



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 25, 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, May 25, 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, 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 May 25, 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 May 11, 2021. (For possible action)
- IV. Approval of the Agenda for May 25, 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)

VI. Planning and Zoning

- 1. **UC-21-0195-MORENO DESIDERIO M JR:**
USE PERMIT to allow an accessory garage to exceed one half the footprint of the principal dwelling on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Duneville Street, 152 feet north of Edna Avenue within Spring Valley. JJ/sd/jo (For possible action) **06/15/21 PC**
- 2. **WS-21-0194-TAPANES LAZARO J HERNANDEZ & HERNANDEZ SONIA CHAVEZ:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bronco Street, 125 feet south of Coley Avenue within Spring Valley. JJ/sd/jo (For possible action) **06/15/21 PC**
- 3. **WS-21-0214-SJJN TRUST & SIEGEL STEPHEN G TRS:**
WAIVER OF DEVELOPMENT STANDARDS for increased height of a solid block wall in the front yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Spanish Heights Drive, 200 feet north of Hacienda Avenue within Spring Valley. JJ/bb/jo (For possible action) **06/15/21 PC**

06/16/21 BCC

- 4. **AR-21-400064 (UC-1908-05)-SPRING MOUNTAIN PLAZA, LLC:**
USE PERMIT EIGHTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing retail center on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Red Rock Street and Spring Mountain Road within Spring Valley. JJ/bb/jo (For possible action) **06/16/21 BCC**

5. **ET-21-400071 (NZC-18-0475)-RW INVESTMENTS, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.6 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Design Manufacturing) (AE-60) Zone in the CMA Design Overlay District.
USE PERMIT for an office as a principal use.
DESIGN REVIEW for a proposed office/warehouse development. Generally located on the east side of Buffalo Drive and the north side of Teco Avenue within Spring Valley (description on file). MN/jgh/jo (For possible action) **06/16/21 BCC**

6. **ZC-21-0212-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce the minimum street width for private street; **3)** allow A-curb and ribbon curb; **4)** reduce back of curb radius; **5)** increase building height; **6)** reduce driveway distance; and **7)** reduce street intersection.
DESIGN REVIEWS for the following: **1)** single family attached residential townhome planned unit development; and **2)** finished grade. Generally located on the northwest corner of Russell Road and Torrey Pines Drive within Spring Valley (description on file). MN/sd/jd (For possible action) **06/16/21 BCC**

7. **VS-21-0211-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:**
VACATE AND ABANDON a portion of flood control right-of-way located between Torrey Pines Drive and Redwood Street and easements of interest to Clark County between Russell Road and Diablo Drive and between Torrey Pines Drive and Redwood Street within Spring Valley (description on file). MN/sd/jd (For possible action) **06/16/21 BCC**

8. **TM-21-500053-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:**
TENTATIVE MAP consisting of 50 lots and 7 common lots for a planned unit development (PUD) on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the northwest corner of Russell Road and Torrey Pines Drive within Spring Valley. MN/sd/jd (For possible action) **06/16/21 BCC**

9. **VS-21-0183-SPANISH RIDGE INDUSTRIAL OWNER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Spanish Ridge Avenue and Hacienda Avenue, and between Riley Street and the 215 Beltway within Spring Valley (description on file). JJ/jgh/jd (For possible action) **06/16/21 BCC**

VII. General Business

1. None.

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

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, May 25, 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: June 8, 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>

06/15/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

DUNEVILLE ST/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0195-MORENO DESIDERIO M JR:

USE PERMIT to allow an accessory garage to exceed one half the footprint of the principal dwelling on 1.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Duneville Street, 152 feet north of Edna Avenue within Spring Valley. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

163-12-205-009

USE PERMIT:

Allow a detached garage to be 3,876 square feet where 1,798 square feet is allowed (one half the footprint of the principal dwelling) per Table 30.44-1 (an 84% increase).

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2869 Duneville Street
- Site Acreage: 1.1
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 3,876 (detached garage)

Site Plans

The plans depict an existing 3,598 square foot single family residence with a proposed 3,876 square foot detached garage (accessory structure) on 1.1 acres. Access to the property is from Duneville Street by a single driveway. Plans show a proposed detached garage located along the western property line and will have access by expansion of the existing driveway along the north property line. The proposed detached garage meets all required setbacks.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict a proposed detached garage that will be 3,876 square feet and will be approximately 25 feet in height. The finished product will be architecturally compatible with the principal residence with a stucco finish, clay tile roof and pitched roofline, and will be painted to match the existing residence.

Floor Plans

The plans depict an open floor plan for the detached garage and a stairwell for a mezzanine level with the stairwell inside of the detached garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed RV garage will be a total of 3,876 square feet including the proposed mezzanine and will be 25 feet 2 inches high. The design intent is to match the existing residence and will comply with Code.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural neighborhood Preservation (RNP-1) (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 accessory structure (detached garage) that exceeds one half the footprint of the principal residence will have significant impacts to the immediate lots. Staff finds that the proposed detached garage is in conflict with Urban Specific Policy 10 of the Comprehensive Master Plan, which in part encourages site designs to be compatible with adjacent land uses. A 25 foot tall structure that is 52 feet by 76 feet, that is only 5 feet from both the rear and side yards with no buffering being provided, will be uncharacteristic of the surrounding development. The proposed use will result in a substantial or undue adverse effect on adjacent properties and negatively impact the character of the neighborhood; therefore, staff cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Rear and side setbacks to be 10 feet;
- Provide 24 inch box Mondell pines 20 feet on center along rear and side yard adjacent to accessory structure;
- 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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SHELDON COLEN

CONTACT: SHELDON COLEN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305,
HENDERSON, NV 89074



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

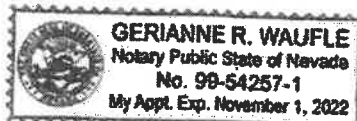
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>LC-21-0195</u> DATE FILED: <u>4/22/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: <u>6/15/21</u> BCC MEETING DATE: _____ FEE: <u>675</u>
	PROPERTY OWNER NAME: <u>Desiderio M Moreno Jr.</u> ADDRESS: <u>2869 Duneville Street</u> CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89146</u> TELEPHONE: <u>None</u> CELL: <u>408 202-1293</u> E-MAIL: <u>desijr10@aol.com</u>
	APPLICANT NAME: <u>Sheldon Colen</u> ADDRESS: <u>2580 St. Rose Parkway, Suite 305</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Sheldon Colen</u> ADDRESS: <u>2580 St. Rose Parkway, Suite 305</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-12-205-009
 PROPERTY ADDRESS and/or CROSS STREETS: 2869 Duneville St. and Edna Avenue
 PROJECT DESCRIPTION: RV garage and garage

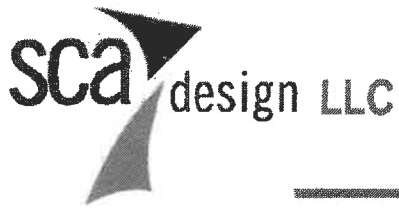
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Desiderio M Moreno Jr. Desiderio M Moreno Jr.
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 1-21-2021 (DATE)
 By DESIDERIO M. MORENO JR.
 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.



2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

January 27, 2021

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

RE: Justification Letter for Special Use Permit for an RV Garage at 2869 Duneville St.

Please accept this letter as justification for a Special Use Permit for the proposed construction of a detached RV garage that is over 50% of the existing residence footprint at 2869 Duneville St. The proposed RV garage will be a total of 3,876 sq. ft. including the proposed mezzanine and will be 25'-2" high. The design intent is to match the existing residence and will comply with Title 30 Clark County Unified Development Code. With these items in mind, we respectfully request your approval recommendation for this Special Use Permit.

Thank you,

Sheldon Colen
SCA Design

Q

06/15/21 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

COLEY AVE/BRONCO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0194-TAPANES LAZARO J HERNANDEZ & HERNANDEZ SONIA CHAVEZ:

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Bronco Street, 125 feet south of Coley Avenue within Spring Valley. JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:
163-11-707-005

WAIVER OF DEVELOPMENT STANDARDS.
To reduce the rear setback for an existing accessory structure to zero feet where 5 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description
General Summary

- Site Address: 3035 Bronco Street
- Site Acreage: 0.8
- Project Type: Accessory structure
- Accessory structure height (feet): 9
- Square Feet: 900

Site Plans

The plans depict an existing single family residence with existing accessory structures (stables) that currently have a zero foot setback to the rear property line. Access to the property is from Bronco Street. The accessory structures as shown on the plans are located along the west property line, which is designated as the rear property line. There is also a horse corral, horse grounds, swimming pool, and a cabana on the site. The square footage of the principal residence is approximately 2,790 square feet, with the existing stables being approximately 900 square feet.

