



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 14, 2022

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702) 371-7991 or chaves70@yahoo.com.
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

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

Catherine Godes, Vice Chair
John Getter

Secretary: Carmen Hayes (702) 371-7991 chaves70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair - JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK - WILLIAM MCCURDY II - ROSS MILLER - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA T. KING, County Manager

- III. Approval of Minutes for May 31, 2022. (For possible action)
- IV. Approval of the Agenda for June 14, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **UC-22-0276-SAHARA PALM PLAZA, LLC:**
USE PERMIT for a tattoo shop in conjunction with an existing commercial complex on a 1.3 acre portion of a 3.8 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/nr/syp (For possible action) **06/21/22 PC**
- 2. **UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:**
USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action) **06/21/22 PC**
- 3. **VS-22-0203-TURNBULL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/jo (For possible action) **06/21/22 PC**
- 4. **DR-22-0277-APACHE HACIENDA LP:**
DESIGN REVIEW for a drive-thru restaurant in conjunction with an existing mixed-use development on a portion of 2.8 acres in a U-V (Urban Village - Mixed-Use) Zone. Generally located on the northwest corner of Fort Apache Road and Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action) **06/22/22 BCC**
- 5. **DR-22-0301-FORT APACHE PROFESSIONAL PARK, LLC:**
DESIGN REVIEWS for the following: **1)** an existing monument sign; **2)** permit wall signs to face an adjacent residential development; **3)** increase the number of wall signs; **4)** increase the maximum area of wall signs; and **5)** a comprehensive sign plan on 4.5 acres in a C-P (Office and Professional) Zone in conjunction with an existing office complex. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/md/jo (For possible action) **06/22/22 BCC**

6. **ZC-22-0272-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.
WAIVER OF DEVELOPMENT STANDARDS for street dedication.
DESIGN REVIEW for a proposed detached single family residential planned unit development. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

7. **VS-22-0273-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Tenaya Way and Scottyboy Drive within Spring Valley (description on file). MN/rk/syp (For possible action) **06/22/22 BCC**

8. **TM-22-500092-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 9.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley. MN/rk/xx (For possible action) **06/22/22 BCC**

9. **ZC-22-0284-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) to an R-D (Suburban Estates Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design.
DESIGN REVIEW for finished grade in conjunction with a single family development in the CMA Design Overlay District. Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/nr/jo (For possible action) **06/22/22 BCC**

10. **VS-22-0283-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road and between Mesa Vista Avenue and Dewey Drive (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action) **06/22/22 BCC**

11. **ZC-22-0294-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC**
LEASE:
ZONE CHANGE to reclassify 41.1 acres from a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) allow a modified driveway design; and 3) waive street dedication.
DESIGN REVIEWS for the following: 1) proposed distribution center; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

12. VS-22-0295-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC
LEASE:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Badura Avenue, and between Buffalo Drive and Pioneer Way (alignment); and a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way (alignment); a portion of right-of-way being Badura Avenue located between Buffalo Drive and Pioneer Way (alignment); and a portion of right-of-way being Buffalo Drive located between Warm Springs Road and Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) 06/22/22 BCC

VII. General Business

1. None.

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

- IX. Next Meeting Date: June 28, 2022.

- X. Adjournment.

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

TATTOO SHOP
(TITLE 30)

SAHARA AVE/MILLER LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0276-SAHARA PALM PLAZA, LLC:

USE PERMIT for a tattoo shop in conjunction with an existing commercial complex on a 1.3 acre portion of a 3.8 acre complex in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/nr/syp (For possible action)

RELATED INFORMATION:

APN:

163-09-518-002; 163-09-518-003; 163-09-518-005; 163-09-518-006 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7885 W. Sahara Avenue, Suite 107
- Site Acreage: 3.8 (portion)
- Project Type: Tattoo shop
- Parking Required/Provided: 8/239 (entire complex)

Site Plan

The plan shows an existing commercial complex on approximately 3.8 acres which consists of 4 buildings and parking throughout the site. The tattoo shop will be located within Building A. Access to the site is from Sahara Avenue and Miller Lane.

Landscaping

Landscaping is existing on-site and additional landscaping is neither required nor a part of this request.

Elevations

The in-line retail building is 1 story with a flat roof behind parapet walls. The exterior of the building has pitched tile roof accents over the main entry with stucco finished walls and glass store front windows.

Floor Plan

The plan shows a 1,465 square foot area that consists of an open floor plan with artist stations, a reception area, office, drawing room, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use will be compatible with other uses within the commercial complex and parking is sufficient.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0335	Animated signage	Approved by BCC	August 2021
UC-18-0630	Secondhand sales	Approved by PC	October 2018
AR-18-400127 (UC-0370-17)	First application to review a use permit for a cannabis establishment.	Approved by BCC	July 2018
UC-0370-17	Cannabis establishment	Approved by BCC	June 2017
UC-0250-17	Banquet facility and live entertainment	Approved by PC	May 2017
UC-0425-16	On-premises consumption of alcohol	Approved by PC	August 2016
UC-0387-14 (ET-0130-15)	Extension of time of a use permit for a medical cannabis establishment	Approved by BCC	December 2015
UC-0387-14	Medical cannabis establishment / expired	Approved by BCC	June 2014
UC-1034-08	Place of worship in an existing retail building within a shopping center	Approved by PC	December 2008
UC-1183-05	Service bar added to an existing restaurant	Approved by PC	September 2005
UC-0966-05	Secondhand sales within an existing commercial center	Denied by PC	September 2005
WS-0697-05	Waiver to reduce the setback from a public right-of-way for a freestanding sign	Approved by PC	June 2005
UC-0606-05	Dry cleaner operation within an existing commercial center	Approved by PC	May 2005
VS-1410-01	Vacated and abandoned government patent easements	Approved by PC	December 2001
TM-0350-01	1 commercial lot in a C-1 zone	Approved by PC	December 2001
ZC-0761-01	Reclassified 3.9 acres from R-E to C-1 zoning with a waiver to reduce parking	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Commercial & office spaces
South	Neighborhood Commercial	C-P	Office spaces
East	Neighborhood Commercial	C-1	Commercial, office spaces, & undeveloped
West	Neighborhood Commercial	C-P, C-1, & C-2	Commercial & office spaces.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not anticipate any negative impacts to the existing development in terms of inadequate parking or a change in the character of the complex by locating a tattoo shop within the shopping center. The existing shopping center has adequate parking available on-site, and the proposed business will not intensify the existing uses on the property.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any patent vacation requests, applicant is advised to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH RILEY

CONTACT: GE CONSULTING, 1442 WHITE DR., LAS VEGAS, NV 89119

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: UC-22-0276

Property Owner or Subdivision Name: Sahara Palm Plaza LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 6/14 Spring Valley & 7/5* (6/21) PC
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: Add parcels 163-09-518-002, 003 & 006 to request
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Parcels within commercial centers were not entered into Accela *(Items which are scheduled for the 7/5/22 PC and 7/6/22 BCC Meetings in the system will be changed via forthcoming ALA log to the 6/21/22 PC and 6/22/22 BCC Meetings.)

Change initiated by: NR Date: 5/19/2022
 Change authorized by: AHL Date: 5/19/2022
 Change processed by: DS Date: 5/19/2022
 Follow up assigned to: NR Instructions: _____

Parcel Number(s): 163-09-518-005, 002, 003, 006

Town Board(s): Spring Valley



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 checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input 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>UC-22-0276</u> DATE FILED: <u>5/2/22</u></p> <p>PLANNER ASSIGNED: <u>NR</u></p> <p>TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>6/14/22</u></p> <p>PC MEETING DATE: <u>7/5/22</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$675</u></p>
	PROPERTY OWNER	<p>NAME: <u>Sahara Palm Plaza LLC</u></p> <p>ADDRESS: <u>500 South Los Angeles St. Suite 204</u></p> <p>CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90013</u></p> <p>TELEPHONE: <u>(310) 980-7470</u> CELL: <u>(310) 980-7470</u></p> <p>E-MAIL: <u>BeverlyPro@gmail.com</u></p>
	APPLICANT	<p>NAME: <u>Joseph Riley</u></p> <p>ADDRESS: <u>5836 Prospector Trail</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>(714) 262-6621</u> CELL: <u>(714) 262-6621</u></p> <p>E-MAIL: <u>Joe@InnerVisionsTattoo.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Greg Esposito</u></p> <p>ADDRESS: <u>1442 White Dr</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 375-4957</u> CELL: <u>(702) 375-4957</u></p> <p>E-MAIL: <u>GEsposito@cox.net</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 16309518005

PROPERTY ADDRESS and/or CROSS STREETS: 7885 W Sahara Ave. Las Vegas NV 89117

PROJECT DESCRIPTION: Tattoo Shop

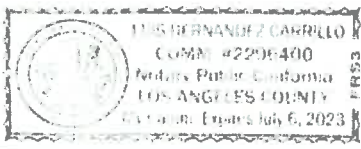
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans and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

Alexander Tavaheri Alexander Tavaheri
 Property Owner (Signature)* Property Owner (Print)

STATE OF CALIFORNIA
 COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON February 7th, 2022 (DATE)
 By Alexander Tavaheri

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.

GE Consulting
Greg Esposito

GEsposito@cox.net
702.375.4957

February 7th, 2022

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

Planner
Copy
UC-22-0276

Re: Justification letter for a use permit for a proposed tattoo shop.
7885 W. Sahara Ave. Las Vegas, NV. 89117
APN 163-09-518-005, 002, 003, 006

On behalf of our client, we are respectfully submitting this use permit application for a proposed tattoo shop in a shopping center currently zoned Local Business (C-1). The 2.5 acre shopping center was built in 2010 and is located on the south side of W. Sahara Ave., one block west of S. Buffalo Dr., and consists of four parcels. The building's current tenants are all uses that can be considered compatible, and include a nail salon, a vape shop, a fitness center, and a dispensary.

The applicant, Joseph Riley is an award-winning artist and successful businessman. Mr. Riley attended Al Collins Graphic Design School in Tempe, AZ. and became a business owner in 1999 at the age of 20. Throughout his career he has won dozens of awards and been featured hundreds of times in industry publications. He settled down in Las Vegas in 2009, and a few years later formed Inner Visions LLC, a consulting firm helping fellow tattoo shop owners with marketing strategies and business operations.

Mr. Riley has never been cited for any health code violations, and his shops do not generate disruptive behavior. He is a community partner, volunteering with Shine a Light foundation, and his shop is a drop off spot for Toys for Tots during the holidays. Joe has spoken to the neighboring businesses and received a welcoming reception, and the property owner is looking forward to adding him as a tenant.

The existing shopping center and attached office building provide 235 parking spaces where 8 are required. There will be no changes to the exterior of the building.

We appreciate your review of this application and looking forward to your comments so we can proceed with the application process for the project. Please contact me if you have any questions or need additional information.

Sincerely,
Greg Esposito
GEsposito@cox.net
(702) 375-4957

HOOKAH LOUNGE
(TITLE 30)

PATRICK LN/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:

USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action)

RELATED INFORMATION:

APN:

163-31-717-002

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6115 S. Fort Apache Road, Suite 102 and 104
- Site Acreage: 3.4
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 2,373
- Parking Required/Provided: 175/190 (shopping center)

Site Plans

The plans show an existing shopping center with the main building on the west side of the center with parking in the middle of the site. Access to the site is from Patrick Lane and Fort Apache Road.

Landscaping

Site landscaping is existing and not proposed or required with this request.

Elevations

The photos depict a 1 story building consisting of stucco, stone veneer, and aluminum storefront systems. The roof is flat with parapet walls and corniced edges.

