



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 27, 2023

6:00pm

AGENDA

Note:

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

Board/Council Members: John Getter, Chair
 Dale Devitt
 Randy Okamura

Brian A. Morris, Vice Chair
 Dr. Juana Leia Jordan

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

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

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

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

- III. Approval of Minutes for June 13, 2023. (For possible action)
- IV. Approval of the Agenda for June 27, 2023 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)
 - Groundbreaking Ceremony for new 10 acre park on the southwest corner of Tee Pee Lane and West Patrick Lane at 10:00am on Wednesday June 28, 2023.
- VI. Planning and Zoning
1. **ET-23-400060 (UC-20-0413)-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/mh/syp (For possible action) **06/20/23 PC**
 2. **ET-23-400062 (VS-20-0433)-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/mh/syp (For possible action) **06/20/23 PC**
 3. **WS-23-0241-AMH NV14 DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) non-standard improvements.
DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/sd/syp (For possible action) **06/21/23 BCC**
 4. **PA-23-700016-WY INVESTMENTS LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres. Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action) **07/18/23 PC**

5. **ZC-23-0288-WY INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; **3)** reduce garage openings onto a drive aisle; and **4)** increase wall height.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** multiple family residential development; and **3)** finished grade. Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action) **07/18/23 PC**

6. **UC-23-0236-HITAL, LLC:**
USE PERMIT for personal services in conjunction with an existing commercial office building on 0.5 acres in a C-P (Office and Professional) Zone. Generally located on the northwest corner of Laredo Street and Bronco Street within Spring Valley. JJ/sd/syp (For possible action) **07/18/23 PC**

7. **VS-23-0257-RUSSELL DECATUR CORNER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Oquendo Road and Russell Road and a portion of a right-of-way being Russell Road between Decatur Boulevard and Edmond Street within Spring Valley (description on file). MN/sd/syp (For possible action) **07/18/23 PC**

8. **WS-23-0255-RUSSELL DECATUR CORNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** driveway width; and **2)** non-standard improvements.
DESIGN REVIEWS for the following: **1)** convenience store; and **2)** signage on 2.0 acres in a C-2 (General Commercial) (AE-60) Zone within the CMA Design Overlay district. Generally located on the southwest corner of Decatur Boulevard and Russell Road within Spring Valley. MN/sd/syp (For possible action) **07/18/23 PC**

9. **VS-23-0282-DURANGO STOREFLEX LLC:**
VACATE AND ABANDON a portion of a right-of-way being Butler Street located between Warm Springs Road and Capovilla Avenue (alignment) within Spring Valley (description on file). MN/hw/syp (For possible action) **07/18/23 PC**

10. **UC-23-0182-WOW BUILD CO. ONE, LC:**
HOLDOVER USE PERMITS for the following: **1)** reduce setbacks from a residential use; and **2)** allow a service bay door facing a street without screening.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-standard improvements (landscaping) in the right-of-way; and **2)** reduce landscaping.
DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action) **07/19/23 BCC**

11. **WS-23-0292-BEAZER HOMES HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved planned unit development on 4.6 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road, 280 feet west of Durango Drive within Spring Valley. JJ/jud/syp (For possible action) **07/19/23 BCC**

12. **ZC-23-0269-FAIRMONT PLAZA PARTNERS, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS for right-of-way dedication.
DESIGN REVIEWS for the following: 1) a proposed distribution center; and 2) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road, 940 feet east of Buffalo Drive within Spring Valley. MN/jor/syp (For possible action) **07/19/23 BCC**

13. **VS-23-0270-FAIRMONT PLAZA PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Warm Springs Road and Arby Avenue (alignment) within Spring Valley (description on file). MN/jor/syp (For possible action) **07/19/23 BCC**

14. **ZC-23-0272-ROADRUNNER TRUST & CARRISON, ANDREW JOHN TRS:**
ZONE CHANGE to reclassify 2.5 acres from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) reduce setback; 5) allow attached sidewalk; and 6) allow modified driveway design standards.
DESIGN REVIEW for a mini-warehouse with vehicle storage facility. Generally located on the east side of Jones Boulevard and the south side of O'Bannon Drive within Spring Valley (description on file). RM/lm/syp (For possible action) **07/19/23 BCC**

15. **VS-23-0271-ROADRUNNER TRUST & CARRISON, ANDREW JOHN TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between O'Bannon Drive and Sahara Avenue within Spring Valley (description on file). RM/lm/syp (For possible action) **07/19/23 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 discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 11, 2023.