Landscaping

Landscaping is not part of this application.

Elevations

The plans depict 4 stables used as shelter for their horses and each is approximately 9 feet in height and 15 feet in length. Materials are of wood and metal fencing that is partially enclosed along the sides and rear of the accessory structure.

Applicant's Justification

The applicant states that these stables were already in place when the property was purchased. The applicant had assumed that the stables were approved by permit. Currently, 4 horses reside at the property and the stables are used for shelter.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Review of the site plan and other documents show the stables are partially screened from the public right-of-way as they are in the rear yard and are blocked by the principal residence. The structures are typical of other horse stables in that their architecture and building materials are similar to stables found in many rural neighborhoods. The request for setback reduction will not affect any right-of-way or access points to the property. In addition, there is an existing block wall along the western property line, which reduces the visual impacts to the neighboring properties, and the stables are under the maximum height allowed at 9 feet. Staff believes the impact upon adjacent properties and the surrounding neighborhood will not be significant; 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 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LAZARO HERNANDEZ

CONTACT: LAZARO HERNANDEZ, 3035 S BRONCO ST, LAS VEGAS, NV 89146



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 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>WS-21-0194</u> DATE FILED: <u>4/20/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: <u>6/15/21</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>Lazaro J Hernandez Tapanes</u> ADDRESS: <u>3035 S Bronco St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-542-4550</u> CELL: _____ E-MAIL: <u>Lazaroherandez72@gmail.com</u>
	APPLICANT NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-11-707-005

PROPERTY ADDRESS and/or CROSS STREETS: Coley Ave & Bronco St

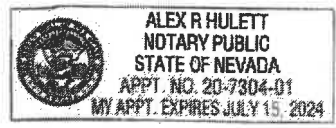
PROJECT DESCRIPTION: Stable Setback

(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] **Lazaro J Hernandez Tapanes**
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/9/2020 (DATE)
 By Lazaro Jesus Hernandez - Tapanes
 NOTARY PUBLIC: Alex R. Hulett



*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.

20-100469

To whom it may concern,

Thank you for giving me the opportunity to resolve this matter with your office. The stables were already installed prior to me moving in to the property of 3035 S Bronco St, I assumed the stables were properly installed. I do currently have four horses who reside in those stables and would greatly appreciate it if they are able to remain there.

Best regards,

06/15/21 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

SPANISH HEIGHTS DR/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0214-SJJN TRUST & SIEGEL STEPHEN G TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased height of a solid block wall in the front yard in conjunction with a single family residence on 1.0 acre in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Spanish Heights Drive, 200 feet north of Hacienda Avenue within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-615-012

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 6 foot high solid block wall (3 feet retaining and 3 feet block) where a maximum 3 foot high solid wall and 3 foot open decorative fence is permitted per Table 30.64-1.

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5228 Spanish Heights Drive
- Site Acreage: 1
- Project Type: Wall

Site Plan

The site plan depicts a 1 acre property with a proposed new wall located 10 feet from the front property line with entrance and exits on the north and south side of the lot. The proposed wall includes a 3 foot retaining wall and additional 3 feet of decorative solid wall. The middle of the wall includes a set of stairs that climb 3 feet to an interior access path leading to the front door of the home.

Landscaping

A 10 foot landscape area is located between the wall and Spanish Heights Drive. The area located behind the wall is landscaped between the wall and driveway.

Elevations

The elevations depict a 6 foot solid decorative wall located 10 feet from the front property line. The wall is 3 feet retaining and 3 feet solid decorative block.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant redesigned the driveway entrance to the home and is adding a 3 foot retaining wall with 3 feet of additional decorative block on top. The wall is located 10 feet from the front property line. The driveway connects to Spanish Heights Drive on the north and south side of the lot and is located on the east side of the wall. The wall includes planter boxes and wall returns for additional decoration. The pedestrian entry gates are located in the middle of the wall, elevated above the front property line, with gates on top of the grade.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0511-11	Accessory structure setback	Approved by PC	December 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (2 du/acre)	R-E	Single Family Development
South, East, & West	Rural Neighborhood Preservation (2 du/acre)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

The additional 3 feet of solid wall above the 3 foot retaining wall, where only 3 feet of solid wall is permitted, will not create an unsafe condition. The proposed wall will not disturb the harmony of the neighborhood or negatively impact the character of the surrounding area. The addition of

extensive landscaping, planters, and wall returns will make the proposed wall fit with the character of the neighborhood.

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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: MARC LEMOINE

**CONTACT: SIEGEL DESIGN & DEVELOPMENT, 3790 PARADISE RD, LAS VEGAS, NV
89169**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (Nzc)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0214</u> DATE FILED: <u>4-28-2021</u></p> <p>PLANNER ASSIGNED: <u>BSB</u></p> <p>TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>5-25 6:30pm</u></p> <p>PC MEETING DATE: <u>6-15-2021 7pm</u></p> <p>BCC MEETING DATE: <u> </u></p> <p>FEE: <u>\$ 475</u></p>
	PROPERTY OWNER	<p>NAME: <u>SJJN Trust</u></p> <p>ADDRESS: <u>3790 Paradise Road, #250</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u></p> <p>TELEPHONE: _____ CELL: <u>818-968-3342</u></p> <p>E-MAIL: <u>jsiegel@siegelcompanies.com</u></p>
	APPLICANT	<p>NAME: <u>Marc Lemoine with Marc Lemoine Architecture, LLC</u></p> <p>ADDRESS: <u>9081 West Sahara Ave. #210</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: <u>702-646-0123</u> CELL: <u>702-460-6040</u></p> <p>E-MAIL: <u>marc.mla@lvcoxmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Marc Lemoine</u></p> <p>ADDRESS: <u>9081 West Sahara Ave. #210</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: <u>702-646-0123</u> CELL: <u>702-460-6040</u></p> <p>E-MAIL: <u>marc.mla@lvcoxmail.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 163-29-615-012

PROPERTY ADDRESS and/or CROSS STREETS: 5228 Spanish Heights Drive

PROJECT DESCRIPTION: Reduce setback for wall in front yard.

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

Property Owner (Signature)*

Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

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



ADMINISTRATIVE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- MINOR DEVIATION (AV)
- STREET NAMING (SN)
- EXTENSION OF TIME (ADET)

(Original Application #)

- ZONING COMPLIANCE (AC)
 - AGRICULTURE
 - AQUACULTURE
 - COMMUNITY GARDEN
 - GARDENING/
GREENHOUSE
 - LIVESTOCK
 - SMALL
 - MEDIUM
 - LARGE
- AUTOMOBILE REPAIR
- COMMUNITY RESIDENCE
 - FAMILY
 - TRANSITIONAL
- HOME OCCUPATION
 - CLIENTS/CUSTOMERS
 - EMPLOYEES

See Title 30 for specific requirements for each application type above

DEPARTMENT USE

APP. NUMBER: _____ DATE FILED: _____
 PLANNER ASSIGNED: _____
 FEE: _____
 DECISION DUE DATE: _____

PROPERTY OWNER

NAME: SJJN Trust
 ADDRESS: 3790 Paradise Road, #250
 CITY: Las Vegas STATE: NV ZIP: 89169
 TELEPHONE: _____ CELL: 818-968-3342
 E-MAIL: jsiejel@siegelcompanies.com

APPLICANT

NAME: Marc Lemoine with Marc Lemoine Architecture, LLC
 ADDRESS: 9081 West sahara Ave. #210
 CITY: Las Vegas STATE: NV ZIP: 89117
 TELEPHONE: 702-646-0123 CELL: 702-460-6040
 E-MAIL: marc.mla@lvcoxmail.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Marc Lemoine
 ADDRESS: 9081 West Sahara Ave. #210
 CITY: Las Vegas STATE: NV ZIP: 89117
 TELEPHONE: 702-646-0123 CELL: 702-460-6040
 E-MAIL: marc.mla@lvcoxmail.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-29-615-012
 PROPERTY ADDRESS and/or CROSS STREETS: 5228 Spanish Heights Drive

Zoning Compliance Community Residence Applications only: (I, We) the undersigned swear and say that (I, We) will comply with: NEVADA ADMINISTRATIVE CODE (refer to <http://www.lsg.state.nv.us/nac/> for further information)

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

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

Property Owner/Applicant (Signature) _____

Property Owner/Applicant (Print) _____

STATE OF NEVADA
 COUNTY OF: Clark

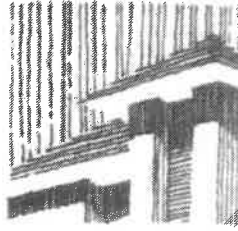
SUBSCRIBED AND SWORN BEFORE ME ON January 19, 2021 (DATE)

By: Stephen Siegel
 NOTARY PUBLIC: Wendy S. Rudnick



WENDY S. RUDNICK
 NOTARY PUBLIC
 STATE OF NEVADA
 APPT. NO. 19-6538-01
 MY APPT. EXPIRES AUGUST 28, 2023

*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.



