING

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

DR-21-0650

January 14, 2021
Job No: CLD-19-012

Clark County Public Works
500 S Grand Central Pkwy
Las Vegas, NV 89155

**PLANNER
COPY**

**RE: Justification Letter for Design Review (APN: 163-32-301-012, -014, -015, 027, 032)
Fort Apache & Post
CLD-19-012**

To Whom It May Concern:

On behalf of our client, Calida Residential, LLC., Taney Engineering is respectfully submitting a Justification Letter for a Design Review for a multi-family residential subdivision.

Design Review: Excess Fill

We are requesting a design review for the excess fill above 18" as the design represents the maximum grade difference throughout the site. There are existing swales through the site, and the intent of the design is to fill any areas that are necessary to minimize grade differential for the proposed site. Currently, the northern boundary of the site ranges from 10' to 20' lower than the southern boundary of the site, and the intent is to fill the northern portion of the site to alleviate such a steep decline throughout the site. There shall be a maximum of 10.3' of fill as indicated on Profile B around the pool house restroom area and areas surrounding it. Additionally, there shall be a maximum of 7.1' of fill at building 3 and areas surrounding it.

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

Respectfully,

TANEY ENGINEERING

Jason Spain, Designer I
Taney Engineering