Floor Plans

The plans show 2 suites; 2,372 square feet for suite 102 and 931 square feet for suite 104. The plans show an existing smoke shop with display area, storage, breakroom, and restroom. The proposed hookah lounge will have an open floor plan and hookah area in the rear of the suite.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the hookah lounge will be attached to an existing smoke shop and that they will be selling smoking products as well. The proposed hookah lounge is intended for patrons within the shopping center to enjoy hookah after visiting the various restaurants within the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0418	Supper club	Approved by PC	July 2018
UC-0273-17	Service bar	Approved by PC	June 2017
UC-0452-16	Reduced separation for a supper club	Approved by PC	August 2016
UC-1202-07	Truck rental and outside dining with separation	Approved by PC	December 2007
ZC-1188-01	Reclassify the site to C-1 for a shopping center	Approved by BCC	December 2001

There have been multiple land use requests for other uses within the shopping center since 2002.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-2	Shopping center
South	Neighborhood Commercial	R-E	Undeveloped
East	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Neighborhood Commercial	C-1	Office/retail complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must

establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not anticipate any negative impacts from a hookah lounge in an existing commercial center. Staff supports the application since the proposed use is compatible with the existing building and the overall commercial center.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: SMOKE KING LLC

CONTACT: SMOKE KING LLC, 6115 SOUTH FORT APACHE RD #102, LAS VEGAS, NV 89148

APR 22-100332



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

2

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0287</u> DATE FILED: <u>5/9/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>6/14/22</u> PC MEETING DATE: <u>7/5/22 (6-21-22)</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>6105 Apache LLC</u> ADDRESS: <u>3960 Howard Hughes Parkway Suite 150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-820-3772</u> CELL: _____ E-MAIL: <u>janifer.kennedy@colliers.com</u>
	APPLICANT NAME: <u>Smoking King LLC</u> ADDRESS: <u>6115 S. Port Apache Rd. #102-#104</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>808-694-9160</u> CELL: <u>808-694-9160</u> E-MAIL: <u>jenna@thesmokingking.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jenna Asing</u> ADDRESS: <u>6115 S. Port Apache Rd. #102-#104</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>808-694-9160</u> CELL: <u>808-694-9160</u> E-MAIL: <u>jenna@thesmokingking.com</u> REF CONTACT ID #: _____

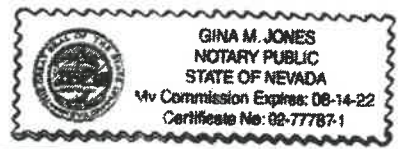
ASSESSOR'S PARCEL NUMBER(S): 163-31-717-002
 PROPERTY ADDRESS and/or CROSS STREETS: 6115 S. Port Apache Rd.
 PROJECT DESCRIPTION: Hookah Lounge

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

Jennifer Kennedy JENNIFER KENNEDY
 Property Owner (Signature) Property Owner (Print)

COLLIERS INTERNATIONAL REAL ESTATE SERVICES, LLC
 AS MANAGING AGENT FOR
 6105 APACHE, LLC

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON April 19, 2022 (DATE)
 By Gina M Jones
 NOTARY PUBLIC: Gina M Jones



*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.

Smoke King LLC
6115 S. Fort Apache Rd Ste 102
Las Vegas, NV 89148

Clark County Government Center
Comprehensive Planning
zoningbl@clarkcountynv.gov

Planner
Copy

UC-22 0287

March 8, 2022

Subject: Smoke King LLC 6115 S. Fort Apache Rd Ste 102, Las Vegas, NV 89148 -
Justification Letter: Hookah Lounge

To whom it may concern,

This letter is in regards to obtaining a Special Use Permit for a Hookah Lounge that would be for use at 6115 S. Fort Apache Rd Ste 102, Las Vegas, NV 89148. Per Clark County Comprehensive Planning a Special Use Permit is needed to have a Hookah Lounge in this zoning which is considered a C-2 Zone.

This hookah lounge will be attached to a high end smoke shop that will carry glass pieces, vape, the largest variety of flavored tobacco, cigars, and other tobacco products. We anticipate our hours of operation to be everyday from 11:00am - 2:00am. Adjacent to our suite is a Mediterranean Restaurant; Stephano's Greek & Mediterranean Grill. Also, a few doors down from our suite are two other restaurants; Big B's Texas BBQ and JJanga Steak and Sushi, who are open from 11:30am-1:00am. We would like to offer restaurant patrons a place to shop for their tobacco products, relax and enjoy hookah in our hookah lounge after they are done with their dinner. We will not serve any alcohol or food in our lounge area. There will not be any loud noise and nuisance to any neighbors on all sides of our establishment. This will also not impact any residential properties being that our doors to enter and exit the lounge and smoke shop are facing the road; Fort Apache. We will be taking precautions such as; everyone will be asked to show their ID upon entering the establishment, ID bar code scanners to assure IDs are not fraudulent, security film on all glass windows, video camera recording system, alarm system, and monthly training for employees. Additionally, the smoke will be contained in the lounge area and will not affect anyone who is not in the lounge area.

The square footage of the space for lounge area is 421.20sft. 18ftx23.4ft. Total square footage for Unit 102 is 2,372.73sf. Total square footage for Unit 104 is 931.32sf.

Please let me know if you have any questions or concerns, or if further information or documentation is needed.

Best Regards,
Jenna Asing

Smoke King LLC
6115 S. Fort Apache Rd Ste 102
Las Vegas, NV 89148

Clark County Government Center
Comprehensive Planning
zoningb@clarkcountynv.gov

Planner
Copy

UC-22-0287

March 8, 2022

Subject: Smoke King LLC 6115 S. Fort Apache Rd Ste 102, Las Vegas, NV 89148 -
Justification Letter: Hookah Lounge

To whom it may concern,

This letter is in regards to obtaining a Special Use Permit for a Hookah Lounge that would be for use at 6115 S. Fort Apache Rd Ste 102, Las Vegas, NV 89148. Per Clark County Comprehensive Planning a Special Use Permit is needed to have a Hookah Lounge in this zoning which is considered a C-2 Zone.

This hookah lounge will be attached to a high end smoke shop that will carry glass pieces, vape, the largest variety of flavored tobacco, cigars, and other tobacco products. We anticipate our hours of operation to be everyday from 11:00am - 2:00am. Adjacent to our suite is a Mediterranean Restaurant; Stephano's Greek & Mediterranean Grill. Also, a few doors down from our suite are two other restaurants; Big B's Texas BBQ and JJanga Steak and Sushi, who are open from 11:30am-1:00am. We would like to offer restaurant patrons a place to shop for their tobacco products, relax and enjoy hookah in our hookah lounge after they are done with their dinner. We will not serve any alcohol or food in our lounge area. There will not be any loud noise and nuisance to any neighbors on all sides of our establishment. This will also not impact any residential properties being that our doors to enter and exit the lounge and smoke shop are facing the road; Fort Apache. We will be taking precautions such as; everyone will be asked to show their ID upon entering the establishment, ID bar code scanners to assure IDs are not fraudulent, security film on all glass windows, video camera recording system, alarm system, and monthly training for employees. Additionally, the smoke will be contained in the lounge area and will not affect anyone who is not in the lounge area.

The square footage of the space for lounge area is 421.20sft. 18ftx23.4ft. Total square footage for Unit 102 is 2,372.73sf. Total square footage for Unit 104 is 931.32sf.

Please let me know if you have any questions or concerns, or if further information or documentation is needed.

Best Regards,
Jenna Asing

EASEMENTS
(TITLE 30)

JONES BLVD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0203-TURNBULL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

163-36-301-012

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to vacate and abandon patent easements of 33 feet on the north, east, and west sides of the property. Only 3 feet of the remaining patent easement needs to be vacated on the south side of the property, adjacent to Post Road. The applicant will dedicate right-of-way by separate document at the appropriate time.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
West	Neighborhood Commercial	C-P	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Post Road;
- 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: TURNBULL LLC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

4

RESTAURANT
(TITLE 30)

FORT APACHE RD/HACIENDA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0277-APACHE HACIENDA LP:

DESIGN REVIEW for a drive-thru restaurant in conjunction with an existing mixed-use development on a portion of 2.8 acres in a U-V (Urban Village - Mixed-Use) Zone.

Generally located on the northwest corner of Fort Apache Road and Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
163-30-616-001 ptn

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 5235 S. Fort Apache Road
- Site Acreage: 2.8 (portion)
- Project Type: Drive-thru restaurant
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 778
- Parking Required/Provided: 609/612 (entire mixed-use complex)

History

ZC-1738-05 was approved in March 2006 by the Board of County Commissioners (BCC) for a mixed-use development on a total of 10 acres; however, the design review portion of this request was denied. The zone change was kept active with various extension of time applications. In October 2015, the BCC approved DR-0396-15 for the mixed-use development, which required a design review as a public hearing for significant changes to the plans. DR-0396-15 was approved for 308 residential units and 17,000 square feet of commercial area divided between 4 buildings located on the eastern 2.8 acres of the site. The residential component for the development was constructed, and the commercial component of the mixed-use development has not been constructed yet; however, ADR-22-900032 was approved for minor modifications for the northern portion of the commercial component including adding drive-thru lanes and pick-up

windows. This application will significantly modify the southern portion of the commercial component; therefore, this drive-thru restaurant requires a design review as a public hearing due to the condition of approval on DR-0396-15.

Site Plan

The site plan depicts a new drive-thru restaurant set back approximately 30 feet from the east property line along Fort Apache Road. A porte-cochere extends over the drive-thru lane on the east side of the building, and the porte-cochere is set back approximately 15 feet from the east property line. The building is set back approximately 26 feet from the south property line along Hacienda Avenue. A parking lot is located on the west side of the building, and "U" shaped drive-thru lane extends south around the parking lot, east around the building, and north to the window under the porte-cochere. Cross access is provided with the future parts of the commercial complex to the north. Other elements of the site include a trash enclosure located on the northwest side of the parking lot, a loading space and bicycle racks located on the south side of the parking lot, and pedestrian pathways that connect to the sidewalks along both Fort Apache Road to the east and Hacienda Avenue to the south.

Landscaping

An existing detached sidewalk with 15 feet of landscaping is located along Fort Apache Road, and an existing attached sidewalk with 15 feet of landscaping is located along Hacienda Avenue. New landscaping will be installed on both sides of the drive-thru lane, around the parking lot, and around the base of the building.

Elevations

Exterior elements for the drive-thru restaurant include painted stucco, metal awnings, metal accent panels, wood screening, and parapet walls along the roofline. The maximum height is approximately 21 feet.