MARC LEMOINE
ARCHITECTURE, LLC

20016
Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

February 15, 2021

5228 Spanish Heights Drive
Waiver of Standards: Front Yard Wall Setback
Justification Letter

PLANNER
COPY
NS-21-0214

To Whom It May Concern,

This justification letter is to request a wall setback of 10'-0" from the front property line where a 15'-0" setback is required.

The fully developed one acre property is within the gated community of Spanish Hills. The zoning is R-E. This property is located near the end of a cul-de-sac of similarly sized lots. The property owner is requesting a 6'-0" tall privacy wall with vehicle and pedestrian gates set back 10'-0" from the front property line where a 15'-0" wall setback is required by Title 30.

Justifications for this request include;

1. The Spanish Hills community has open land to the south and west of this home without a defined security perimeter. This requires homeowners to secure their own properties with walls and gates.
2. New landscaping in the front yard will include a new driveway to allow more vehicles to be parked within the property.
3. While the wall will appear 6'-0" tall from the street, only a small portion near the gates will be 6'-0' tall. The majority of the wall will be a 3'-0' screen wall above a 3'-0" retaining wall for a total of 6'-0".

Thank you for your review. Please contact me should additional information be required.

Sincerely,

MARC LEMOINE ARCHITECTURE, LLC

Marc Lemoine, A.I.A.

Principle

ML/ml

06/16/21 BCC AGENDA SHEET

MASSAGE ESTABLISHMENT
(TITLE 30)

RED ROCK ST/SPRING MOUNTAIN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-21-400064 (UC-1908-05)-SPRING MOUNTAIN PLAZA, LLC:

USE PERMIT EIGHTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing retail center on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Red Rock Street and Spring Mountain Road within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:
163-13-101-016

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5980 Spring Mountain Road
- Site Acreage: 1.9
- Project Type: Massage
- Number of Stories: 1
- Square Feet: 1,900 of 24,850
- Parking Required/Provided: 100/103

Site Plan

The original site plan shows a 1,900 square foot massage establishment within an existing 24,850 square foot retail center. There are 2 vehicle entrance points along Red Rock Street and 2 vehicle entrance points along Spring Mountain Road. The larger 14,725 square foot building is along the north side of the property and there are 2 buildings of 5,280 square feet in size and 4,845 square feet in size along Spring Mountain Road.

Landscaping

There is no additional landscaping required or proposed for this site.

Floor Plans

The plans depict a 1,900 square foot massage establishment (Suite 3C and Suite 4C) within an existing retail center. The establishment includes a reception area, 10 massage rooms, customer waiting area, laundry room, restroom, shower area, sauna, and steam room.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400268 (UC-1908-05):

Current Planning

- Until December 18, 2020 to review as a public hearing.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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.

Listed below are the approved conditions for AR-18-400005 (UC-1908-05):

Current Planning

- Until December 18, 2018 to review as a public hearing.
- 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; and that the extension of time may be denied if the projected has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-1908-05 (ET-0126-14):

Current Planning

- Until January 19, 2018 to review.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions for UC-1908-05 (ET-0009-13):

Current Planning

- Until January 19, 2015 to review.
- Applicant is advised that if there are any violations of applicable laws the Board may initiate proceedings to revoke the use permit; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that upon approval of change in use of the property, applicant to update CCWRD Customer Service account for change in existing plumbing fixtures use codes, as well as for any needed additional capacity and/or connection fees that need to be addressed.

Listed below are the approved conditions for UC-1908-05 (ET-0172-10):

Current Planning

- Until January 19, 2013 to review as a public hearing;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1908-05 (ET-0331-09):

Current Planning

- Until October 20, 2010 to review as a public hearing;
- Display a sign stating, "Prostitution is Illegal in Clark County";
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1908-05 (ET-0407-07):

Current Planning

- Until January 19, 2010 to review;
- 24 hour operation;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Listed below are the approved conditions for UC-1908-05:

Current Planning

- 2 years for review;
- Security lighting for the north side of the building;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests that the pending application for review be approved for a permanent license and that no other substantive changes be instituted for this business location. The applicant states that it has maintained continuous operation and is in full compliance with Clark County Business Licensing.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400268 (UC-1908-05)	Seventh application for review for a massage establishment	Approved by BCC	February 2019
AR-18-400005 (UC-1908-05)	Sixth application for review for a massage establishment	Approved by BCC	March 2018
UC-1908-05 (ET-0126-14)	Fifth extension of time for a massage establishment	Approved by BCC	December 2014
UC-1908-05 (ET-0009-13)	Fourth extension of time for a massage establishment	Approved by PC	March 2013
UC-1908-05 (ET-0172-10)	Third extension of time for a massage establishment	Approved by PC	December 2010
UC-1908-05 (ET-0331-09)	Second extension of time for a massage establishment	Approved by PC	April 2010
UC-1908-05 (ET-0407-07)	First extension of time for a massage establishment	Approved by PC	February 2008
UC-1908-05	Original request for a massage establishment	Approved by PC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Commercial General	C-2	Convenience store & self-serve vehicle wash with smog check
East	Commercial Neighborhood	C-1 & C-2	Minor training facility for dealer school & restaurant
West	Commercial General	C-2	Walgreens pharmacy

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. The applicant has maintained the existing operations and has been licensed continuously. No reported issues have been noted with the business license since 2017. Staff recommends removing the time limit.

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)

- 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:

PROTEST:

APPLICANT: KIRK KENNEDY

CONTACT: KIRK KENNEDY 815 S. CASINO CENTER BOULEVARD, LAS VEGAS, NV 89101



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"/> 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) UC-1908-05 (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>AR-21-400064</u> DATE FILED: <u>4-20-2021</u> PLANNER ASSIGNED: <u>BBB</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>5-25 6:30pm</u> PG MEETING DATE: _____ App Review SCC MEETING DATE: <u>6-16-2021</u> Public Hearing FEE: <u>475</u> per NOFA
	PROPERTY OWNER	NAME: <u>Spring Mountain Plaza NV LLC</u> ADDRESS: <u>P.O. Box 60762</u> CITY: <u>Boulder City</u> STATE: <u>NV</u> ZIP: <u>89006</u> TELEPHONE: <u>702-595-4295</u> CELL: _____ E-MAIL: <u>john@jwmichaelsrealty.com</u>
	APPLICANT	NAME: <u>Castle Health Spa LLC</u> ADDRESS: <u>5980 Spring Mountain Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-929-8882</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Kirk T. Kennedy, Attorney at Law</u> ADDRESS: <u>615 S. Casino Center Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-385-6534</u> CELL: _____ E-MAIL: <u>ktkennedylaw@gmail.com</u> REF CONTACT ID #: <u>165299</u>

ASSESSOR'S PARCEL NUMBER(S): 163-13-101-016
 PROPERTY ADDRESS and/or CROSS STREETS: 6000 Spring Mountain Road, Las Vegas, NV 89103
 PROJECT DESCRIPTION: Special Use Permit; Massage Establishment

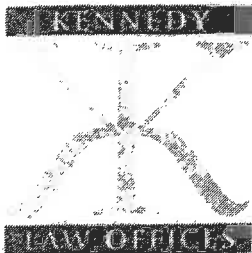
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to make this application under Clark County Code; that the information on the attached legal description, all plans, and drawings 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): Mark S. Dix
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 3-27-2021 (DATE)
 By Mark S. Dix
 NOTARY PUBLIC: [Signature]

LINDA RAZO
 Notary Public-State of Nevada
 APPT NO. 14-15168-1
 My Appt Expires 10-21-2022

*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.