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>

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES- MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

06/20/23 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400060 (UC-20-0413)-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-101-010

USE PERMITS:

1. Permit a place of worship.
2. Increase the height of proposed ornamental spires and domes to 65 feet where a maximum height of 35 feet is permitted per Table 30.40-1 (an 85.7% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a commercial driveway along Santa Margarita Street (alignment) to 15 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 85% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Number of Stories: 2 (place of worship and multi-purpose building)
- Building Height (feet): Up to 65 (place of worship)/35 (multi-purpose building)
- Square Feet: 7,925 (place of worship)/5,068 (multi-purpose building)

- Parking Required/Provided: 136/131

History & Request

The Planning Commission approved a place of worship for the subject parcel with UC-20-0413 in December 2020. The applicant is requesting an extension of time for this use permit to complete the building permit process and commence construction. This report will describe the application and plans as they were originally approved with UC-20-0413.

Site Plans

The approved plans depict a proposed 2 story place of worship and a 2 story multi-purpose building, which will exclusively be utilized as an accessory use for the church in addition to living quarters for clergymen. The place of worship is set back 88 feet from the west property line along Santa Margarita Street (alignment), 83 feet from the north property line along Quail Avenue (alignment), and 88 feet and 150 feet from the east and south property lines, respectively. The multi-purpose building is set back 113 feet from the west property line, 168 feet from the north property line, and 78 feet and 81 feet from the east and south property lines, respectively. The place of worship and multi-purpose buildings are centrally located within the project site. A 5 foot wide attached sidewalk is proposed along Santa Margarita Street and Quail Avenue. A 5 foot wide pedestrian walkway connecting the place of worship to the attached sidewalk along Santa Margarita Street. The required trash enclosure is located at the southeast corner of the multi-purpose building and is set back 70 feet from the east property line and 61 feet from the south property line. Bicycle parking spaces are located at the southwest corner of the place of worship. The revised plans showed 136 parking spaces provided where 131 parking spaces were required, with an increase in the lefthand turn throat depth. Access to the project site is granted via a commercial driveway along Santa Margarita Street, where a minimum throat depth of 15 feet is provided necessitating the waiver of development standards request. The driveway located on Quail Avenue is designated as a one-way, exit only driveway, eliminating any potential conflicts with vehicular traffic from this alignment.

Landscaping

The approved plans depict a proposed 6 foot wide landscape area, including 5 foot wide attached sidewalks, along Santa Margarita Street and Quail Avenue. Twenty-four inch box trees are proposed to be planted 20 feet on center along both street alignments, including shrubs and groundcover. Interior parking lot landscaping is equitably distributed throughout the site. A 10 foot wide intense landscape buffer per Figure 30.64-12, including a double row of 24 inch box Evergreen trees, are planted 10 feet on center along the south and east property lines. A 6 foot high decorative CMU block wall will also be provided along the south and east property lines.

Elevations

The height of the place of worship is 35 feet to the top of the parapet walls. A special use permit was approved to increase the overall height to 56 feet to the top of the main dome and 65 feet to the Coptic Cross on the main dome. There were also 2 additional domes at a height of 42 feet to the top of the crosses located on the western portion of the main structure. The height of the place of worship complies with the height setback ratio specified within Code, as an intense landscape buffer per Figure 30.64-12 was proposed along the east property line. The building

materials for the place of worship consists of a decorative metal dome and standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting.