Floor Plan

The interior of the 778 square foot drive-thru restaurant includes a food preparation area, walk-in cooler, office, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the restaurant will accommodate both drive-thru service and pedestrian pick-up. While drivers will be the predominate customer base, residents from the residential component of the mixed-use development will be able to walk to the pick-up window to order food. Overall, the design complies with all Title 30 standards.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900032	Modifications to an approved commercial component of a mixed-use development	Approved by ZA	February 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400179 (DR-0396-15)	Second extension of time for modifications to an approved mixed-use development	Approved by BCC	February 2022
ADET-20-900203 (DR-0396-15)	Administrative extension of time for a modification to an approved mixed-use development	Approved by ZA	April 2020
AR-18-400157 (DR-0396-15)	Application review for a modification to an approved mixed-use development	Approved by BCC	December 2018
DR-0396-15	Modification to an approved mixed-use development	Approved by BCC	October 2015
ZC-1738-05 (ET-0023-15)	Third extension of time to reclassify 10 acres from C-P and C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	May 2015
ZC-1738-05 (ET-0025-12)	Second extension of time to reclassify 10 acres from C-P and C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	April 2012
ZC-1738-05 (ET-0077-09)	First extension of time to reclassify 10 acres from C-P and C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	May 2009
VS-0877-07	Vacated and abandoned easements and rights-of-way - expired	Approved by PC	October 2007
DR-1212-06	Mixed-use development with 30.8 du/ac with a maximum building height of 74 feet - expired	Approved by BCC	November 2006
ZC-1738-05	Reclassified 10 acres from C-P and C-1 to U-V zoning along with a use permit to increase building height for a mixed-use development - use permit #2 and the design review were denied	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-1 & C-2	Shopping center
South	Corridor Mixed-Use	R-2 & C-2	Shopping center with a gasoline station
East	Corridor Mixed-Use	C-2	Shopping center
West	Corridor Mixed-Use	U-V	Residential portion of the mixed-use development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed drive-thru restaurant complies with the standards of approval for a design review. For example, the drive-thru restaurant is compatible with adjacent development and developments in the area, site access and circulation do not negatively impact adjacent roadways and neighborhood traffic, and the building and landscape materials are appropriate for the area. Although drive-thru services are not typical for a mixed-use development, this project incorporates a pedestrian component to the restaurant, which is consistent with the intent to provide services within a mixed-use development that residents can patronize without a vehicle. Also, drive-thru elements were added to the other portions of the commercial complex with ADR-22-900032. As a result, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0195-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NASREEN R. MOLLA

CONTACT: NASREEN MOLLA, RCAA ARCHITECTS INC, 2233 E. THOMAS ROAD,
PHOENIX, AZ 85016

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

4

APPLICATION TYPE

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: DR-22-0277 DATE FILED: 5/5/22
 PLANNER ASSIGNED: JOT
 TAB/CAC: SPRING VALLEY TAB/CAC DATE: 6/14/22
 PC MEETING DATE: _____
 BCC MEETING DATE: 6/22/22 (MOVED FROM 7/6/22)
 FEE: 1,000

PROPERTY OWNER

NAME: APACHE HACIENDA LP
 ADDRESS: 3019 WILSHIRE BL #167
 CITY: SANTA MONICA STATE: CA ZIP: 90403
 TELEPHONE: 310-569-6090 CELL: _____
 E-MAIL: PENTAPROPERTYGROUP@GMAIL.COM

APPLICANT

NAME: RKAA ARCHITECTS INC
 ADDRESS: 2233 E. THOMAS ROAD
 CITY: PHOENIX STATE: AZ ZIP: 85016
 TELEPHONE: 602-955-3900 CELL: _____
 E-MAIL: nmolla@rkaa.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Nasreen Molla
 ADDRESS: 2233 E. THOMAS ROAD
 CITY: PHOENIX STATE: AZ ZIP: 85016
 TELEPHONE: 602-955-3900 CELL: _____
 E-MAIL: nmolla@rkaa.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-30-616-001

PROPERTY ADDRESS and/or CROSS STREETS: NWC OF S. FORT APACHE RD AND W. HACIENDA AVE., SPRING VALLEY, NV

PROJECT DESCRIPTION: One story metal frame building of 1234 sf. It shall be used for drive thru restaurant. Overall site area .38 acre.

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

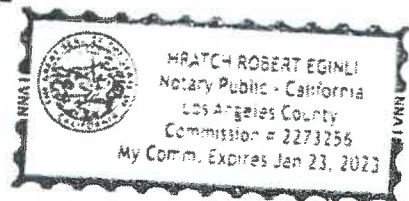
[Signature]
Property Owner (Signature)*

KAVEN BRAL
Property Owner (Print)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 27, 2021 (DATE)
By KAVEN BRAL

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.

DR-22-0277

JUSTIFICATION LETTER

SALAD AND GO

Located at NWC of S. Fort Apache Rd. & W. Hacienda Ave.
Las Vegas, NV

Date: 02-21-2022.



2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

1151 Dove Street, Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

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 - Wyoming

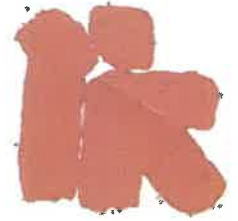
TO Clark County Dept. of Comprehensive Planning, NV	FROM RKAA Architects, Inc. Nasreen Molla 2233 E Thomas Rd. Phoenix, AZ 85016 (602) 955 – 3900 nmolla@rkaa.com
RE DESIGN REVIEW Submittal of Drive Thru Restaurant, Salad and Go. CURRENT APN # 163-30-616-001 CLARK COUNTY PROJ. # APR 21-101389	

The proposed project, Salad and Go, is located North West corner of S. Fort Apache Rd and W. Hacienda Ave, Las Vegas, NV. Site occupies only .39 acres out of overall 2.8 acres and situated at southern portion of overall property. The APN of overall site is 163-30-616-001. Existing zoning U-V (Urban Village). We are requesting Design Review application with this submittal. Refer to attached documentations for ownership of the property.

The proposed site was originally occupied by Foam King. Presently this site is vacant. The Site is bounded by Adobe apartment complex at west side, Walmart Plaza at east side that is situated across the Fort Apache, various commercial and single-family housing are located at south side. Lots located on north of proposed project are currently vacant.

Principals:

- Robert W. Kubicek, CEO
- Neil A. Feaser, President
- Steve Nasal, Executive VP
- Kathleen D. Rieger, VP
- Randy E. Haislet, VP



Proposed restaurant, Salad and Go, shall be built in an established commercial development having surrounded by existing pedestrian walkways and major streets. The restaurant offers only carry-out services. There is no interior eating and dining services available in this restaurant. Its major customers are vehicular and they shall use drive thru lane for food pick-up. It also offers services for pedestrian customers. In order to satisfy pedestrian customers, Salad and Go includes covered canopy, concrete walk-up plaza and pedestrian accessible connection from existing pedestrian walkway. The site is also easily accessible from apartment building at west side and future development at north side. Overall, the restaurant's location offers safe accessibility for all vehicular and pedestrian customers travelling from adjacent community and extended communities.

Site does not have direct access from major cross streets. It shall be accessed via internal driveway which start from W. Hacienda Ave. at south side and S. Apache Blvd at East. As a result, possibility of traffic congestion on major streets will be very minimal once restaurant starts operation.

The restaurant building area is 1234 SF to be built within .39 acre of land. It includes drive thru canopy, walk up canopy and main building. Refer to floor plan for layout. Site is consisted of drive thru lanes, Parking spaces, Bike spaces, Pedestrian walk way, Trash enclosures and Landscaping. Refer to site plan.

Even though overall building is 1234 sf, it's main building area is only 778 sf. It contains prep area, walk in cooler, employee restroom and office. It has an exterior utility yard for SES and electrical panels, that is screened from public view by 8' high screen wall. Its roof top mechanical units are all covered by parapet walls. Refer to elevations.

The project provides 8 new parking spaces, 4 bike spaces that are in compliance with city's development regulation. Based on building's area and office space, except for storage and restroom, this project provides more than adequate number of parking spaces and bike spaces. Additionally, it provides 21 vehicles on queue lanes to meet or exceed the peak hour demand.

COMPREHENSIVE SIGN PLAN
(TITLE 30)

MARTIN AVE/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0301-FORT APACHE PROFESSIONAL PARK, LLC:

DESIGN REVIEWS for the following: 1) an existing monument sign; 2) permit wall signs to face an adjacent residential development; 3) increase the number of wall signs; 4) increase the maximum area of wall signs; and 5) a comprehensive sign plan on 4.5 acres in a C-P (Office and Professional) Zone in conjunction with an existing office complex.

Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

176-05-227-002 through 176-05-227-007

DESIGN REVIEWS:

1. Permit an existing monument sign.
2. Permit wall signs to face an adjacent residential development unless separated by a street where required per Table 30.72-1.
3. Increase the number of wall signs per building elevation to 3 where a maximum of 1 wall sign per building elevation is permitted per Table 30.72-1 (a 200% increase).
4. Increase the maximum area of wall signs per building elevation to 150 square feet where a maximum area of 50 square feet per building elevation is permitted (a 200% increase).
5. Comprehensive sign plan.

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6710 through 6780 S. Fort Apache Road
- Site Acreage: 4.5
- Project Type: Comprehensive sign plan
- Sign Height (feet): 7 (monument sign)/3 (wall sign)
- Square Feet: 70 (monument sign)/50 (wall sign)

History & Request

The Board of County Commissioners approved NZC-20-0057 reclassifying the 4.5 acre project site to a C-P zoning district in May 2020 for an office complex. The Development Code requires a design review for a comprehensive sign plan for development within the C-P zoning district. The applicant has submitted a design review request for the signage associated with the existing office complex, consisting of an existing monument sign and proposed wall signs, in accordance with Code requirements.

Site Plan

The plans depict an office complex consisting of 5 buildings centrally located within the project site. The setbacks for the office complex are as follows: 1) 78 feet from the north property line, adjacent to Martin Avenue; 2) 85 feet from the west property line, adjacent to Fort Apache Road; 3) 63 feet from the south property line, adjacent to an existing commercial development; and 4) 85 feet from the west property line, adjacent to an existing single family residential development. Parking spaces and drive aisles circle around the perimeter of the site. A driveway is located on the southernmost portion of the site from Fort Apache Road, and a second driveway is located on the easternmost portion of the site on Martin Avenue. Enhanced paving is provided for all pedestrian walkways that cross a vehicular path, and bicycle parking racks are provided per Title 30 standards. Trash enclosures are located on the north and south sides of the site, and a loading space is in the southeast portion of the site. The office complex requires 205 parking spaces where 231 parking spaces are provided.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Signage

The plans depict an existing monument sign measuring 7 feet in height with an area of 70 square feet, approved via building permit BD-21-51136. The monument sign is located at the southwest corner of the project site, with a minimum setback of 15 feet from Fort Apache Road. The color palette of the monument sign matches the exterior colors of the office complex. Wall signage is proposed along the north, west and east sides of Building A and the south, east, and west sides of Building D. Wall signage is proposed along the west sides of Building B and Building C, oriented towards Fort Apache Road, and the east sides of Building E and Building F, facing towards an existing single family residential development. The design review application is utilized to modify signs exceeding regulations in the C-P zoning district. The following modifications are requested with the comprehensive sign plan: 1) allow non-illuminated channel letters, as proposed along the east elevations of Buildings A, D, E, and Building F, to face the existing single family residential development; 2) increase the number of wall signs per building elevation from 1 sign to 3 signs; and 3) increase the maximum permitted area of wall signs per building elevation.

The following is a table of the area and location of the proposed wall signs:

Building	Location of Signs - Elevations	# of Proposed Signs per each Elevation	# of Proposed Signs per Building	Proposed (sq. ft.) per each Elevation	Total (sq. ft.)
A	North, East, & West	3	9	150	450
B	West	3	3	150	150
C	West	3	3	150	150
D	South, East, & West	3	9	150	450
E	West	3	3	150	150
F	West	3	3	150	150

The following table is a summary of the proposed signage:

Type of sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	0	1,500	1,500	300	0	30	30
Monument*	1	0	70	70	1	0	1
Overall Total	1	1,500	1,570	370	1	30	31

* Existing monument sign approved via building permit BD21-51136.

Applicant's Justification

The applicant states the proposed wall signage along the east elevation of the buildings will be non-illuminated. The separation from the adjacent residential development is 85 feet, in conjunction with existing landscaping along the east property line. The increase in the number of wall signs and area is necessary as each building will have 1 to 4 tenants and would permit each tenant to have a building sign.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0531	Health club and personal services	Approved by PC	November 2021
WC-21-400100 (NZC-20-0057)	Waived a condition of the previous zone change requiring an 8 foot high wall adjacent to the residential development to the east	Approved by BCC	August 2021
NZC-20-0057	Reclassified this site to C-P zoning for an office complex	Approved by BCC	May 2020
TM-20-500017	1 lot commercial subdivision on 5 acres	Approved by BCC	May 2020
VS-20-0060	Vacated and abandoned easements	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Mini-storage facility
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Shopping center, convenience store, & gasoline station
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Neighborhood Commercial	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

Staff has no objection to the design and location of the existing monument sign, which complies with the requirements of the Development Code. The design and color palette of the existing monument sign match the colors of the existing office complex; therefore, staff recommends approval.