APR-21-100395



AR-21-400064
PLANNER
COPY

March 17, 2021

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

Re: Justification Letter
Applicant: Castle Health Spa LLC- UC-1908-05
Parcel No: 163-13-101-016
Property Owner: Spring Mountain Plaza NV, LLC

Dear Sirs:

I am counsel for the Applicant in this matter. Please accept this justification letter in support of the Applicant's, Castle Health Spa, LLC, request for an application review under UC-1908-05. The Applicant previously had its application reviewed and approved by the County on February 20, 2019 (See Notice of Final Action Letter, 2/28/2019 on file herein). The Applicant continues to operate as a licensed massage establishment at 5980 Spring Mountain Road, Ste. 3, which meets all necessary requirements as set forth by Title 30. There have been no substantive changes to the business location, other than a change in overall ownership which occurred in 2016. The Spa has maintained continuous operation and is in full compliance with Clark County Business Licensing.

The business has maintained 24 hour operation since the original use permit approved on January 19, 2006. The Applicant seeks to maintain all existing zoning requirements, including the 24 hour operation. Given the area competition and market conditions, the 24 hour operation is vital to the continued success and overall viability of this business.

The Applicant requests that the pending application review be approved for a permanent license with no further review periods and that no other substantive changes be instituted for this business location. If you have any questions or concerns, please contact my office for assistance. Thank you.

Yours truly,

Kirk T. Kennedy, Esq.

06/16/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

BUFFALO DR/TECO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400071 (NZC-18-0475)-RW INVESTMENTS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.6 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Design Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

USE PERMIT for an office as a principal use.

DESIGN REVIEW for a proposed office/warehouse development.

Generally located on the east side of Buffalo Drive and the north side of Teco Avenue within Spring Valley (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
163-34-401-006

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.6
- Project Type: Office/warehouse building
- Number of Stories: 1 & 2
- Building Height (feet): Up to 40
- Square Feet: 24,000
- Parking Required/Provided: 71/74

Site Plans

The previously approved plans depict a proposed 24,000 square foot office/warehouse development consisting of a single building located near the southern portion of the site. The property is bounded by public right-of-way on the west and south sides of the site. Access to the site is provided by 1 driveway on Buffalo Drive and 1 driveway on Teco Avenue. Parking for the facility is located along the north and east sides of the building. A loading area and trash enclosure are located on the east side of the building that is internal to the site. A future cross access driveway is proposed with the adjacent parcels to the east since the property is planned for light industrial uses. A total of 74 parking spaces are provided where 71 parking spaces are

required. The designs of the building and the layout of the site comply with the requirements of the CMA Design Overlay District.

Landscaping

Previously approved plans depict approximate 20 foot to 30 foot wide street landscape buffers shown along Buffalo Drive and Teco Avenue with detached sidewalks. A 5 foot wide landscape area with a 6 foot high masonry screen wall is located along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The previously approved plans depict a building with a flat roof and parapet walls with smooth textured EIFS walls, stone accents, metal trellis, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are off-set with contrasting design schemes. The height of the building varies from 14 feet to 40 feet and has been designed to break-up the roofline and enhance the overall look of the building. Roll-up doors are located on the east side of the building.

Floor Plans

The previously approved plans depict a 24,000 square foot building consisting of 7,000 square feet of office area and 10,000 square feet of warehouse. Additionally, a 7,000 square foot "future" second floor office expansion is shown on the plans for a total of 14,000 square feet of office use.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0475:

Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing on significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 25 feet to back of curb for Teco Avenue and associated spandrel.
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that since the original approval, progress has been made toward completion. All grading for the building has been complete, a temporary power pole has been installed and the applicant is continuing to move forward, gaining approval from necessary departments. The applicant is requesting a 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0739	Vacated and abandoned easements located between Post Road and Teco Avenue	Approved by PC	November 2019
NZC-18-0475	Reclassified 2.6 acres from R-E to M-D zoning	Approved by BCC	September 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	R-E	Undeveloped
East	Business and Design/Research Park	M-D	Undeveloped
West	Commercial General	M-D	Existing office/warehouse & equipment assembly facility (formerly IGT campus)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

This is the first extension of time the applicant has filed on NZC-18-0475. Public Works studies have been approved and building permits have been issued. The applicant is making continuous progress toward completion; therefore, staff has no objections to 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

- Until September 19, 2023 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RW INVESTMENTS, LLC

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



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"/> 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 (ANR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) NZC-18-0475 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400071</u> DATE FILED: <u>4/28/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/18/21</u> FEE: <u>\$900</u>
	PROPERTY OWNER NAME: <u>RW Investments, LLC</u> ADDRESS: <u>8978 Spanish Ridge Avenue #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>RW Investments, LLC</u> ADDRESS: <u>8978 Spanish Ridge Avenue, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Drive, Ste 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7048</u> CELL: <u>702-792-7000</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>1674674</u>


ASSESSOR'S PARCEL NUMBER(S): 163-34-401-006
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo & Sunset
 PROJECT DESCRIPTION: first extension of time.

(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 March 26, 2021 (DATE)
 by RON WINCHESTER
 NOTARY PUBLIC: Cinda Shaffer


 CINDA SHAFFER
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 08-27-24
 Certificate No: 18-3436-1

*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.

KRAMPER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcnvlaw.com
702.792.7050

PLANNER
COPY

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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

March 31, 2021

ET-21-400071

VIA HAND DELIVERY

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

Re: Request for Extension of Time for a Nonconforming Zone Change; Design Review for Office Warehouse and Special Use Permit for Office in M-D; and Waiver of Development Standards. APN: 163-34-401-006

To Whom It May Concern:

Please be advised, our firm represents the applicant in the above-referenced matter (the "Applicant"). On behalf of the applicant, we are filing the first extension of time for the proposed project generally located on the northeast corner of Buffalo Drive and Teco Avenue. The property is more particularly described as APN: 163-34-401-006 (the "Site").

On September 19, 2018, the Clark County Board of County Commission approved NZC-18-0475 for a proposed office warehouse on the Site. Since that time, the Applicant has been working towards completion of the project. Below is a status update:

- All grading for the building has been complete and we have pad certification to send CCBD, site grading is 50% awaiting wet and dry utilities to finish.
- Concrete contractor has all trenching completed. Rebar is installed for all CMU walls as well as completion of elevator pit.
- Wet utilities have completed RPPA for the Fire riser and waiting LVVWD approval for the fire hydrant, domestic water has been tapped.
- Temporary power pole has been installed and awaiting NVE approval.
- All contracts have been sent and received for the building scope.
- 90% of all submittals have been addressed and moving forward.

1620C Eclipse Gaming Office Permits Received	<i>Off-Site</i>	<i>PW20-11336</i>
	<i>Building</i>	<i>BD20-28004</i>
	<i>Electric</i>	<i>BD20-28004-E</i>
	<i>Plumbing</i>	<i>BD20-28004-P</i>
	<i>Mechanical</i>	<i>BD20-28004-M</i>
	<i>Fire Suppression & Extinguishing Systems</i>	<i>FP21-00300</i>
<i>Per CCBD website; completed application needed is required per permit issuance</i>	<i>Commercial Fence</i>	<i>BD20-30633</i>
<i>Per CCBD website; completed application needed is required per permit issuance</i>	<i>Commercial Electric</i>	<i>BD20-30631</i>

Given the amount of work that has been completed thus far, we are respectfully requesting an approval for two additional years to complete the project.

Thank you for your consideration.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/mmw

6

06/16/21 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

RUSSELL RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0212-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:

ZONE CHANGE to reclassify 5.0 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.

USE PERMIT for an attached (townhouse) planned unit development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce the minimum street width for private street; 3) allow A-curb and ribbon curb; 4) reduce back of curb radius; 5) increase building height; 6) reduce driveway distance; and 7) reduce street intersection.

DESIGN REVIEWS for the following: 1) single family attached residential townhome planned unit development; and 2) finished grade.