The multi-purpose building has an overall height of 35 feet to the top of the roof ridge line with the main portion of the structure at a height of 28 feet to the top of the parapet wall. The building materials for the multi-purpose building consist of a decorative standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting. All rooftop mechanical equipment will be screened from public view by parapet walls on both structures. The place of worship and multi-purpose buildings consist of neutral, earth-tone colors.

Floor Plans

The approved place of worship consists of an overall area of 7,925 square feet. The first level measure 6,047 square feet in area and feature the primary sanctuary area for religious services. Restroom facilities, control room, cry room, kitchen, electrical room, storage room, and miscellaneous other rooms are also located on the first floor. The second level of the place of worship consists of 1,878 square feet featuring classrooms and offices, with an additional 288 square foot indoor balcony area.

The multi-purpose building consists of an overall area of 5,068 square feet. The first level of the building measures 4,042 square feet, which includes a 2,208 square foot activity area, church offices, a classroom, kitchen, storage room, and restroom facilities. The second level consists of 1,026 square feet of living quarters for religious clergy.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0413:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel.

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 #0368-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that progress towards the commencement of the project was greatly slowed due to the pandemic, which reduced overall attendance and financial resources for the project. The applicant states that work has progressed on this application, including a technical drainage study and improvement plans.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0413	Place of worship	Approved by PC	December 2020
VS-20-0433	Vacated and abandoned easements	Approved by PC	November 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use, Ranch Estate Neighborhood (up to 2 du/ac), & Public Use	R-E	Undeveloped, single family residential, & NV Energy substation
South & East	Open Lands & Ranch-Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped & single family residential
West	Corridor Mixed-Use	C-1	Undeveloped

Related Applications

Application Number	Request
ET-23-400062 (VS-20-0433)	Extension of time for a vacation and abandonment of easements is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant, since approval of the original application, has made efforts to commence the project, as evidenced by the technical drainage study and improvement plans. The drainage study (PW-22-12130) has been approved and the off-site improvement plans (PW-23-10889) have been submitted to Public Works for review. Given this, it appears the applicant does intend to move forward with the project and is willing to make good faith efforts to complete the building permit process and commence construction. As a result, staff can support the proposed extension of time for 2 years.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 20, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

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06/20/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400062 (VS-20-0433)-CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/mh/syp (For possible action)

RELATED INFORMATION:

APN:
163-35-101-010

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

BACKGROUND:

Project Description

The approved plans depict 33 foot wide government patent easements along the east and south property lines of APN 163-35-101-010. Since 30 feet of public right-of-way will be dedicated along Santa Margarita Street and Quail Avenue, the remaining 3 feet of the patent easement will also be vacated. The patent easements are no longer required with the future development of a proposed place of worship.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0433:

Current Planning

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

Public Works – Development Review

- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant indicates that progress towards the commencement of the project was greatly slowed due to the pandemic, which reduced overall attendance and financial resources for the project. The applicant states that work has progressed on this application, including a technical drainage study and improvement plans.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0413	Place of worship	Approved by PC	December 2020
VS-20-0433	Vacated and abandoned easements	Approved by PC	November 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use, Ranch Estate Neighborhood (up to 2 du/ac), & Public Use	R-E	Undeveloped, single family residential, & NV Energy substation
South & East	Open Lands & Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped & single family residential
West	Corridor Mixed-Use	C-1	Undeveloped

Related Applications

Application Number	Request
ET-23-400060 (UC-20-0413)	Extension of time for a use permit for a place of worship is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 20, 2025 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial works toward completion within the time specified; and that re-approval by the utility companies will be required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: DEBRE GENET MEDHANEALEM TIGRAYAN ORTHODOX TEWAHDO CHURCH

CONTACT: DEBRE GENET MEDHANEALEM TIGRAYAN ORTHODOX TEWAHDO CHURCH, 8990 LILLYHAMER COURT, LAS VEGAS, NV 89147

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06/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND CANYON DR/FORD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0241-AMH NV14 DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) non-standard improvements.