Design Reviews #2 through #5

The purpose of the C-P zoning district is to provide for the development of low intensity office and professional uses that provide a buffer between the more intensive commercial districts and the residential districts. Furthermore, the intent of the sign regulations within the C-P zoning district is to ensure a more subdued signage program, particularly for office complexes immediately adjacent to residential developments. Staff is concerned with the proliferation of wall signage, consisting of the 12 non-illuminated wall signs along the east elevations of Buildings A, D, E, and Building F, adjacent to the existing single family residential development. Furthermore, the increase in the total number of wall signs and area for the office complex is excessive. The intent of not allowing wall signs immediately adjacent to a residential development is to mitigate any impact signage may have on residential dwellings. Although the proposed wall signage located on the east elevations of the buildings is set back a minimum of 85 feet from the existing single family residential development, staff finds the applicant has not provided sufficient justification to warrant a recommendation of approval. Therefore, staff recommends denial of the requests subject to an "if approved" condition for the channel letters along the east building elevations to be non-illuminated.

Staff Recommendation

Approval of design review #1; denial of design reviews #2, #3, #4 and #5.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Channel letters along the east elevations of Buildings A, D, E, and Building F to be non-illuminated.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MONICA LYNN HASKIN

**CONTACT: JEFF QUINTANA, VISION SIGN INC., 6630 ARROYO SPRING ST., #600,
LAS VEGAS, NV 89113**



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

5

Application Number: WS-22-0301 now DR-22-0301

Property Owner or Subdivision Name: FORT APACHE PROFESSIONAL PARK LLC ET AL

Public Hearing: Yes [X] No []

Staff Report already created: Yes [X] No []

Delete this application from the: TAB/CAC PC BCC

Add this application to the: TAB/CAC PC BCC

Change(s) to be made:

[] Held no date specific

[] Withdrawn

[X] No change to meeting(s) 6/14/22 TAB & 6/22/22 BCC

[] Amend Write-up

[] Renotify

[] Make a public hearing (Radius:)

[] Rescheduling

[X] Other: Waiver of Development Standards application not required; add assessor parcel numbers

[] Additional fees - \$AMOUNT OF ADDITIONAL FEES:

[] Refund

[] 80%

[] 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:

Reason for Change: The waiver of development standards application is not required. The following assessor parcel numbers must be added to the application: 176-05-227-002; 176-05-227-003; 176-05-227-007; 176-05-227-006; and 176-05-227-005. Please create a revised agenda map to accompany the staff report. A W-9 form along with a request for a refund will be forthcoming as a separate ALA.

Change initiated by: MND Date: 5/26/22

Change authorized by: ROK Date: 5/26/22

Change processed by: Date:

Follow up assigned to: Mark Instructions: Return file to Mark

Parcel Number(s): 176-05-227-002 through 176-05-227-007

Town Board(s): Spring Valley

PLANNED UNIT DEVELOPMENT
(TITLE 30)

RUSSELL RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0272-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.

WAIVER OF DEVELOPMENT STANDARDS for street dedication.

DESIGN REVIEW for a proposed detached single family residential planned unit development.

Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-27-402-012

USE PERMITS:

1. Detached single family residential planned unit development.
2. Reduce the building setback from project perimeters to 5 feet where a minimum of 10 feet is required per Section 30.24.060 (a 50% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Waive dedication of Monte Cristo Way through the center portion of the site as required by Section 30.52.030.

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Number of Lots: 80
- Density (du/ac): 8.5
- Minimum/Maximum Lot Size (square feet): 3,160/4,573
- Project Type: Detached (single family residential) planned unit development

- Number of Stories: 2 to 3
- Building Height (feet): Up to 35
- Square Feet: 2,025 to 3,074
- Open Space Required/Provided: 20,037/28,749

Site Plans

This is a conforming zone change request from an R-E to an R-2 zoning district for a single family detached planned unit development. The plans depict a residential development consisting of 80 lots on 9.4 acres with a density of 8.5 dwelling units per acre. The minimum and maximum lot sizes are 3,160 square feet and 4,573 square feet, respectively. The majority of the lots will have access from internal streets with the subdivision, with the exception of the lots facing Dewey Drive. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive to the north. The lots within the subdivision will be served by 43 foot wide internal private streets, which include a 5 foot wide sidewalk on 1 side of the street. The proposed development requires 20,037 square feet of open space where 28,749 square feet of open space is provided. The open space area (Common Element C) is centrally located within the project. The open space area measures a minimum of 32 feet in width. Two points of pedestrian access, consisting of 5 foot wide sidewalks are shown at the southern portion of the development that connects to the detached sidewalk along Russell Road.

Per Title 30, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Board of County Commissioners. The minimum setbacks for each of the single family units are as follows:

- Front garage - 20 feet
- Front portion of residence - 10 feet
- Interior side setback - 5 feet
- Side street corner setback - 10 feet
- Rear - 15 feet
- Rear patio - 5 feet*
- Minimum lot size: 3,160*

*A special use permit is required to reduce lot area and the perimeter setback for the lots along the east and west perimeters of the development.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Per Code requirements, 20,037 square feet of open space is required for the development where 28,749 square feet is provided. The applicant indicates future amenities such as walking paths, benches and the like will be provided in Common Element C. Also shown on the plans are landscape elements along the corner side lots within the subdivision.

Elevations

The plans depict 2 to 3 story model homes with multiple elevations with a height ranging from 24.5 feet to 35 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs. Balconies will also be featured on the front elevation, second or third story, of several model residences. Only 1 model features a second story balcony on the rear elevation.

Floor Plans

The plans depict model homes with multiple floor plans ranging between 2,025 square feet to 3,074 square feet with options that include multiple bedrooms, 2 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates the property is planned for Mid-Intensity Suburban Neighborhood, which allows up to 8 du/acre or 10 du/acre with a PUD. They are proposing to change the zoning to R-2 PUD, which is conforming to the current land use plan with a density of only 8.5 du/acre. The proposed development has open space centrally located in the community, with 2 pedestrian access points to Russell Road, which will have a larger street landscaped area behind the sidewalk. The open space will allow the residents to connect to Russell Road through the center of the community. According to the applicant the development will provide open space amenities including but are not limited to benches, walking paths, and dog stations. As for the waiver for street dedication of Monte Cristo Way, the applicant indicates the street alignment does not continue north of the subject site and they are not proposing to dedicate this right-of-way.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-22-0273	A vacation and abandonment of a right-of-way for a detached sidewalk is a companion item on this agenda.
TM-22-500092	A tentative map for an 80 lot single family residential development on 9.4 acres 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 request to R-2 zoning conforms to the Spring Valley Planned Land Use Map which designates this parcel as Mid-Intensity Suburban Neighborhood (up to 8 du/ac). Staff finds the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

Use Permits

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

Use Permits & Design Review

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, streetscapes, 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 open space provided within the planned unit development exceeds Code requirements by 8,712 square feet. However, staff is concerned with the configuration of the open space as it divides 2 rows of residences creating a canyon effect. The design of the open space area, located between the residential lots, could potentially create defensible space issues for law enforcement. The proposed configuration of the open space is not practical and is partially isolated from the remainder of the development.

Since this application was originally submitted to the County, the applicant has reconfigured the original design of the open space with a more centralized open area; however, to access the common area there are still two, 32 foot wide access points that lead to a 72 foot wide green space between the residential lots. Staff finds the open space should have a unified design, open to the private street within the subdivision that is both visible and easily accessible for all residents. Staff also appreciates that the applicant has now agreed to no longer offer 3 homes along the west perimeter of the development since there are a majority of existing single story homes along that property line. Therefore, staff recommends a condition for 2 story single family residences only for the lots along the west property line. The intent of the perimeter setback is to ensure a minimum distance and buffer is maintained between a planned unit development and adjacent parcels to mitigate any potential impact. The request to reduce the required setback is a self-imposed burden and could be eliminated by increasing the length of the perimeter lots by 5 additional feet. Staff cannot support the request for the planned unit development and associated design review due to concerns with the open space configuration and the reduced perimeter setback; therefore, staff recommends denial.

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.

Public Works – Development Review

Waiver of Development Standards

Department of Aviation

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

Staff Recommendation

Approval of the zone change; denial of the use permits and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 2 story single family residences only for lots along the west property line.
- 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 permits, waiver of development standards, and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Dewey Drive.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** JENNIFER VERAS**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE

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

STAFF

APP. NUMBER: 2C.22.0272 DATE FILED: 4.28.22
 PLANNER ASSIGNED: RK
 TAB/CAC: Spring Valley TAB/CAC DATE: 6.14.22
 PC MEETING DATE: —
 BCC MEETING DATE: 6.22.22 R.E to R-2 (PUD)
 FEE: \$2,875.00 (7-6-22) Mid-Intensity Suburban Neigh.
 MN

PROPERTY OWNER

NAME: Pulte
 ADDRESS: 7255 S Tenaya Way, Suite 200
 CITY: Las Vegas STATE: NV ZIP: 89113
 TELEPHONE: _____ CELL: _____
 E-MAIL: kendra.saffle@pultegroup.com

APPLICANT

NAME: Pulte
 ADDRESS: 7255 S Tenaya Way, Suite 200
 CITY: Las Vegas STATE: NV ZIP: 89113
 TELEPHONE: _____ CELL: _____
 E-MAIL: kendra.saffle@pultegroup.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: GCW / Jennifer Veras
 ADDRESS: 1555 S Rainbow Blvd
 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 702-804-2096 CELL: _____
 E-MAIL: jveras@gcwengineering.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-27-402-012
 PROPERTY ADDRESS and/or CROSS STREETS: W Russell Road and S Tenaya Way
 PROJECT DESCRIPTION: Residential Subdivision PUD (R-E to R-2)

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

[Signature]
 Property Owner (Signature)*

Brian Anderson
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 12/14/21 (DATE)

By Brian Anderson
 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.

7

RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0273-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Russell Road located between Tenaya Way and Scottyboy Drive within Spring Valley (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

163-27-402-012

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 5 foot wide portion of the north side of Russell Road to accommodate a detached sidewalk in conjunction with a residential development.

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-22-0272	A conforming zone change to reclassify this site to R-2 zoning for a detached single family residential planned unit development is a companion item on this agenda.
TM-22-500092	A tentative map for an 80 lot single family residential development on 9.4 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Dewey Drive;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 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: JENNIFER VERAS

**CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW
BOULEVARD, LAS VEGAS, NV 89146**

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0273</u>	DATE FILED: <u>4-28-22</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>6-14-22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>Spring Valley</u>	
<input type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>-</u>	
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>6-22-22</u>	<u>R-2 (PUD)</u>
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$875.00 (7-6-22)</u>	<u>M.d. Intensity Suburban Neigh. MN</u>

PROPERTY OWNER	NAME: <u>Pulte</u>
	ADDRESS: <u>7255 S Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>

APPLICANT	NAME: <u>Pulte</u>
	ADDRESS: <u>7255 S Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW / Jennifer Veras</u>
	ADDRESS: <u>1555 S Rainbow Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2096</u> CELL: _____
	E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-27-402-012

PROPERTY ADDRESS and/or CROSS STREETS: W Russell Road and S Tenaya Way

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

[Signature]
Property Owner (Signature)*

BEVERLY ANDERSON
Property Owner (Print)

STATE OF NEVADA COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 12/14/21 (DATE)
By Beverly Anderson
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.