Generally located on the northwest corner of Russell Road and Torrey Pines Drive within Spring Valley (description on file). MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-26-408-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback from any drive aisle, sidewalk, or curb within a planned unit development to 1 foot where a minimum of 10 feet is required per Section 30.24.080 (a 90% reduction).
2. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (an 18.9% reduction).
3. Allow A-curb and ribbon curb and an inverted crown on private streets where an R-curb or roll curb is required per Uniform Standard Drawing 210.S1.
4. Reduce back of curb radius to 10 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 50% reduction).
5. Increase building height to 35 feet, 10 inches where 35 feet is required per Table 30.40-03 for Lot 33 through Lot 79 (a 3% increase).
6. Reduce the driveway distance to the property line to 3 feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
7. Reduce the street intersection off-set to 80 feet where a minimum of 125 feet is required per Section 30.52.52 (a 36% reduction).

DESIGN REVIEWS:

1. Attached single family residential planned unit development.
2. Increase finished grade to 66 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 266% increase).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 50 (townhomes lots)/7 (common lots)
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Planned unit development
- Number of Stories: 2
- Building Height: 35 feet, 10 inches
- Square Feet: Up to 2,050
- Open Space Required/Provided: 12,633/42,260
- Parking Required/Provided: 130/142

Site Plans

The applicant is respectfully requesting a conforming zone change from an R-1 zone to an R-2 zone for the subject parcel in support of the proposed townhome development. The plans depict a planned unit development for 50 townhome lots and 7 common lots on an existing undeveloped parcel located on the northwest corner of Russell Road and Torrey Pines Drive. The project site is currently zoned single family residential and has a land use of Residential Suburban. Peace landing will consist of 50 single family attached (townhouse) residential lots and 7 common lots encompassing the entire 5 gross acre site for a density of 10 residential lots per acre. Density exceeds the maximum density of 8 units per acre allowed within a typical R-2 residential development within Clark County (Table 30.40-3) and a typical Residential Suburban land use; however, increased density is based on the Planned Unit Development (PUD) flexibility criteria outlined in Table 30.24.060.

The project site will utilize a 41 foot wide private street from Torrey Pines Drive for entry and internal private drives (30 foot wide with A-curb or ribbon curb). The length between the intersection of Torrey Pines Drive and the private street, to the intersection to the internal private street is 80 feet, where 125 feet is required per Title 30. The lots within the project site development range in size from 1,132 gross square feet to 1,258 gross square feet with an average lot size of 1,202 square feet. The current project site provides 100 garage spaces and 42 off-street parking spaces for a cumulative 142 parking spaces to meet the necessary parking requirement for the PUD. While the internal sidewalks are not along the street adjacent to the garages, an internal pedestrian network is incorporated into the design.

There will be several areas where the elevations will need to be raised more than 18 inches vertically, with a maximum fill of 66 inches within the center of the site. The increase in elevation is due to typical grading constraints as evidenced by the current north-south cross-section as the topography drops-off dramatically (8 feet vertically over the course of 15 feet horizontally).

Landscaping

The plan provided depicts a centralized amenity area within Common Element A. All of the landscaping within the development (both in the common elements and the yard areas) will be maintained by the homeowner's association so that the community will remain cohesively and properly maintained. Pedestrian circulation is maintained via proposed 4 foot wide sidewalks throughout the community. Perimeter landscaping is provided per Code, including an attached sidewalk along Russell Road due to a required bus turnout.

Elevations

The proposed 2 story homes will range up to 35 feet 10 inches high. Each unit will have a widened 2 car garage and will have access to the building via the rear of the lot, so the front door of every unit will face a landscaped common element. The elevation materials consist of stucco finished walls and concrete tile roofs. The developer will provide 4 different architectural elevation styles to each building to provide variety within the community. The elevations meet Section 30.24.080 by providing the 3 of the listed design features: off-set garage doors, decks/patio covers, and enhanced window fenestration of all windows facing street/common elements.

Floor Plans

The proposed 2 story homes will range in livable square footage from 1,235 square feet to 2,050 square feet. Each unit will have a widened 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states development trends within this portion of the Spring Valley Township have changed in recent years, with an emphasis toward affordable single family residential developments. This community will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of affordable transitional single family residential development. This proposed community will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots in the southwest portion of the Las Vegas Valley.

The PUD will not adversely affect the surrounding property. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks and development waivers conducive with a townhome development, but compensation for said requests will be providing future residents with more than 3 times the required amount of interior open space to promote an active, healthy lifestyle.

The project site will have like transitioning by maintaining appropriate buffering and similar building heights.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0965-04	Zone change from R-E to R-1 zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
TM-21-500053	A tentative map for a Planned Unit Development is a companion item on this agenda.
VS-21-0211	A vacation and abandonment of right-of-way 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 intent of the R-2 zoning district is to provide for the development of compact single family residential development and to prohibit the development of incompatible uses that are detrimental to the residential environment.

The request complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages lots to develop at similar densities as the existing area. Therefore, staff finds the proposed zone change is appropriate for the area and can support this portion of the request.

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.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment unit or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition to the existing residential developments within the immediate area; therefore, recommends approval of the use permit.

Waiver of Development Standards

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

Waiver of Development Standards #1

The requested setback reduction to 1 foot is significant; however, the request is necessary to consider the setbacks of the residential buildings to the internal sidewalks within the development. The typical residential building setback from a private street is 5 feet, to accommodate the proposed driveway length and for the building to be separated from adjoining residences or streets. The reduced setbacks will allow for the applicant to provide for more open space within the development above the requisite required under Title 30. Due to the attached nature of the residential development and the internal pathways for the development, staff finds the request should have minimal to no impact on the overall development of the site; therefore, recommends approval.

Waiver of Development Standards #5

The proposed increase is for architectural features and mechanical equipment screening and not for habitable space within the apartment units. Setbacks from the property lines and the distribution of the buildings on the site also mitigate the massing effect of the structures. Staff finds that the proposed increase in building height will not have an adverse effect on the abutting properties and can support this request. The increase in height provides for architectural enhancements and a design element for roofline variation. Therefore, staff can support this request.

Design Review #1

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporates varying rooflines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative wrought iron railings. Staff finds the design of the project site

is compatible with the adjacent and surrounding land uses. The site will be developed at 10 dwelling units per acre, which staff believes is an appropriate density; therefore, staff recommends approval of this portion of the request.

Urban Specific Policy 7 of the Comprehensive Master Plan states land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. The proposed development complies with the policy as multiple points of connection are proposed from the interior of the development to the adjacent public and private streets. Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the private street width provided that Fire Prevention approves the request.

Waiver of Development Standards #3

Staff has no objection to allowing "A" curb, ribbon curb, and an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #6

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided landscaping and open space to act as a buffer between each unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Waiver of Development Standards #7

Staff has no objections to the reduction in the street intersection offset between Torrey Pines Drive and Drive "A". With the additional common elements adjacent to Street "A" and not installing a gate which will improve traffic flows.

Design Review #2

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

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the

Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 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 use permit, waivers of development standards, and 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 50 feet for Russell Road, 35 feet to the back of curb for Torrey Pines Drive, and a portion of the Flamingo Diversion Channel;
- If required by the Regional Transportation Commission (RTC), increase the size of the existing bus shelter pad easement behind the sidewalk to be 5 foot by 25 foot in accordance with RTC standards, for the existing bus turnout location along Russell Road.
- 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0364-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC
CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

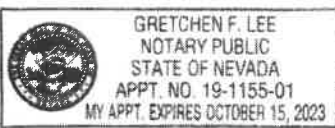
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input 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>20-21-0217</u> DATE FILED: <u>4/28/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>5/25/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/16/21</u> FEE: <u>\$2,875</u>
	PROPERTY OWNER NAME: <u>GKT5 LLC</u> ADDRESS: <u>8311 W. Sunset Road #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-800-5987</u> CELL: _____ E-MAIL: <u>P.torres@mobalred.com</u>
	APPLICANT NAME: <u>Beazer Homes</u> Contact: <u>Jeff Lesnick</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: <u>702-802-4428</u> E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>Kathrine.Logan@Actus-NV</u> REF CONTACT ID #: <u>197146</u> <div style="text-align: right; font-size: 1.2em;"><u>164876</u></div>	

ASSESSOR'S PARCEL NUMBER(S): 163-26-408-002
 PROPERTY ADDRESS and/or CROSS STREETS: Northwest corner of S Torrey Pines Drive and W Russell Road
 PROJECT DESCRIPTION: Single family residential subdivision by Beazer Homes

(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 NV
 COUNTY OF Clark
 SUBSCRIBER AUTHORIZES ME ON Oct. 25, 2020 (DATE)
 By Robert Torres
 NOTARY PUBLIC: Gretchen 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.