DESIGN REVIEW for finished grade on 5.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-18-401-005; 176-18-801-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 18 feet 6 inches (up to 12 foot 6 inches retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (100% increase).
2. Allow non-standard improvements (existing landscaping) within the right-of-way (Sahara Avenue) where not permitted per Chapter 30.52.

DESIGN REVIEW:

Increase finished grade to 150 inches where 51 inches was previously approved (184% increase) and a maximum of 36 inches is the standard per Section 30.32.040 (a 317% increase).

LAND USE PLAN:

SPRING VALLEY- MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE FAMILY RESIDENTIAL
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.5
- Number of Lots: 42
- Density (du/ac): 7.7

- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

Site Plan & History

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street.

The application submitted is for an increase in finished grade and a waiver of development standards for increased wall height. The request also includes an increase in finished grade higher than what was previously approved under ZC-21-0590.

Landscaping

A 6 foot wide landscape area is shown behind an attached sidewalk along Ford Avenue. Internal to the development a street landscape buffer is shown on both sides of the entry street. A waiver of development standards request is for an increase in wall height. The proposed increase in wall height is located along the western and southern property lines. The second waiver is for non-standard improvements in the existing right-of-way along Ford Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request for increase fill along the south and west edge of the site is to address natural elevation changes in the topography of the land. This increased fill is adjacent to a natural drainage way and is required to protect the development. The request is to install a single retaining wall at 12 feet 6 inches in height without terracing due to the possible erosion factor of the 100 year storm flows that could impact the retaining wall. The wall would be required to be a solid structure; therefore, a terracing effect could render the structure unsafe and could cause a failure of the wall. This increased finished grade and retaining wall height would be facing a natural drainage way and would not impact the surrounding development. This additional wall height and fill have already been approved by Clark County Public Works with the technical drainage study. To further increase the waiver of the retaining wall height up to 12.5 feet where 4 feet was previously approved with NZC-21-0590, and 3 feet is the standard per section 30.64.050. The second waiver being requested is to allow non-standard improvements located within the public right-of-way, more specifically for an irrigation crossing at the entrance of the previously approved development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0590	Reclassified 5.5 acres from R-E to R-2 zoning, waivers for establish alternative yards, increased wall height, and reduced street intersection off-set, and design reviews for finished grade for a single family residential development	Approved by BCC	December 2021
TM-21-500166	Residential subdivision on Grand Canyon Drive and Ford Avenue	Approved by BCC	December 2021
VS-21-0591	Vacated and abandoned easements and right-of-way	Approved by BCC	December 2021
PA-21-700003	Plan amendment to the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by PC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential; Multiple Family Residential; & Open Lands	R-3 & P-F	Single family residential & Forbuss Elementary School
South	Major Development Project (Rhodes Ranch) - Mid-Intensity Suburban Neighborhood & Open Lands	R-E	Blue Diamond Wash
East	Compact Neighborhood	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

APN 176-18-401-005 is located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed retaining wall is due to the natural low areas and topography of the site. The primary reasoning for the request for the over height wall is due to the land slopes adjacent to a natural drainage way. The applicant has requested an increase in wall height to 18 feet, 6 inches without terracing due to possible erosion of the existing 100 year storm flows. Staff finds the combined wall height of 18 feet and 6 inches will have significant impacts to the surrounding area or adjacent development; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any irrigation crossings placed in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

Staff Recommendation

Approval of waiver of development standards #2 and the design review; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Comply with approved drainage study PW22-12345;

- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120

07/18/23 PC AGENDA SHEET

PLAN AMENDMENT
(TITLE 30)

DESERT INN RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700016-WY INVESTMENTS LLC:

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) on 6.5 acres.