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764-A212-001

March 3, 2022

Mr. Rob Kaminski
Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**RE: Russell & Tenaya Site 2 APN 163-27-402-012, Approximately 9.41 +/- Gross Acres
Request for Vacation**

Dear Rob:

On behalf of our client, Pulte Group, Inc., GCW, Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the current Department of Aviation site with approved zoning of R-E (2 units per acre). The property is located on the north side of Russell Road, the south side of Dewey Dr, Spanish Bay Townhomes to the west, and the Crestview Unit 1 to the East.

Vacation:

The proposed vacation for this site:

- North 5' along Russell Road

The vacation is being requested to allow for flexibility, in the event there are areas where the sidewalk needs to be detached.

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,

GCW, INC.



Wesley T. Petty, PE
Vice President



8

RUSSELL & TENAYA
(TITLE 30)

RUSSELL RD/TENAYA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500092-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 80 single family residential lots and common lots on 9.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley. MN/rk/xx (For possible action)

RELATED INFORMATION:

APN:

163-27-402-012

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Number of Lots: 80
- Density (du/ac): 8.5
- Minimum/Maximum Lot Size (square feet): 3,160/4,573
- Project Type: Detached (single family residential) planned unit development
- Open Space Required/Provided: 20,037/28,749

The plans depict a residential development consisting of 80 lots on 9.4 acres with a density of 8.5 dwelling units per acre. The minimum and maximum lot sizes are 3,160 square feet and 4,573 square feet, respectively. The majority of the lots will have access from internal streets with the subdivision with the exception of the lots facing Dewey Drive. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive to the north. The lots within the subdivision will be served by 43 foot wide internal private streets, which include a 5 foot wide sidewalk on 1 side of the street. The proposed development requires 20,037 square feet of open space where 28,749 square feet of open space is provided. The open space area (Common Element C) is centrally located within the project. The applicant indicates future amenities such as walking paths, benches and the like will be provided in Common Element C. Street landscaping consists of 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Two points of pedestrian access, consisting

of 5 foot wide sidewalks are shown at the southern portion of the development that connects to the detached sidewalk along Russell Road.

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-22-0273	A vacation and abandonment of a right-of-way for a detached sidewalk is a companion item on this agenda.
ZC-22-0272	A conforming zone change to reclassify this site to R-2 zoning for a detached single family residential planned unit development is a companion 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; however, approval of this request is contingent upon approval of ZC-22-0272, which staff cannot support.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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.

Current Planning Division - Addressing

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

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER VERAS

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

8

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM.22.500092</u>	DATE FILED: <u>4-28-22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>6.14.22</u>
		TAB/CAC: <u>Spring Valley</u>	R-2 (AUG)
		PC MEETING DATE: <u>- (7.6.22)</u>	Mid-Intensity Suburban Neigh.
		BCC MEETING DATE: <u>6.22.22</u>	MN
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Pulte</u>
	ADDRESS: <u>7255 S Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>

APPLICANT	NAME: <u>Pulte</u>
	ADDRESS: <u>7255 S Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>GCW / Jennifer Veras</u>
	ADDRESS: <u>1555 S Rainbow Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2096</u> CELL: _____
	E-MAIL: <u>jveras@gcwengineering.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-27-402-012

PROPERTY ADDRESS and/or CROSS STREETS: W Russell Road and S Tenaya Way

TENTATIVE MAP NAME: Russell & Tenaya

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

[Signature] Property Owner (Signature)* BRENN ANDERSON Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12/14/21 (DATE)
 By Breynn Anderson
 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

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

DIABLO DR/MANN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0284-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:

ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) to an R-D (Suburban Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design.

DESIGN REVIEW for finished grade in conjunction with a single family development in the CMA Design Overlay District.

Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-26-801-039

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required setback from the property line to the driveway to zero feet where 6 feet is required per Uniform Standard Drawing 222.2 (a 100% reduction).

DESIGN REVIEW:

Increase finished grade up to 112.8 inches (9.4 feet) where 36 inches (3 feet) is the standard per section 30.32.040 (a 213% increase).

LAND USE PLAN:

SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.2
- Number of Lots/Units: 3
- Density (du/ac): 2.5
- Minimum/Maximum Lot Size (square feet): 16,572/19,045
- Project Type: Single family residential

Site Plans

The plans show a parcel with future division into 3 lots. The shared driveway is located at the intersection of Diablo Drive and Mann Street. The shared driveway would not accommodate the 6 foot setback from a driveway to a property line so a wavier of development standards is part of the request.

Landscaping

Landscaping is not a part of this request.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the current lot will be split into 3 lots for single family residences. Due to the shape of the lot, a waiver is requested for a shared driveway with setback encroachments and increase in finished grade to provide flood protection to the lots. The applicant requests approval of the zone change, waiver of development standards, and design review.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0350-10 (ET-0120-12)	First extension of time for non-standard off-site improvements	Approved by PC	November 2012
WS-0350-10	Non-standard off-site improvements	Approved by PC	September 2010
UC-0335-10	Accessory structure before primary - expired	Approved by PC	September 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Low-Intensity Suburban Neighborhood (5 du/ac)	R-E	Single family residential
West	Low-Intensity Suburban Neighborhood (5 du/ac)	R-E & R-D	Single family residential

Related Applications

Application Number	Request
VS-22-0283	A vacation and abandonment of a drainage easement 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 zone change conforms to the planned land use designation of the Master Plan. The immediate vicinity is currently developed predominantly R-E zoned lots with R-D zoned lots to the southwest. Since the application is consistent with the Master Plan and the surrounding area, staff can support the zone change.

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.

Public Works - Development Review

Waiver of Development Standards

Staff finds the request to reduce the required separation from the driveways to the property lines to be a self-imposed hardship. Based on the lot frontage, the applicant should build 1 home on the site or explore other options, such as a private street to serve the lots. As designed, staff cannot support the request.

Design Review

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

Staff Recommendation

Approval of the zone change and design review; denial of waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

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

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0198-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DEANNA DEAN

CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL
ROAD, SUITE 200, LAS VEGAS, NV 89118

DRAFT



9

AGENDA ITEM AMENDMENT
Department of Comprehensive Planning

Application Number: ZC/DR-22-0284 now ZC/WS/DR-22-0284

Property Owner or Subdivision Name: Jerry & Deanne Dean Family Trust

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) Spring Valley TAB 6/14/22 and BCC 7/06/22*
- Amend Write-up
- Renotify
- Make a public hearing (Radius: _____)
- Rescheduling
- Other: _____
- Additional fees – \$AMOUNT OF ADDITIONAL FEES: 575
- Refund
 - 80%
 - 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Add Waiver of Development Standards to application and Revised Plans fees. (*This item scheduled for the 7/6/22 BCC Meeting in the system will be changed via a forthcoming ALA log to go to the 6/22/22 BCC Meeting).

Change initiated by: ROK Date: 5/23/22

Change authorized by: NMR Date: 5/23/22

Change processed by: ds Date: 5/23/22

Follow up assigned to: NR Instructions: write staff report with revised plans

Parcel Number(s): 163-26-801-039

Town Board(s): Spring Valley

APR 21-101571



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZN) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>5/3/22</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>\$1725</u> CHECK #: _____ COMMISSIONER: _____ OVERLAY(S)? _____ PUBLIC HEARING? Y / N _____ TRAILS? Y / N _____ PFNA? Y / N _____ APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>20-22-0284</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>6/14</u> TIME: _____ PC MEETING DATE: _____ BCC MEETING DATE: <u>7/6/22</u> ZONE / AE / RNP: _____ PLANNED LAND USE: _____ NOTIFICATION RADIUS: _____ SIGN? Y / N _____ LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Jerry and Deanna Dean Family Trust - Deanna Dean TRS</u> ADDRESS: <u>6640 Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.873.1947</u> CELL: _____ E-MAIL: <u>mdean@mjdean.net</u>	APPLICANT NAME: <u>Jerry and Deanna Dean Family Trust - Deanna Dean TRS</u> ADDRESS: <u>6640 Patrick Lane</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.873.1947</u> CELL: _____ E-MAIL: <u>mdean@mjdean.net</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Clayton Neilsen / LR Nelson</u> ADDRESS: <u>6765 W Russell Road Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.798.7978</u> CELL: _____ E-MAIL: <u>clayton.neilsen@lrneng.CO</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-26-801-039

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of Diablo and Mann

PROJECT DESCRIPTION: single family residential subdivision

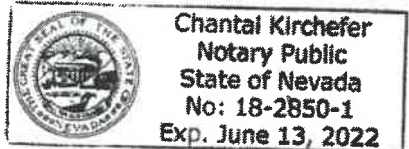
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Deanna Dean _____ Deanna Dean, TTEE
 Property Owner (Signature)* _____ Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 5, 2021 (DATE)
 By Deanna Dean

NOTARY PUBLIC: Chantal Kirchefer



*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.

2645-001-212

LARRY R. NELSON, P.E.
President

March 21, 2022

**PLANNER
COPY**

20-22-0284

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

**Reference: Justification Letter for Zone Change of Property from R-E to R-D
APN# 163-26-801-039**

Dear Staff:

On behalf of our client, we are pleased to request a zone change from Rural Residential Estates (R-E) to Suburban Estates Residential (R-D) for the above-mentioned parcel number, which is located on the southeast corner of Diablo Drive and Mann Street in Clark County.

Our client is proposing to divide the 1.2-acre lot into 3 lots. In order to do this the property needs to be rezoned from Rural Residential Estates (R-E) to Suburban Estates Residential (R-D). R-D will allow for up to three (3) units per acres.

The immediate surrounding property is Rural Residential Estates (R-E) to the north, south and east. The properties to the west are zoned to Rural Residential Estates (R-E) and Suburban Estates Residential (R-D).

Currently no house plans for the individual lots have been prepared, therefore, no floor plans or elevations will be provided. The area of development is rural so no landscape plans are being presented as well. As for parking, that will be provided onsite once the lots are developed. Also due to the narrow frontage of the lots, only a single drive is possible so the homes will have a single car garage.

We are requesting a Design Review for Fill because the site will require more than 36" of fill. This is needed to ensure that the finish floor elevations of the lots are set high enough above the grade in Mann and Diablo to provide flood protection. As part of the Design Review, cross sections have been provided and the maximum fill is anticipated to be 9.4' (112.8") which is an increase over the 36" of 6.4' (76.8").

We feel that this development and the proposed zone change is compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this zone change and design review. If you have any questions or concerns, please contact this office at your earliest convenience.

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lmeng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lmengineers@lmsic.com

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

A handwritten signature in black ink, appearing to read 'CLN', written in a cursive style.

Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

CLN/jd

EASEMENTS
(TITLE 30)

DIABLO DR/MANN ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0283-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**VACATE AND ABANDON** easements of interest to Clark County located between Mann Street and El Camino Road and between Mesa Vista Avenue and Dewey Drive (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-26-801-039

LAND USE PLAN:

SPRING VALLEY - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The plans show a 40 foot wide drainage easement on the southern boundary of the site to be vacated. The applicant indicates that the public drainage easements are no longer necessary for the development of the site. Clark County built a drainage channel along the rear property line.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0350-10 (ET-0120-12)	First extension of time for non-standard off-site improvements	Approved by PC	November 2012
WS-0350-10	Non-standard off-site improvements	Approved by PC	September 2010
UC-0335-10	Accessory structure before primary - expired	Approved by PC	September 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Low-Intensity Suburban Neighborhood (5 du/ac)	R-E	Single family residential
West	Low-Intensity Suburban Neighborhood (5 du/ac)	R-E & R-D	Single family residential

Related Applications

Application Number	Request
ZC-22-0284	A zone change from R-E to R-D zoning for a single family 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 drainage easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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: DEANNA DEAN

**CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL
ROAD, SUITE 200, LAS VEGAS, NV 89118**

DRAFT

APR 21-100571



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

103

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0283</u>	DATE FILED: <u>5/3/22</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>6/14/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>Spring Valley</u>	
<input type="checkbox"/> EASEMENT(S)		PC MEETING DATE: _____	
<input type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>7/6/22</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>Jerry and Deanna Dean Family Trust-Srvrs Trust - Deanna Dean TRS</u>
	ADDRESS: <u>6640 Patrick Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.873.1947</u> CELL: _____
	E-MAIL: <u>mdean@mjdean.net</u>

APPLICANT	NAME: <u>Jerry and Deanna Dean Family Trust -Srvrs Trust - Deanna Dean TRS</u>
	ADDRESS: <u>6640 Patrick Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.873.1947</u> CELL: _____
	E-MAIL: <u>mdean@mjdean.net</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Clayton Neilsen / LR Nelson</u>
	ADDRESS: <u>6765 W Russell Road Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>clayton.neilsen@lmeng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-26-801-039


PROPERTY ADDRESS and/or CROSS STREETS: Southeast Corner of Diablo and Mann

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.