March 10, 2021



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Steven DeMerritt
Senior Planner
Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

20-21-0012

**Re.: Peace Landing (S. Torrey Pines Drive and W. Russell Road)
Justification Letter for Zone Boundary Amendment (Conforming), Special Use Permit (PUD),
and Design Review
APN 163-26-408-002**

Dear Mr. DeMerritt,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Zone Boundary Amendment, Special Use Permit (PUD), Waiver of Standards and Design Review for subject property. Peace Landing will consist of fifty (50) single family attached (townhouse) residential lots and seven (7) common lots encompassing the entire 5-acre site for a density of 10 residential lots per acre. Said density exceeds the maximum density of 8 units per acre allowed within a typical R-2 residential development within Clark County (*Table 30.40-3*) and a typical RS land use, however we are utilizing a density increase based on the Planned Unit Development (PUD) flexibility criteria outlined in Title 30.24.060.b.4. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

Conforming Zone Change: R-1 to R-2
Special Use Permit: Planned Unit Development (townhomes)
Design Review:

1. Single-Family Attached Residential Townhome Planned Unit Development
2. Increase onsite Finished Grade to 66 inches (5.5 feet) where 18 inches is standard per Title 30.32.040 (266% increase).

Waiver of Standards:

1. Modify sidewalk requirement in PUD per *Title 30.24.080.c.1.B* to remove four-foot sidewalk adjacent to private street and utilize four-foot sidewalks at the rear of the homes (along entries). **See *Streets and Parking Section* for Justification.**

2. Reduce 10-foot setback from any street, drive aisle, sidewalk, or curb in PUD per *Title 30.24.080.c.1.D* to 1 foot (90% reduction). See ***Design Review and Special Use Permit for PUD Section*** for a full list of requested setbacks and for Justification.
3. Reduce minimum street width for a private street greater than 150 feet in length than serves more than 1 dwelling unit to 30 feet where a minimum 37 feet with a minimum 36 feet of drivable surface is required per *Title 30.52.030.b.1* (18.9% reduction). See ***Streets and Parking Section*** for Justification.
4. Allow A-Curb and Ribbon Curb where R-Curb or Roll curb is required and use of inverted crowns within *Uniform Standard Drawing 210.51*. See ***Streets and Parking Section*** for Justification.
5. Reduce distance from property line to driveway to 3 feet where 6 feet is required per *Uniform Standard Drawing 222* (50% reduction) See ***Streets and Parking Section*** for Justification.
6. Reduce the internal street back of curb radii to 10 feet where 20 feet is required per *Uniform Standard Drawing 201* (50% reduction) See ***Streets and Parking Section*** for Justification.
7. Increase Building Height for three story option to 35 feet 10-inches where 35 feet is required per *Title 30 Table 30.40-3* for Lot 33 through Lot 79 (2.4% increase). See ***Floor Plans and Elevations Section*** for Justification.
8. Reduce intersection spacing between Torrey Pines Drive and Drive A from 125 feet per *Title 30.52.052.(c)* to 80 feet (36% reduction). See ***Streets and Parking Section*** for Justification.
9. All sidewalk adjacent to curb on Russell Road (arterial) within *Uniform Standard Drawing 202*. See ***Streets and Parking Section*** for Justification.

Project Description

The project consists entirely of 5.0 acres± (gross) and is generally located at the northwest corner of the intersection of S. Torrey Pines Drive and W. Russell Road. The project site is a portion of the east half (E ½) of the southeast quarter (SE ¼) of the east half (E ½) of the southwest quarter (SW ¼) of the south half (S ½) of Section 26, Township 21 South, Range 60 East, MDB&M, Nevada commonly known as APN 163-26-408-002.

The project site is currently zoned Single Family Residential (R-1) and has a land use of Residential Suburban (RS). The parcel is bounded to the north and east by existing single family detached residential developments zoned Single Family Residential (R-1) and Medium Density Residential (R-2) and to the east and south by undeveloped land zoned Rural Estates Residential (R-E).

Zone Boundary Amendment

The applicant is respectfully requesting a conforming zone change from R-1 to R-2 for the subject parcel in support of the proposed townhome development. The Spring Valley Land Use Plan adopted on October 8, 2014 shows the following zoning districts as acceptable with a RS land use designation:

Rural Open Land (R-U), Residential Agricultural (R-A), Suburban Estates Residential (R-D), Rural Estates Residential (R-E), Single Family Residential (R-1), Medium Density Residential (R-2), Manufactured Home Residential (R-T), and Public Facility (P-F)

The proposed R-2 zoning designation appears more compatible within the current RS land use designation than the current zoning designation of R-1 (Single Family Residential).

Development trends within this portion of the Spring Valley Township have changed in recent years, with an emphasis toward affordable single-family residential development. Please note the existing R-2 developments to the east and west (Redwood Forest and Monterra). This community will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of affordable transitional single-family residential development. This proposed community will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots in the southwest portion of the Las Vegas Valley.

Design Review and Special Use Permit for PUD

The developer is requesting a design review for a proposed townhouse attached residential development, as well as a design review to increase the finished grade in conjunction with the proposed project site. Peace Landing will consist of fifty (50) single family attached (townhouse) residential lots and seven (7) common lots encompassing the entire 5 gross acre site for a density of 10 residential lots per acre. Said density exceeds the maximum density of 8 units per acre allowed within a typical R-2 residential development within Clark County (*Table 30.40-3*) and a typical RS land use, however we are utilizing a density increase based on the Planned Unit Development (PUD) flexibility criteria outlined in Title 30.24.060.b.4.

The PUD will not adversely affect the surrounding property. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks and development waivers conducive with a townhome development, but compensation for said requests will be providing future residents with more than three times the required amount of interior open space to promote an active, healthy lifestyle. The project site will have like transitioning by maintaining appropriate buffering and similar building heights. There are two-story homes (3,645 square foot minimum lots) to east of the project site across Torrey Pines Drive, as well as large two-story homes north of the project site across the existing flood channel.

The project site will utilize a 41-foot wide private street for entry into the project site and internal private drives (30-foot wide with A-type or ribbon curb; no parking either side of the drive) that will have a one access point to Torrey Pines Drive. Lots within the project site development range in size from 1,132 gross square feet to 1,258 gross square feet with an average lot size of 1,198 square feet. A PUD required a 10-foot building setback to any street, drive aisle, sidewalk, curb, or sidewalk. The proposed setbacks (not including architectural encroachments) for the current PUD (**Waiver of Development Standards #2**) will be as follows:

- Front (Garage) Setback: 4 feet min and 5 feet max to private drive (WDS #2)
- Front (Living) Setback: 4 feet to living to private drive (WDS #2)
- Rear Living Setback: 5.25 feet to Common Element (WDS #2)
- Rear Porch/Patio Setback: 0 feet to Common Element (leading edge) (WDS #2)
- Side Setback: 0 feet between units
- Corner: 10 feet to curb (drive aisle), 5 feet to parking curb (WDS #2)
- Building Separation: 10 feet (foundation to foundation)
- Sidewalk 1 feet (WDS #2)
- Perimeter Setback: 10 feet building to boundary of project

The setbacks required a conducive with a townhome development. All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities. The 4' and 5' driveway lengths allow the develop to create open space within the center of the project and is a similar request from other townhome developments. Please see the *Streets and Parking* section below for further discussion on relocation of the typical sidewalks required in a PUD. The minimum sidewalk separation of 1 foot is generated from the sidewalk adjacent. The rear living area is approximately 8.25 feet from the sidewalk (3 foot to lot line and 5.25 feet in the townhome lot) as per the Setback/Separation Exhibit on Site Plan Sheet SP2.

Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. There will be several areas where the elevations have been raised more than 18 inches vertically, with a maximum fill of 66 inches within the center of the site. The increase in elevation is due to typical grading constraints as evidenced by the current north-south cross-section as the topography drops off dramatically (8 feet vertically over the course of 15 feet horizontally).