Generally located 400 feet north of Desert Inn Road and 700 feet east of Durango Drive within Spring Valley. RM/gc (For possible action)

RELATED INFORMATION:

APN:
163-09-412-027

LAND USE PLAN:
SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 6.5

Applicant's Justification

The applicant states the request is compatible with the surrounding area since the Urban Neighborhood (UN) designation would be an ideal buffer between the commercial uses to the south and west, and the residential uses to the north and east. Additionally, the UN designation is appropriate since the site is located near 2 major streets, Desert Inn Road and Durango Drive, and the commercial center that the site is located in has struggled over the years where a higher density residential use can bring more business to the area. There is a need for higher density multiple family residential in-fill projects throughout Spring Valley and the Las Vegas Valley. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0603	Reclassified the site from C-2 to R-3 zoning for an attached single family residential planned unit development (townhomes)	Approved by BCC	September 2018
TM-18-500141	83 attached single family residential planned unit development lots - expired	Approved by BCC	September 2018

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-23-0288	Zone change to reclassify the site from R-3 to R-5 zoning, with waivers and design reviews for a multiple family residential development, is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Compact Neighborhood (CN) (up to 18 du/ac) to Urban Neighborhood (UN) (greater than 18 du/ac). Intended primary land uses in the proposed Urban Neighborhood land use designation include single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family. Supporting land uses include accessory dwelling units, multiple family dwellings, and neighborhood serving public facilities.

Staff finds the request to redesignate the site to Urban Neighborhood (UN) to be too intense for, and not compatible with, the surrounding area. The site is immediately adjacent to an existing R-2 zoned single family residential subdivision to the north that is planned for Mid-Intensity Suburban Neighborhood (up to 8 du/ac) uses. The nearest property currently designated UN is over 1.75 miles away. The nearest R-5 zoned property is over 2 miles away. Existing R-4 zoned properties are nearly a mile away, and those properties are separated from single family residential developments by public rights-of-way.

Staff finds the current Compact Neighborhood (CN) designation to be more appropriate for the site, as the CN designation provides a more suitable transition and buffer from the adjacent R-2 zoned subdivision to the north to the adjacent C-2 zoned properties to the south and west. Additionally, the adjacent and existing multiple family development to the east is zoned R-3 and planned CN. Pursuant to Title 30 (Table 30.44-1), multiple family residential in the C-2 zone is only permitted as a mixed-use development at a maximum density of 18 du/ac. Therefore, the CN designation at up to 18 du/ac would be more appropriate adjacent to any potential multiple family residential on the C-2 zoned properties to the south and west. The request to UN does not comply with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses, or Policy 1.4.4 which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Therefore, staff cannot support the proposed request.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 16, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WY INVESTMENTS, LLC

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

Planned Land Use Amendment PA-23-700016



Current



Requested

DRAFT

Spring Valley Clark County, Nevada

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

Note: Categories denoted in the legend may not apply to the presented area.

Map created on: June 05, 2023

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.





MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

4

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-23-700016</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Spring Valley</u> PC MEETING DATE: <u>7-18-23</u> BCC MEETING DATE: <u>8-16-23</u> TRAILS? Yes <input type="checkbox"/> No <input type="checkbox"/> FEE: <u>2,700</u>	DATE FILED: <u>5-22-23</u> TAB/CAC MTG DATE: <u>6-27-23</u>
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PROPERTY OWNER	NAME: <u>WY Investments, LLC</u> ADDRESS: <u>7191 Summer Grove Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
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APPLICANT	NAME: <u>WY Investments, LLC</u> ADDRESS: <u>7191 Summer Grove Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Kaempfer Crowell - Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>spierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>
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ASSESSOR'S PARCEL NUMBER(S): 163-09-412-027

CURRENT LAND USE PLAN DESIGNATION: CN

REQUESTED LAND USE PLAN DESIGNATION: UN

PROPERTY ADDRESS and/or CROSS STREETS: Desert Inn and Durango

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

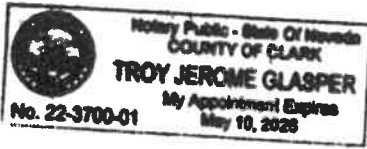
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1/30/23 (DATE)
 by Yin Yan

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.