Deanna Dean
Property Owner (Signature)*

Deanna Dean HEE
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK
SUBSCRIBED AND SWORN BEFORE ME ON October 5, 2021 (DATE)
By Deanna Dean
NOTARY PUBLIC: Chantal Kirchefer

 Chantal Kirchefer
Notary Public
State of Nevada
No: 18-2850-1
Exp. June 13, 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.

2645-001-212

LARRY R. NELSON, P.E.
President

January 17, 2022

**PLANNER
COPY**
VS-22-0283

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

Reference: Vacation of 40' Drainage Easement Justification Letter for APN# 163-26-801-039

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the southeast corner of Diablo Drive and Mann Street in Clark County.

We are proposing to vacate a 40' drainage easement that currently runs along the rear property line of the above-mentioned parcel number. The original 40' drainage easement was dedicated per File 48 Page 26 of Parcel Maps which was recorded as Book: 2215 Instrument: 2174371. Since that time Clark County has constructed a drainage channel along the rear property line of the above-mentioned parcel number and the right-of-way for that channel has been dedicated. There is an existing chain link fence along the drainage easement. With that being said there is no need for this drainage easement.

We feel that this development and the proposed vacation are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this drainage easement vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lmeng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lngineers@lmslc.com

DISTRIBUTION CENTER
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0294-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC
LEASE:**

ZONE CHANGE to reclassify 41.1 acres from a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) allow a modified driveway design; and 3) waive street dedication.

DESIGN REVIEWS for the following: 1) proposed distribution center; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District.

Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/rk/jo (For possible action).

RELATED INFORMATION:

APN:

176-03-401-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a proposed attached sidewalk along an arterial street (Buffalo Drive) where a detached sidewalk is required per Figure 30.64-17.
2.
 - a. Reduce throat depth for the driveways along Badura Avenue, Buffalo Drive, and Warm Springs Road to a minimum of 9.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 90.5% reduction).
 - b. Increase the maximum width of a driveway (lip to lip) along Badura Avenue, Buffalo Drive, and Warm Springs Road to 53 feet where 40 feet is the maximum per Uniform Standard Drawing 222.1 and Section 30.53.050 (a 32.5% reduction).
3. Waive dedication of Capovilla Avenue, Jerlyn Street, and Arby Avenue through the center portions of the site as required by Section 30.52.030.

DESIGN REVIEWS:

1. For a proposed distribution center.
2. Alternative parking lot landscaping.
3. Increase the finished grade to 216 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 500% increase).

**LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 41.1
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): Up to 40
- Square Feet: 763,911 (total of 4 buildings)
- Parking Required/Provided: 382/703

Site Plans

The plans depict a proposed 763,911 square foot distribution center consisting of 4 buildings. The site is bounded by public rights-of-way on the north, south, and west sides of the property. Access to the site is provided by 2 driveways on Badura Avenue, 3 driveways on Buffalo Drive and 1 driveway on Warm Springs Road. Parking for the facility is located along the perimeters of the parcel. The building is set back 83 feet from Badura Avenue, 73 feet from Buffalo Drive, 93 feet from Warm Springs Road, and 135 feet from the east property line. The loading and service areas are located at the rear of the buildings facing internally to the center of the project. The service area that contains overhead doors and loading docks are screened from public view by 6 foot high masonry wing walls with ample street landscaping. A total of 703 parking spaces are provided where 382 parking spaces are required.

Landscaping

Street landscaping is shown from approximately 7 feet to 40 feet in width with a detached sidewalk located along most of the public street frontage (except for a small portion of Buffalo Drive necessitating the waiver). Interior to the site, an ample amount of landscaping is distributed throughout the parking lot and around portions of the building footprint. In lieu of landscape fingers in the parking lot adjacent to the north side of Building 3, the development will provide modified "half diamond shaped" landscape planters. All other areas as it pertains to landscaping meet or exceeds Code. Along the east property line, a new 6 foot high CMU wall will be provided. The landscape materials include large trees consisting of a variety of Acacia, Mesquite, Laurel, and Palm. Shrubs and groundcover consist of Bird of Paradise, Yucca, Lantana, Texas Ranger, and Rosemary.

Elevations

The building will be 40 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines with color changes. Other building materials will consist of decorative metal canopies over the doorways. The height of the building varies from 37 feet to 40 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located at the rear of the buildings and screened from public view by walls and landscaping.

Floor Plans

The plans depict a 763,911 square foot distribution center with shell buildings and incidental office areas shown at the corners of the buildings. Building 1 is shown at 170,924 square feet, Building 2 is shown at 226,324 square feet, Building 3 is shown at 121,019 square feet, and Building 4 is shown at 245,644 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

This is a request for a conforming zone change that is surrounded by planned light industrial uses. The applicant indicates this site been designed to be compatible with the surrounding area as well as most of the objectives of Title 30, the CMA Design Overlay, and the Master Plan. Ample street landscaping will be provided along the public street and the loading areas will exceed the 150 foot minimum separation requirement from any residential use. The applicant has provided detailed information on each of the waivers and design reviews which are explained in the justification letter on file.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1852-04	Reclassified this site and the surrounding area to C-2 zoning for a future commercial development (Arroyo Commercial Center)	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2, R-2, & R-3	Commercial center, single family residential, & undeveloped
East	Business Employment	M-D, C-2, & R-E	Office/warehouse & undeveloped
West	Business Employment & Corridor Mixed-Use	R-4, M-D, & C-2	Multiple family residential, office/warehouse, & commercial building

The subject site and surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-22-0295	A vacation and abandonment of a right-of-way and easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The conforming zone boundary amendment is within the range of intensity planned for this site in the Master Plan. Also, M-D zoning is consistent with the area. For example, most of the properties south of Badura Avenue, between Buffalo Drive and Rainbow Boulevard are either developments with M-D zoning or have recently been approved for M-D zoning. The remainder of the parcels in this area are zoned C-2 and mostly undeveloped since the Arroyo Commercial center is building out on the north side of Badura Avenue. This project is compatible with the existing commercial and industrial development and planned land uses within the surrounding area; therefore, staff can support the zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

While staff does not typically support attached sidewalks where detached sidewalks are required, the proposed attached sidewalk along a portion of Buffalo Drive is due to a transition of a right turn lane farther north at the intersection of Buffalo Drive and Badura Avenue. The approximate 7 feet of landscape area behind the sidewalk will still provide landscaping along the street frontage of the site, which will enhance the project; therefore, staff can support this waiver.

Design Reviews #1 & #2

The design of the distribution center is consistent with the standards of approval for a design review. The site layout and buildings create an orderly and aesthetically pleasing environment that is compatible with the area. The modified parking lot diamond planters are interior of the site and does not affect the overall project since the plant material is essentially distributed in other areas of the site. Therefore, staff can support this portion of the request with an added condition that palm trees be removed from the plant list and replaced with a more drought tolerant tree type.

Public Works - Development Review

Waiver of Development Standards #2a

Staff has no objection to the reduction in the throat depth for the commercial driveways on Badura Avenue, Buffalo Drive, and Warm Springs Road. The applicant worked with staff and provided landscape buffers adjacent to the driveways to prevent vehicles from stacking in the drive aisle, reducing immediate conflicts with vehicles entering the site.

Waiver of Development Standards #2b

Staff has no objection to the increase in the maximum allowable width of a driveway. The applicant worked with staff and provided a median to help alleviate the confusion that may arise from the wider driveways, reducing the potential of vehicular collisions.

Waiver of Development Standards #3

Staff has no objection to the request to not dedicate Capovilla Avenue, Jerlyn Street, and Arby Avenue. The segments of the roads are not necessary for access and would not serve a public purpose.

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Remove palm trees from the plant list and replace with a more drought tolerant tree type on the Southern Nevada Regional Plant List;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- 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;
- 30 days to coordinate with Public Works Design Division and to dedicate any necessary right-of-way and easements for the Badura Avenue/Buffalo Drive traffic signal project and the Maule Avenue/Badura Avenue project;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@clearwaterteam.com and reference POC Tracking #0148-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO, LLC
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

STAFF

APP. NUMBER: 20-22-0294 DATE FILED: 5-10-22
 PLANNER ASSIGNED: RK
 TAB/CAC: Spring Valley TAB/CAC DATE: 6-14-22
 PC MEETING DATE: _____
 BCC MEETING DATE: 6-22-22 (7-6-22) C-2 to M-D/AE.60
 FEE: \$2,200.00 Business Employment
 MN

PROPERTY OWNER

NAME: COUNTY OF CLARK (AVIATION)
 ADDRESS: PO BOX 11005
 CITY: LAS VEGAS STATE: NV ZIP: 89111-1005
 TELEPHONE: (702) 281-3081 CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Majestic EJM Arroyo LLC c/o Rod Martin - Majestic Realty Co.
 ADDRESS: 4060 W. Sunset Road
 CITY: Las Vegas STATE: NV ZIP: 89118
 TELEPHONE: (702) 896-5564 CELL: _____
 E-MAIL: martin@majesticreality.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: John Vornsand, AICP
 ADDRESS: 62 Swan Circle
 CITY: Henderson STATE: NV ZIP: 89074
 TELEPHONE: (702) 896-2832 CELL: _____
 E-MAIL: john@vornsandconsulting.com REF CONTACT ID #: 165448

ASSESSOR'S PARCEL NUMBER(S): 176-03-302-007; 176-03-401-003, 004, 005; ptn 176-03-401-015 176 03 401 020

PROPERTY ADDRESS and/or CROSS STREETS: NEC Warm Springs/Buffalo

PROJECT DESCRIPTION: Zone Change C-2 to M-D; 763,410 square foot warehouse/distribution center (4 buildings)

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

[Signature]
 Property Owner (Signature)*

Lisa Kremer, Dir Real Property Mgmt
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 21, 2021 (DATE)
 BY LISA KREMER, DIRECTOR

NOTARY PUBLIC: [Signature]

MONIQUE ORTIZ ARROYO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 10-24-23
 Certificate No: 07-5078-1

*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.

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: john@vornsandconsulting.com

20-22-0294

May 9, 2022

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

RE: Justification Letter for Zone Change, Design Review & Waiver of Development Standards APN's 176-03-302-007; 176-03-401-003, 004, 005; ptn 176-03-401-015

To Whom it May Concern,

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Realty Company. The Applicant is proposing to develop a warehouse/distribution center on ±45 acres located at the Northeast corner of Warm Springs Road & Buffalo Drive. The Applicant is requesting a conforming Zone Change from C-2 (General Commercial) to M-D (Designed Manufacturing), a Design Review, and Waiver of Development Standards as described in the project summary/description below.

Project Description:

The Applicant is requesting a conforming Zone Change from C-2 (General Commercial) to M-D (Designed Manufacturing). The planned land use for the area is BE (Business Employment).