Open Space and Pedestrian Circulation

The landscape plan provided depicts a centralized amenity area within Common Element A. It contains a gazebo, picnic tables, BBQs, dog park area with benches and a dog station. Each rear elevation will face a minimum 10-foot wide common element (including sidewalk). All of landscaping within Peace Landing (both in the common elements and the yard areas) will be maintained by the homeowner's association so that the community will remain cohesively and properly maintained. Pedestrian circulation is maintained via proposed four-foot wide sidewalks throughout the community.

Streets and Parking

As justification for **Waiver of Development Standards #3**, please note that the proposed 30-foot wide private drive section with no parking allowed will maintain more clearance within the fire apparatus accessway than a typical 37-foot wide Clark County private street section with parking allowed. Parking will only be allowed in garages and within offstreet parking stalls. The 30-foot width meets the minimum LVVWD easement widths and will meet all fire access/turning movements.

Please note that sidewalks adjacent to street will not be provided adjacent to building driveways as required per *Title 30.24.080.c.1.B*. However, the developer is requesting to modify this requirement

(Waiver of Development Standards #1) that both of the required 4-foot sidewalks will be provided at the rear of the homes in lieu of adjacent to the street in front of the building driveways. The proposed 5-foot driveway and a 4-foot sidewalk adjacent to the street would promote future residents to parallel park on their driveway and on the sidewalk given the cumulative nine feet from the back of curb to the face of garage. In addition, moving the sidewalk would remove pedestrians from the private street and limit their circulations to strategic crossings.

In addition, the developer is requesting that USD 210.S1 be modified **(Waiver of Development Standards #4)** to allow for A-Curb, ribbon curb, and the use of inverted crowns (see Detail 1 of Site Plan sheet SP3). The inverted crown street section will allow storm runoff to collect in the center of the road in lieu of adjacent to the proposed building garages. The inverted crown is also a smoother transition into the driveway and garage of the buildings. R-Curb/Roll Curb are not required with use of the inverted crown since a 2-foot valley gutter conveys runoff within the street.

The distance from property line to driveway is being requested to be reduced from 6 feet to 3 feet **(Waiver of Development Standards #5)**. The wet utility and dry utility designs for this type of product vary from typical single family detached product and 6 feet isn't necessary to provide all necessary facilities to the buildings. Reduction of this separation is a typical pattern with single family attached products. The developer is requesting a reduction in the internal street minimum back of curb radii in UDS 201 from 20 feet to 10 feet **(Waiver of Development Standards #6)**. Please note that the reduced radii are only being requested adjacent to proposed stub streets (less than 150 feet in length) and that fire access/turning movements are not hindered by this request as fire trucks do not drive down stub streets less than 150 feet in depth.

The developer is asking to reduce intersection spacing between Torrey Pines Drive and Drive A from 125 feet per Title 30.52.052.(c) to 80 feet (36% reduction) as **Waiver of Development Standards #8**. The current right-of-way to right-of-way offset depths between S. Torrey Pines Drive and Drive A is 80 feet in lieu of the 125 feet stipulated in code (a 36% reduction). Future sight visibility easement at both the intersection of Torrey Pines Drive/Street A and Drive A/Street A will ensure drivers will have adequate movement and safety in the entry way. The 80 foot of depth provided within the current subdivision is similar to depths within some existing R-2 zoned subdivisions in the County, for example right across the street at Monterra. This waiver was discussed in full by CCPW Staff on October 26, 2021 and CCPW would provide their support if the developer agreed to not gate the property.

The developer is asking for the use of attached sidewalk in Russell Road in lieu of detached sidewalk illustrated in USD 202 as **Waiver of Development Standards #9**. The majority of the project frontage on Russell Road is an existing bus turnout. The remaining frontage is hindered by an existing power structure outside to future 50-foot ROW dedication, hence offset sidewalks do not be constructed along Russell Road. However, sidewalk adjacent to the existing curb in Russell Road can be provided within said ROW, as well as immediately behind the existing bus turnout per USD 234.1.

The required parking for this PUD development per *Title 30.24.080.e.1* is as follows:

Spaces per Unit:	100 garage spaces (2 spaces per each of the proposed 50 Units)
Visitor Parking:	10 spaces (1 space per every 5 Units)
<u>Additional Parking:</u>	<u>20 spaces [1 space for every 5 enclosed parking space (garage) provided]</u>
Cumulative Spaces:	130 spaces

The current project site provides 100 garage spaces and 42 off-street parking spaces for a cumulative 142 space to meet the necessary parking requirement for the PUD.

Floor Plans and Elevations

The developer is proposing two (2) different townhome 5-Plex buildings: Building Type 2 and Building 3. Please note that Building Type 1 (4-Plex) is not provided within this project. The proposed two-story homes will range in livable square footage from 1,235 square feet to 2,050 square feet. Each unit will have a widened two-car garage. Each unit will take access to the building via the rear of lot, so the front door of every unit will face a landscaped common element. The elevation materials consist of stucco finished walls and concrete tile roofs. The developer will provide four (4) different architectural elevation styles to each building to provide variety within the community. The elevations meet *Title 30.24.080.b.2* by providing the three of the listed design features: offset garage doors, decks/patio covers, and enhanced window fenestration of all windows facing street/common elements.

Building Type 3 has a third story option which raises the height of two units of the five unit to 35 feet 10 inches at the top of the roofline (**Waiver of Development Standards #7**). The developer is requesting an additional 10-inches for use of this option within all lots. The third story option provides additional building variation and articulation within the site and the wall height is only a 2.4% increase of code for 40% (2 of 5 units) of the building elevation.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

7

06/16/21 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

RUSSELL RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0211-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:

VACATE AND ABANDON a portion of flood control right-of-way located between Torrey Pines Drive and Redwood Street and easements of interest to Clark County between Russell Road and Diablo Drive and between Torrey Pines Drive and Redwood Street within Spring Valley (description on file). MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-26-408-002

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) an 8,109 square foot portion of a flood control right-of-way along the northern portion of the parcel; and 2) A 5 foot wide portion of a patent easement, being the west 5 feet of Torrey Pines Drive; and 3) A 5 foot wide portion of a Resolution Relative to the Acquisition of Rights-of-way, also being the west 5 feet of Torrey Pines Drive. The applicant indicates these easements and right-of-way are no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0965-04	Zone change from R-E to R-1 zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
TM-21-500053	A tentative map for a Planned Unit Development is a companion item on this agenda.
ZC-21-0212	A zone change to reclassify the site to an R-2 zone for a Planned Unit Development 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 easements and right-of-way 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

- Right-of-way dedication to include 50 feet for Russell Road, 35 feet to the back of curb for Torrey Pines Drive, and a portion of the Flamingo Diversion Channel;
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0211</u>	DATE FILED: <u>4/28/21</u>
		<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring valley</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>6/16/21</u> FEE: <u>875</u>

PROPERTY OWNER	NAME: <u>GKT 5 LLC</u>
	ADDRESS: <u>8311 W Sunset Road #110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>(702) 800-9987</u> CELL: _____
	E-MAIL: <u>Ricardo@macalreal.com</u>

APPLICANT	NAME: <u>Beazer Homes</u> Contact: <u>Jeff Lesnick</u>
	ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-802-4428</u> CELL: <u>702-802-4428</u>
	E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u>
	ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u>
	E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>197146</u> <u>104876</u>

ASSESSOR'S PARCEL NUMBER(S): 163-26-408-002

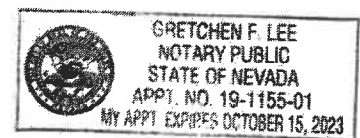
PROPERTY ADDRESS and/or CROSS STREETS: Northwest corner of S Torrey Pines Drive and W Russell Road

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.

Robert Torres
Property Owner (Signature)*

Robert Torres
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 04/27/2020 (DATE)
By Robert Torres
NOTARY PUBLIC: Gretchen 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.

March 10, 2021



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Steven DeMerritt
Senior Planner
Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Peace Landing (S. Torrey Pines Drive and W. Russell Road)
Justification Letter for Vacation
APN 163-26-408-002**

VS-21-0211

Dear Mr. DeMerritt,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Vacation & Abandonment for the following:

- An unused portion of the existing flood control right-of-way along the northern portion of the project site.
- A five-foot portion of an existing BLM roadway grant along Torrey Pines Drive to conform to *Uniform Standard Drawing 202*.