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February 23, 2023

PA 23-700016

VIA ONLINE SUBMITTAL

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

**Re: Justification Letter – Master Plan Amendment
Yin Yan – Multi-Family Development
APN: 163-09-412-027**

To Whom It May Concern:

Please be advised this office represents Yin Yan (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 6.42 acres and is generally located north of Desert Inn Road and east of Durango Drive. The property is more particularly described as APN: 163-09-412-027 (the "Site"). The Applicant is proposing a multi-family residential development. As such, the Applicant is requesting a master plan amendment from Compact Neighborhood (CN) to Urban Neighborhood (UN).

Master Plan Amendment:

The Site is currently planned CN, and zoned R-3. This request for a zone change to R-5 and a master plan amendment to UN is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located within the Desert Inn and Durango Commercial Center, which contains a Vons, numerous restaurants and an Anytime Fitness. Adjacent to the north are existing single-family homes zoned, R-2. To the west and south of the Site are existing commercial uses, zoned C-2. Adjacent to the east are the Monaco Park Apartments, zoned R-3.

A change of the land use plan to UN satisfies the requirements set forth in Table 30.12-3(h):

- 1. The proposed amendment is consistent with the overall intent of the Master Plan:**

The Site is planned for CN which generally supports a wide-range of housing types, up to a density of 18 du/ac. Whereas the Applicant is requesting an amendment to UN, which contemplates single-family attached and detached residential uses, as well as multi-family uses, greater than 18 du/ac. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Spring Valley, where the Site is located:

- Policy SV-1.1: Neighborhood Integrity – “Preserve the integrity of contiguous and uniform suburban neighborhoods in Spring Valley through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses.”

The Site is located within the Desert Inn and Durango Commercial Center, which contains a Vons, numerous restaurants and an Anytime Fitness. Adjacent to the north are existing single-family homes zoned, R-2. To the west and south of the Site are existing commercial uses, zoned C-2. Adjacent to the east are the Monaco Park Apartments, zoned R-3. With that, this Site will act as an ideal buffer between the commercial uses to the west and south, and the residential uses to the north and east.

The Desert Inn and Durango Commercial Center is located on the northeast corner of Durango Drive and Desert Inn Road. Both Durango Drive and Desert Inn Road are highly trafficked, 100-foot right of ways. A master plan of UN is appropriate considering the Site’s location within the commercial center and its close proximity to the major intersection of Durango Drive and Desert Inn Road. Additionally, the Desert Inn and Durango Commercial Center has struggled over the years, experiencing constant turnover in business tenants. There are hopes that this proposed project will bring new business to the commercial center by placing residents within walking distance.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

The northern and eastern portions of the Spring Valley planning area largely consists of single-family home neighborhoods and commercial shopping centers. According to the Transform Clark County Master Plan, one-and two-story multi-family residential developments and mobile home parks are less frequent, but generally occur alongside major roads and commercial shopping centers. With the Site being located within a commercial shopping center, the proposed master plan amendment to UN meets this trend. Additionally, there is a need in both the Spring Valley planning area and throughout the Las Vegas Valley for higher density housing. Infill projects like this will help the County address the valley-wide housing crisis.