The requested land use includes both onsite and offsite improvements. Onsite improvements consist of four (4) distribution buildings containing 245,644 square feet, 226,324 square feet, 170,924 square feet and 121,019 square feet, respectively, for a total of 763,911 square feet. The buildings are concrete tilt-up construction at a maximum overall height of 40 feet with loading docks located at the rear of the buildings facing internally into the project with loading docks also located on the East side of the two Easternmost buildings. The dock loading areas will be screened by a combination of landscaping, building projections and concrete stem walls.

Offsite improvements consist of frontage improvements along Buffalo Dr. and Warm Springs Rd. including, but not limited to: Right-of-Way and easement dedications, curb gutter, sidewalk, public utilities (i.e. storm drain, sewer, water, dry utilities, etc.), streetlights and traffic control devices. The scope of Work along Badura Ave. will consist of half street improvements with 19 feet of overpave and public utility main extensions along the property frontage.

It should be noted that the Applicant is aware that the County has two (2) projects underway including the Buffalo/Badura Traffic Signal Intersection improvements and the Maule/Badura roadway improvements project. The Applicant and design team are coordinating with County staff with regards to both of these projects. It is understood at the time of this submission, the Traffic Signal Intersection improvements project is ahead of this application and discussions are currently underway for that project to incorporate some of the offsite improvements along Buffalo Dr. (near the intersection of Buffalo Dr. and Badura Ave.) so as to mitigate impacts to the newly constructed intersection in the future when this project is permitted and under construction.

Additional documentation as it relates to the above-mentioned correspondence has been included in this application; however, for the purpose of this application, the Applicant is presenting the ultimate conditions for clarity and coordination purposes. It is anticipated that the ultimate conditions will need to be designed by the Applicant's design team and included in the associated Technical Studies reviewed and approved by County staff. The Applicant will reflect the ultimate conditions for permitting purposes as well, but will reference the limits of the coordinated scope on the plans that will be constructed by the County ("By Others") per separate project. It is understood that the scope "By Others" will be excluded from the Applicant's bond estimate and posted bond requirement.

Additionally, based on preliminary conversations with Public Works staff, it is understood and anticipated that Arby Avenue dedication will be conditioned to extend to Buffalo Drive in order to provide traffic thru access along the Section line. The Applicant's representatives met with Public Works staff to discuss alternatives for the proposed development to mitigate significant impacts to the proposed Site Plan. A Waiver of Development Standards request for this approach has been included in the application and formally requested/summarized in more detail further below in the Waiver of Development Standards request section of this Justification letter.

The Applicant has coordinated the above-mentioned approach with the adjacent property Owner, GERBER FAMILY TRUST ET. AL. AND GERBER JASON MICHAEL TRS (APN: 176-03-302-008) to mitigate any impacts to their current ROW dedications, land use and permit approvals.

Offsite improvements along Arby Avenue are specifically excluded from the scope of work and these land use applications at this time and are expected to be a condition of approval for future phases of development tied to APNs: 176-03-302-007 and the remaining portion of APN: 16-03-401-015.

The site is bound by properties with existing Zoning classifications as follows:

- South across Warm Springs Road: Developed C-2 (General Commercial) and Developed R-2 (Medium Density Residential) with a Planned Land Use designation of Corridor Mixed-Use (CM) and vacant R-E (Rural Estates Residential) with a Planned Land Use of Compact Neighborhood.
- East: Vacant C-2 (General Commercial), vacant M-D (Designed Manufacturing) and vacant R-E (Rural Estates Residential), all with a BE (Business Employment) Planned Land Use.
- North across Badura Avenue: Vacant C-2 (General Commercial with BE (Business Employment) Planned Land Use.
- West across Buffalo Drive: Developed C-2 (General Commercial), developed M-D (Designed Manufacturing), and developed R-4 (Multiple-Family Residential (High Density)) with BE (Business Employment) and CG (Commercial General) Planned Land Uses.

Parking exceeds Title 30 requirements with 703 parking spaces provided where a minimum of 382 spaces are required. Bicycle parking is proposed in conformance to Title 30 requirements. Access to the development is proposed from the adjacent streets fronting the property including Warm Springs Road, Badura Avenue and Buffalo Drive. Landscaping and building setbacks are proposed around the entire perimeter of the development per Title 30 design criteria with landscaping throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List. Additionally, it is noted that this project is within the Cooperative Management Agreement Area (CMA) Design Overlay District, and will meet the design criteria as required per Title 30.48.

Site improvements comply with Clark County Title 30 Development Code and include applicable sewer, water, storm, paved parking, landscaping, and other hardscape improvements such as curb, gutter, sidewalk, trash enclosure pad(s), and any other facilities for the approved "use" as required.

Land Use Application Requests:

Design Review #1:

As part of this application, the Applicant requests a Design Review to allow up to (18) feet of onsite fill/re-grading. There is an existing wash running thru the northwest corner of the property at the northern end of proposed Building 3. This wash will need to be filled to accommodate the developed condition. It is understood a drainage study will be required to be submitted and approved by Clark County Public Works prior to permit submittal.

Waiver of Development Standards #1:

A Waiver of Development Standards is requested to reduce the required throat depths of the driveways accessing the property as follows:

Eastern Driveway along Badura Avenue - Reduce throat depth to 38'-7" minimum at the immediate driveway approach where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 101 to 200 parking spaces.

Justification: This driveway is intended primarily for truck access entering the loading area with sufficient space and maneuvering area provided onsite at the rear of Building 4 without needing additional driveway throat depth length. Additionally, after further conversations with Public Works staff, we have provided additional throat depth onsite (37'-10") along the "blind" ingress approach to accommodate potential vehicle stacking to the customer/standard parking fields and mitigate this stacking extending into the public Right-of-Way.

Central Driveway along Badura Avenue - Reduce throat depth to 11'-5" minimum at the immediate driveway approach where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 101 to 200 parking spaces.

Justification: This driveway is intended primarily for truck access entering the loading area with sufficient space and maneuvering area provided onsite between Buildings 3 and 4 without needing additional driveway throat depth length. The northernmost driveway along Buffalo Dr. and the northeastern-most driveway off of Badura Ave. are anticipated to serve as the primary access points for customer/standard parking for Buildings 3 and 4, and provides sufficient throat depth in combination with additional onsite landscaping reduction of parking immediately at the driveway access points. Additionally, after further conversations with Public Works staff, we have provided additional throat depth onsite along the "blind" ingress approach to accommodate potential vehicle stacking to the customer/standard parking fields and mitigate this stacking extending into the public Right-of-Way.

Northernmost driveway along Buffalo Drive - Reduce throat depth to 19'-2" minimum at the immediate driveway approach where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 101 to 200 parking spaces.

Justification: Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and the building. The summation of the minimum throat depth at the immediate driveway approach in combination with the onsite throat depth provided allows customer/standard vehicles to maneuver fully onto the site without being in conflict with parking or reversing vehicles from the parking field. Additionally, after further conversations with Public Works staff, the Applicant has revised the Site Plan design to "close off" the access to the customer/standard parking fields from the central driveway off of Buffalo to reduce the number of parking stalls each driveway has the potential to service.

Southernmost driveway along Buffalo Dr. - Reduce throat depth to 22'-7" minimum at the immediate driveway approach where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 101 to 200 parking spaces.

Justification: Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and the building. The summation of the minimum throat depth at the immediate driveway approach in combination with the onsite throat depth provided allows customer/standard vehicles to maneuver fully onto the site without being in conflict with parking or reversing vehicles from the parking field. Additionally, after further conversations with Public Works staff, the Applicant has revised the Site Plan design to "close off" the access to the customer/standard parking fields from the central driveway off of Buffalo to reduce the number of parking stalls each driveway has the potential to service.

Central driveway along Warm Springs Road - Reduce throat depth to 9'-7" minimum at the immediate driveway approach where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 101 to 200 parking spaces.

Justification: This driveway is intended primarily for truck access entering the loading area with sufficient space and maneuvering area provided onsite between Buildings 1 and 2 without needing additional driveway throat depth length. The southernmost driveway along Buffalo Drive and the easternmost driveway off of Warm Springs Road are anticipated to serve as the primary access points for customer/standard parking for Buildings 1 and 2, and provides sufficient throat depth in combination with additional onsite landscaping and reduction of parking immediately at the driveway access points. Additionally, after further conversations with Public Works staff, we have provided additional throat depth onsite along the "blind" ingress approach to accommodate potential vehicle stacking to the customer/standard parking fields.

Easternmost driveway along Warm Springs Road – Reduce throat depth to 9'-5" minimum at the immediate driveway approach where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 101 to 200 parking spaces.

Justification: Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and the building. This area is also within the site visibility zone of incoming traffic and vehicles will be able to avoid stacking into the public Right-of-Way by alternatively heading north towards the truck loading and maneuvering areas—a direction that provides sufficient throat depth. The summation of the minimum 9'-5" throat depth at the immediate driveway approach, in combination with the additional on-site throat depth, provides sufficient throat depth at the immediate driveway access points. Note that this driveway is also intended primarily for truck access entering the loading area with sufficient space and maneuvering area provided onsite behind building 2.

Waiver of Development Standards #2:

A Waiver of Development Standards is also requested for the driveway geometrics of the driveways intended to serve as the primary truck access points to the property including the central driveways along Warm Springs Road, Buffalo Drive and Badura Avenue, and the truck access driveways at the SEC of Warm Springs Road and NEC of Badura Avenue.

Justification:

The applicant proposes a maximum 53-foot width (lip-to-lip) at the truck access driveways along Badura Avenue, Buffalo Drive and Warm Springs Road, respectively, where 40' from the lip of gutter to lip of gutter is the maximum allowable width per Title 30, Section 30.53.050 and the Clark County Area Uniform Design Standards (CCAUSD) 222.1. The purpose for this waiver request is to better accommodate trucks for Distribution use entering and exiting the property concurrently from the nearest travel lane while mitigating potential conflicts. These widths have

been established based on truck turn analyses for WB-67s which have been included as a supplemental reference as part of this application.

To mitigate any concerns with this design as it relates to public safety and/or potential driver confusion, the Applicant proposes a 5-foot wide concrete median island at the center of each of the truck access driveways to: 1) help delineate the driveway ingress and egress travel paths, and 2) provide an ADA compliant refuge island for pedestrians consistent with the Public Rights-of-Way Accessibility Guidelines (PROWAG). The median will reduce the open width of the driveway from 53 feet to 24 feet clear from the face of the median curb to the lip of gutter in both the ingress and egress approach. The proposed design better accommodates truck turning movements while reducing the total travel length for pedestrians crossing the driveway without a safety realm by 60% compared to the maximum 40 foot open width currently allowed per code and CCAUSD. This design also meets the minimum 24-foot clear width for single directional fire access.

The driveway geometric design and justification outlined in this waiver request has been coordinated and reviewed by Public Works staff and Commissioner Naft as it related to a similar project application recently approved (WC-21-400122 & WS-21-0399). The related correspondence and documentation has been included in this Application.

Waiver of Development Standards #3:

A Waiver of Development Standards is also requested to waive the requirement to dedicate Capovilla Avenue (along the grid line between to Buffalo Dr.), Jerlyn St. Right-of-Way (along the grid line between Warm Springs Rd. and Badura Ave.) and Arby Ave. Right-of-Way (along the grid line to Buffalo Dr.), as this would significantly impact the Site Plan and developability of the site for industrial use.

Justification:

The Applicant has discussed this waiver request with Public Works staff and the associated correspondence has been included in this application. In order to maintain traffic thru access along Arby Avenue up to Badura Ave., as part of this application, the Applicant will dedicate the remaining Right-of-Way along Arby Avenue from the SWC of APN: 176-03-310-004 and NWC of APN: 176-03-401-011 extending to and terminating at the eastern boundary of the proposed development. At the eastern boundary of the proposed development, the Applicant will dedicate additional Right-of-Way on APN: 176-03-401-015 to accommodate a fire access turn-around. The geometric design of the proposed ROW dedication will reflect an offset cul-de-sac predominately impacting APN: 176-03-401-015 so as to maintain the existing ROW dedications, land use and permit approvals associated with APN: 176-03-302-008.