Peace Landing will consist of fifty (50) single family attached (townhouse) residential lots and seven (7) common lots encompassing the entire 5-acre site for a density of 10 residential lots per acre. The project consists entirely of 5.0 acres± (gross) and is generally located at the northwest corner of the intersection of S. Torrey Pines Drive and W. Russell Road

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in black ink, appearing to read "Darryl C. Lattimore".

Darryl C. Lattimore, PE
President

8

06/16/21 BCC AGENDA SHEET

RUSSELL & TORREY PINES
(TITLE 30)

RUSSELL RD/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500053-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:

TENTATIVE MAP consisting of 50 lots and 7 common lots for a planned unit development (PUD) on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Russell Road and Torrey Pines Drive within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-26-408-002

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 50 (townhomes)/7 (common lots)
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Planned unit development

The plans depict a planned unit development for 50 townhome lots and 7 common lots on an existing undeveloped parcel located on the northwest corner of Russell Road and Torrey Pines Drive. Said density exceeds the maximum density of 8 units per acre allowed within a typical R-2 zoned residential development within Clark County (Table 30.40-3) and a typical Residential Suburban land use; however, the increased density is based on the Planned Unit Development (PUD) flexibility criteria outlined in Section 30.24.060. The project site will utilize a 41 foot wide private street for entry into the project site and internal private drives (30 foot wide with A-type or ribbon curb; no parking either side of the drive) that will have a 1 access point to Torrey Pines Drive. Lots within the project site development range in size from 1,132 gross square feet to 1,258 gross square feet with an average lot size of 1,202 square feet. Each unit will have a widened 2 car garage. Each unit will take access to the building via the rear of lot, so the front door of every unit will face a landscaped common element.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0965-04	Zone change from R-E to R-1 zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-21-0212	A zone change to reclassify the site to an R-2 zone for a Planned Unit Development is a companion item on this agenda.
VS-21-0211	A vacation and abandonment of right-of-way 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.

Department of Aviation

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

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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 50 feet for Russell Road, 35 feet to the back of curb for Torrey Pines Drive, and a portion of the Flamingo Diversion Channel;
- If required by the Regional Transportation Commission (RTC), increase the size of the existing bus shelter pad easement behind the sidewalk to be 5 foot by 25 foot in accordance with RTC standards, for the existing bus turnout location along Russell Road.
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0364-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500053</u> DATE FILED: <u>4/28/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC DATE: <u>5/25/21</u>
		TAB/CAC: <u>Spring Valley</u>
		PC MEETING DATE: _____
		BCC MEETING DATE: <u>6/16/21</u>
		FEE: <u>\$ 750</u>

PROPERTY OWNER	NAME: <u>G KT 5 LLC</u>
	ADDRESS: <u>8311 W. Sunset Road #110</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>(702) 800 5987</u> CELL: _____
	E-MAIL: <u>probert@mosaicred.com</u>

APPLICANT	NAME: <u>Beazer Homes</u> Contact: <u>Jeff Lesnick</u>
	ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-802-4428</u> CELL: <u>702-802-4428</u>
	E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u>
	ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u>
	E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>197146</u>

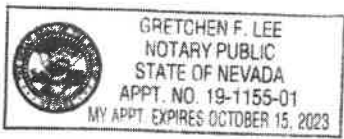
ASSESSOR'S PARCEL NUMBER(S): 163-26-408-002

PROPERTY ADDRESS and/or CROSS STREETS: Northwest corner of S Torrey Pines Drive & W Russell Road
 TENTATIVE MAP NAME: Single family residential subdivision by Beazer Homes

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.

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

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Oct 27, 2020 (DATE)
 By Robert Torres
 NOTARY PUBLIC: Gretchen 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.

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06/16/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

SPANISH RIDGE AVE/RILEY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0183-SPANISH RIDGE INDUSTRIAL OWNER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Spanish Ridge Avenue and Hacienda Avenue, and between Riley Street and the 215 Beltway within Spring Valley (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

163-29-712-017; 163-29-712-018

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The plans show the vacation of 33 feet wide patent easements and a 30 foot BLM easement for roadway and public utilities including construction and maintenance of flood control facilities. The applicant indicates the proposed vacation is in support of the Spanish Ridge Industrial Project. The subject easements overlap the proposed buildings and site improvements for development. The existing patent easements are no longer necessary since no proposed or future roadways will be constructed within the alignments.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0848	Reclassified 13 acres from C-P to M-D zoning	Approved by BCC	February 2020
TM-0192-06	Commercial subdivision - expired	Approved by BCC	August 2005
ZC-0006-06	Reclassified the remaining portion of this site from R-E to C-P zoning, which included a waiver to increase the height of the buildings and a design review for an office complex including signage and lighting in the CMA Overlay District - expired	Approved by BCC	July 2006

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0358-05	Commercial subdivision - expired	Approved by BCC	August 2005
SN-0985-05	Street name change from Diablo Avenue to Spanish Ridge Avenue	Approved by BCC	August 2005
ZC-0982-05	Reclassified a portion of this site from R-E to C-P zoning, a waiver to increase the height of the buildings, and a design review for an office complex including signage and lighting in the CMA Overlay District	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped
South	Public Facility	P-F	School
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Business and Design/Research Park	C-2	Offices

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.

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

- Drainage study and compliance;
- Provide a dedicated right turn lane into the center driveway;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SPANISH RIDGE INDUSTRIAL OWNER, LLC

**CONTACT: RICK GOEBEL, KIMLEY-HORN, 7740 N. 16TH STREET, SUITE 300,
PHOENIX, AZ 85020**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-21-0183</u>	DATE FILED: <u>4/19/2021</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>JG H</u>	TAB/CAC DATE: <u>5/25/21</u>
			TAB/CAC: <u>Spring valley</u>	<u>6:30pm</u>
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>6/16/21</u>	
			FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Spanish Ridge Industrial Owner, LLC</u>
	ADDRESS: <u>1300 Dove Street, Suite 200</u>
	CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u>
	TELEPHONE: <u>949-524-2998</u> CELL: _____
	E-MAIL: <u>swalker@caprock-partners.com</u>

APPLICANT	NAME: <u>CapRock Partners</u>
	ADDRESS: <u>1300 Dove Street, Suite 200</u>
	CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u>
	TELEPHONE: <u>949-524-2998</u> CELL: _____
	E-MAIL: <u>swalker@caprock-partners.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Rick Goebel</u>
	ADDRESS: <u>7740 N. 16th Street, Suite 300</u>
	CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85020</u>
	TELEPHONE: <u>602-216-1255</u> CELL: _____
	E-MAIL: <u>rick.goebel@kimley-horn.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-29-712-017 & 163-29-712-018

PROPERTY ADDRESS and/or CROSS STREETS: 8876 Spanish Ridge Ave

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



Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC _____

Jon Pharris

Property Owner (Print)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of orange)

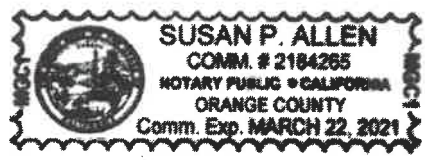
On February 1, 2021 before me, Susan P. Allen, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Jon Pharris
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Susan P. Allen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



PLANNER
COPY

March 4, 2021

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

VS-21-0183

**RE: Spanish Ridge Industrial Project (PW20-20365) – Patent Easement & Clark County
Flood Control Easement Vacation Justification Letter**

To Whom it May Concern,

The letter is to support of the proposed Patent Easement and Clark County Flood Control Easement vacation for APN's: 163-29-712-017 and 163-29-712-01. The patent easements were dedicated per recorded document OR:344:303305 and OR:1153:1112978. The Clark County Flood Control Easement was dedicated per BLM Grant N-59041.

The proposed Patent Easement and Clark County Regional Flood Control Easement are proposed to be vacated is in support of the Spanish Ridge Industrial Project. The current locations of the subject easements overlap the proposed buildings and site improvements for the development. The existing patent easements are no longer necessary since no proposed or future roadways will be constructed within these alignments. The Clark County Flood Control Easement is no longer required since the once planned drainage facilities in this area were constructed in a different location, not within the easement limits across the subject parcels.

We respectfully request your approval of this vacation to support the subject project and appreciate your consideration of this matter.

Please contact me if you have any questions.

PH:702-501-4906
EMAIL: Rick.Goebel@kimley-horn.com

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.


By: Rick Goebel
Associate