3. The proposed amendment is compatible with the surrounding area:

Due to the location and the trend of struggling commercial in the area, the Site is ideal for an infill, higher density multi-family development. As previously mentioned, the Desert Inn and Durango Commercial Center has experienced constant turnover in business tenants. There are hopes that this proposed project will bring new business to the commercial center by placing residents within walking distance. Additionally, adjacent to the north are single-family homes, zoned R-2, and to the east is an apartment complex, zoned R-3. Although denser than the existing residential uses in the area, the proposed R-5 zoning and UN master plan is compatible with the surrounding area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The Master Plan for Spring Valley mentions an increased pace in new development and a demand for infrastructure occurring in the Spring Valley area. The current proposal includes a 6.42-acre parcel,

which is not ideally located for the intended use of CN. The master plan of CN would currently allow for approximately 115 units on the Site. A master plan amendment to the propose UN will allow for the same use, but on a larger scale. A denser multi-family development is appropriate for the Site, and will allow the County to better meet the housing demand needs. As a result, the proposed master plan amendment is appropriate for the area, and would be keeping with the other core goals and policies of the Master Plan.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to UN will not have a negative effect on adjacent properties, transportation, or facilities. The immediately surrounding area is largely commercial and higher density residential. Approval of the requested master plan amendment separates the R-2 and R-3 zoned residential neighborhoods to the north and east from the C-2 zoned commercial uses to the south and west. Approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Utilities are located near the Site.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a serious need for additional housing opportunities. This project will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to UN is appropriate, as the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

5

07/18/23 PC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

DURANGO DR/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0288-WY INVESTMENTS, LLC:

ZONE CHANGE to reclassify 6.5 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce parking; 3) reduce garage openings onto a drive aisle; and 4) increase wall height.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) multiple family residential development; and 3) finished grade.

Generally located 675 feet east of Durango Drive and 375 feet north of Desert Inn Road within Spring Valley (description on file). RM/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-09-412-027

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 58 feet where a maximum building height of 50 feet is permitted per Table 30.40-3 (a 16% increase).
2. Reduce parking to 403 parking spaces where 453 parking spaces are required per Table 30.60-1 (a 10.5% reduction).
3. Reduce the setback for a garage opening onto a drive aisle to 3 feet where a minimum of 8 feet is required per Section 30.56.040 (a 62.5% reduction).
4. Increase combined screen wall/retaining wall height up to 13.5 feet (7.5 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 50% increase).

DESIGN REVIEWS:

1. Alternative parking lot landscaping.
2. Multiple family residential development.
3. Increase finished grade to 108 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5
- Number of Units: 261
- Density (du/ac): 40.9
- Project Type: Multiple family development
- Number of Stories: 3 to 4 (Buildings 1 through 4)
- Building Height (feet): 58 (Building 1)/52 (Building 2)/50 (Building 3)/52 (Building 4)
- Square Feet: 67,206 (Building 1)/55,952 (Building 2)/68,958 (Building 3)/79,010 (Building 4)/5,820 (clubhouse)
- Open Space Required/Provided: 26,100/27,050
- Parking Required/Provided: 453/403

History & Request

The applicant is requesting a conforming zone boundary amendment to reclassify 6.5 acres from an R-3 to an R-5 zoning district for a multiple family development consisting 4 buildings on the subject property. Application PA-23-700016 is the corresponding plan amendment for the subject property requesting to change the planned land use from Compact Neighborhood to Urban Neighborhood.

Site Plans

The plans depict a multiple family development consisting of 4 buildings that include a total of 261 dwelling units with a density of 40.9 dwelling units per gross acre. The proposed multiple family buildings are centrally located within the project site and have been designed with the following setbacks, as reflected within the table below:

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
1	207.5	52.5	72.5	195
2	179	58	74	403
3	79.5	265.5	277	198
4	79.5	53.5	78.5	557.5

A waiver of development standards is required to reduce the setback onto a drive aisle to 3 feet where a minimum of 8 feet is required. The reduced setback from the drive aisle ranges between 3 feet to 7.5 feet and applies to the east side of buildings 1 and 2 and the east and west sides of building 3. The proposed multiple family development requires 453 parking spaces where 403 parking spaces are provided, necessitating a waiver of development standards to reduce parking. Parking is located around the perimeter of the site with 2 rows of parking spaces located between Building 4 and the on-site recreational center. Access to the project site is granted via a 26 foot wide north/south vehicle drive aisle that connects to Desert Inn Road. The proposed multiple family development will be secured by an access gate located immediately to the south of

Building 1. A design review is also requested to increase the finished grade of the site. The increase in finished grade will occur throughout the property, more specifically in a west to east direction, due to a significant slope within the site. A waiver of development standards is also required to increase the combined screen wall/retaining wall height up to 13.5 feet (7.5 foot retaining wall/6 foot screen wall) along the north, south, and east property lines of the site.