Since a majority of the required Right-of-Way dedications along Arby are located beyond the project development's scope of work limits, the Applicant has provided a supplemental exhibit to clearly depict this area relative to the project site. A reference note has also been added to the Site Plan and Landscape Plans to reference this exhibit.

Waiver of Development Standards #4:

A Waiver of Development Standards is also requested for reduced landscaping at the NWC of the project site near the intersection of Buffalo Drive and Badura Avenue Subsequent to the 60% project design completion for the Technical Drainage Study (PW21-14054), Public Works notified the Applicant that additional Right-of-Way dedication, including a dedicated right turn lane along Buffalo Drive, would be necessary to accommodate the future signal design and County CIP project (R242AFT).

Justification:

The Applicant coordinated with Public Works staff and modified the proposed project design to accommodate the request while attempting to minimize potential impacts to the proposed development as best possible. This resulted in a few landscape set-back "pinch-points" along the

frontage at the intersection of Buffalo Drive and Badura Avenue where 15' of landscaping is required in accordance with Title 30.64.030(I)(4), the Applicant requests a Waiver of Development Standards to reduce the landscape setback at these "pinch-points" to a minimum of 6'-11." Note: The County recently recorded the Right-of-Way dedication on November 15, 2021 per separate documents: 20211115-0002305 and 20211115-002306.

Waiver of Development Standards #5:

Associated with the waiver request above, the applicant also requests a Waiver of Development Standards to allow attached sidewalk from the northernmost driveway along Buffalo Dr. to the central driveway along Badura Ave. where detached sidewalk would typically be required per Title 30—with the exception of the portion of attached sidewalk which is required adjacent to the dedicated right turn lane per CCAUSD 245.1.

Justification:

Since this area of the site proposes reduced landscape buffer to accommodate the recently-dedicated Right-of-Way coordinated with Public Works, the applicant is requesting a Waiver of Development Standards to allow attached sidewalk along this portion of the frontage in order to maximize the landscape buffer as best possible.

Waiver of Development Standards #6:

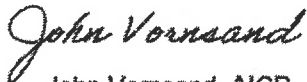
Additionally, associated with the waiver requests above, the Applicant also requests a Waiver of Development Standards to modify the alternative parking lot landscaping design as it relates to Title 30.64, Figure 30.64-14(M).

Justification:

As a result of the accommodation of the recently-dedicated Right-of-Way coordinated with Public Works, a significant amount of parking had to be reduced at the northwest corner of the property and offset elsewhere throughout the site. Although the site remains overparked, in attempt to mitigate further impacts to potential Owner/User operations, the Applicant proposes up to four (4) modified "half diamond-shaped" landscape planters in the parking field adjacent to Building 3 located at the NWC of the property. The proposed dimensions of the "half diamond-shaped" landscape planters and adjacent parking stalls adhere to the design criteria outlined in Title 30.64, Figure 30.64-14(M).

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

Sincerely,



John Vornsand, AICP

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EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0295-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC
LEASE:**

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Badura Avenue, and between Buffalo Drive and Pioneer Way (alignment); and a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way (alignment); a portion of right-of-way being Badura Avenue located between Buffalo Drive and Pioneer Way (alignment); and a portion of right-of-way being Buffalo Drive located between Warm Springs Road and Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-03-401-020

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans show the vacation and abandonment of various 33 foot wide patent easements that traverse the site which are located on the perimeters of the subject parcels. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the south side of Badura Avenue and the east side of Buffalo Drive to accommodate a detached sidewalk. Along the north side of Warm Springs Road, a remnant portion of a right turn lane will also be part of the vacation request.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1852-04	Reclassified this site and the surrounding area to C-2 zoning for a future commercial development (Arroyo Commercial Center)	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2, R-2, & R-3	Commercial center, single family residential, & undeveloped
East	Business Employment	M-D, C-2, & R-E	Office/warehouse & undeveloped
West	Business Employment & Corridor Mixed-Use	R-4, M-D, & C-2	Multiple family residential, office/warehouse & commercial building

The subject site and surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-22-0294	A zone change to reclassify this site to M-D zoning for a distribution center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements and right-of-way that are not necessary

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- 30 days to coordinate with Public Works Design Division and to dedicate any necessary right-of-way and easements for the Badura Avenue /Buffalo Drive traffic signal project and the Maule Avenue/Badura Avenue project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

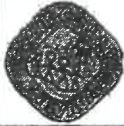
APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO, LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

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VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE.

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-22-0295</u>	DATE FILED: <u>S.10-22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)			PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>6.14.22</u>
<input checked="" type="checkbox"/> EASEMENT(S)		TAB/CAC: <u>Spring Valley</u>	PC MEETING DATE: <u>-</u>	BCC MEETING DATE: <u>6.22.22 (7.6.22)</u> <u>M-D/AE.60</u>
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY			FEE: <u>\$875.00</u>	<u>Business Employment</u>
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):				<u>MN</u>

PROPERTY OWNER	NAME: <u>COUNTY OF CLARK (AVIATION)</u>
	ADDRESS: <u>PO BOX 11005</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89111</u>
	TELEPHONE: <u>(702) 261-3081</u> CELL: _____
	E-MAIL: _____

APPLICANT	NAME: <u>Majestic EJM Arroyo LLC c/o Rod Martin - Majestic Realty Co.</u>
	ADDRESS: <u>4050 W. Sunset Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 896-5564</u> CELL: _____
	E-MAIL: <u>martin@majesticrealty.com</u> REF CONTACT ID #: _____

COBESPEAKMENT	NAME: <u>John Vomsand, AICP</u>
	ADDRESS: <u>62 Swan Circle</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702-896-2932</u> CELL: _____
	E-MAIL: <u>john@vomsandconsulting.com</u> REF CONTACT ID #: <u>165449</u>

ASSESSOR'S PARCEL NUMBER(S): 176-03-302-007; 176-03-401-003, 004, 005; ptn 176-03-401-015
176.03401020

PROPERTY ADDRESS and/or CROSS STREETS: NEC Warm Springs/Bufalo

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 file 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.

<u>[Signature]</u> Property Owner (Signature)	<u>Lisa Kremer, Dir. Real Property Mgmt</u> Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>CLARK</u>	 MONIQUE ORTIZ ARROYO NOTARY PUBLIC STATE OF NEVADA My Commission Expires: <u>10-24-23</u> Certificate No: <u>07-5078-1</u>
SUBSCRIBED AND SWORN BEFORE ME ON <u>DEC 21, 2021</u> (DATE)	
BY <u>LISA KREMER, DIRECTOR</u>	
NOTARY PUBLIC: <u>[Signature]</u>	

*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.

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: john@vornsandconsulting.com

April 2, 2022

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

**RE: Majestic EJM Arroyo I
Justification Letter for Vacation Application
APNs: 176-03-302-007; 176-03-401-003, -004, -005; ptn 176-03-401-015**

To Whom it May Concern,

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Realty Company. The Applicant is proposing to develop a warehouse/distribution center located at the Northeast corner of Warm Springs Road & Buffalo Drive. (APNs: 176-03-302-007; 176-03-401-003, -004, -005; and portion of 176-03-401-015). The Applicant is requesting Right-of-Way and Easement Vacations as described in the project summary/description below.

Project Description:

The ± 45-acre site is currently vacant, undeveloped land zoned C-2 (General Commercial). The requested land use includes both onsite and offsite improvements. Onsite improvements consist of four (4) distribution buildings containing 245,644 square feet, 226,324 square feet, 170,924 square feet and 121,019 square feet, respectively, for a total of 763,911 square feet. The buildings are concrete tilt-up construction at a maximum overall height of 40 feet with loading docks located at the rear of the buildings facing internally into the project with loading docks also located on the East side of the two Easternmost buildings.

Offsite improvements consist of frontage improvements along Buffalo Dr. and Warm Springs Rd. including, but not limited to: Right-of-Way and easement dedications, curb gutter, sidewalk, public utilities (i.e. storm drain, sewer, water, dry utilities, etc.), streetlights and traffic control devices. The scope of Work along Badura Ave. will consist of half street improvements with 19 feet of overpave and public utility main extensions along the property frontage.

It should be noted that the Applicant is aware that the County has two (2) projects underway including the Buffalo/Badura Traffic Signal Intersection improvements and the Maule/Badura roadway improvements project. The Applicant and design team are coordinating with County staff with regards to both of these projects. It is understood at the time of this submission, the Traffic Signal Intersection improvements project is ahead of this application and discussions are currently underway for that project to incorporate some of the offsite improvements along Buffalo Dr. (near the intersection of Buffalo Dr. and Badura Ave.) so as to mitigate impacts to the newly constructed intersection in the future when this project is permitted and under construction.

Additional documentation as it relates to the above-mentioned correspondence has been included in this application; however, for the purpose of this application, the Applicant is presenting the ultimate conditions for clarity and coordination purposes. It is anticipated that the

ultimate conditions will need to be designed by the Applicant's design team and included in the associated Technical Studies reviewed and approved by County staff. The Applicant will reflect the ultimate conditions for permitting purposes as well, but will reference the limits of the coordinated scope on the plans that will be constructed by the County ("By Others") per separate project. It is understood that the scope "By Others" will be excluded from the Applicant's bond estimate and posted bond requirement.

Based on the proposed Site Plan and building/access locations, there are a series of existing onsite patent easements that must be vacated prior to a Building Permit Certificate of Occupancy. These patent easements are highlighted in yellow on the Vacation Site Plan associated with this application.

Based on the proposed Site Plan, existing Right-of-Way along Buffalo Dr., Warm Springs Rd. and Badura Ave. must be vacated to meet the Clark County maintenance and design requirements for fully-developed major arterial streets with detached sidewalk along the majority of the property frontage.

Based on preliminary conversations with Public Works staff (see attached correspondence), Public Works' preference is to keep the existing right-turn lane dedication along Warm Springs Rd.; however, the curb will follow the limits of the existing 45' Right-of-Way up to the intersection of Buffalo Dr. and Warm Springs Rd. This is required since NV Energy Transmission poles are currently located within this dedicated area for the right turn lane. Therefore, to keep the dedications and developed conditions consistent with Clark County development standards up to the point of the existing right turn lane dedication, it is necessary to vacate the existing Right-of-Way transition section from the 45' width to the start of the point of reversing curvature for the area dedicated for the future right turn lane.

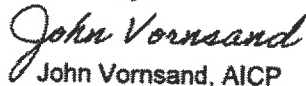
Along the Buffalo Dr., a majority of the site frontage is currently dedicated at 50' half-street width. Two (2) segments of the existing Right-of-Way along this frontage will need to be vacated so the Right-of-Way width is 45' to the future back-of-curb in compliance with the Clark County design criteria. The portion between these two (2) segments as shown on the Vacation Site Plan) will require additional Right-of-Way dedication (per separate document) to accommodate the required dedication for the proposed right turn lane for the central driveway off of Buffalo Dr.

Along Badura Ave., a majority of the site frontage is currently dedicated at 40' half-street width. We propose vacating a portion of this Right-of-Way to 35' to the future back-of-curb limits to remain in compliance with the Clark County design criteria.

It should also be noted that the County recently recorded the Right-of-Way dedication on November 15, 2021 per separate documents: 20211115-0002305 and 20211115-002306 for the additional Right-of-Way required for the intersection at Buffalo Dr. and Badura Ave. The Vacation Site Plan reflects this dedication as well.

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

Sincerely


John Vornsand, AICP