Landscaping

The plans depict a 10 foot wide intense landscape buffer, consisting of a double-row of 24 inch box large evergreen trees along the north property line, adjacent to the existing single family residential development. A landscape area measuring 10 feet in width, with trees planted 30 feet on center, is provided along the east property line adjacent to the multiple family development. Landscape areas with trees, measuring 5 feet in width, are located along the south and west property lines. Parking lot landscaping is equitably distributed throughout the interior of the site.

The proposed multiple family development requires 26,100 square feet of open space where 27,050 square feet of open space is provided. The open space for the project consists of the following: 1) central pool area is 22,350 square feet; and 2) rooftop garden (Building 1) is 4,700 square feet. A design review for alternative parking lot landscaping is part of this request. In lieu of providing the required amount of landscape finger islands within the interior of the site, additional trees have been distributed throughout the interior of the development. The development requires a total of 56 trees where 60 trees are distributed throughout the interior and perimeter of the site.

Elevations

Below is a table reflecting the height and materials for each building:

Building Information		
Building:	Height (Lowest Point/Highest Point)	Materials
1	22/58	Stucco, aluminum storefront glass, perforated metal railing, vinyl windows, wood lock tile accent, and sliding glass doors
2	50/52	
3	32/50	
4	32/52	

Floor Plans

The plans depict a total of 261 units consisting of 115 one bedroom, 141 two bedroom, 4 three bedroom, and 1 four bedroom unit. Building 1 also features a gym, sauna/steam room, coffee/café area for residents, leasing offices, and a lobby. First floor garage units are located along the east and west sides of Buildings 2 and 3 and the east side of Building 1.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the Desert Inn and Durango Commercial Center is located on the northeast corner of Durango Drive and Desert Inn Road. Both Durango Drive and Desert Inn Road are highly trafficked, 100 foot wide right-of-ways. R-5 zoning is appropriate considering the site's location within an established commercial center and its close proximity to the major intersection of Durango Drive and Desert Inn Road. Additionally, an R-5 development will act as a buffer to the existing single family homes to the north and the Monaco Park Apartments to the east. The applicant is requesting a design review for grade fill increase of up to 9 feet, where 3 feet is permitted. A significant slope occurs on the site's topography from the west to the east, approximately 19 feet; therefore, requiring an increased fill to accommodate this existing topography and for drainage purposes. The applicant states they are providing ample landscaping along the perimeter of the property and throughout the development exceeding the required open space and tree calculations. The applicant is proposing a total of 60 trees throughout the development, where 56 trees are required.

The applicant indicates the requested height increase applies to 2 out of the 4 proposed buildings. Building 1, as labeled on the site plan, is proposing a height increase to be 57 feet and 8 inches. Building 1 is located near the southern property line; therefore, is not immediately adjacent to the single family homes to the north, or the apartment complex to the east. Building 2, as labeled on the site plan, is proposing a height of 51 feet, 10 inches. This building is set back 57 feet, 8 inches from the eastern property line, which divides the site from the adjacent apartment complex to the east. This leaves ample space to protect the privacy of those residents living in the Monaco Park Apartments. The proposed north elevations of building 3, which is adjacent to the existing single family homes to the north, are 36 feet, 4 inches, just slightly over the 35 foot maximum height requirement under the current R-3 zoning. The proposed north elevations of building 4, which is adjacent to the existing single family homes to the north, is 33 feet, 10 inches, which is lower than the 35 foot maximum height requirement under the current R-3 zoning. According to the applicant, with more than 98 percent of the units being 1 bedroom or 2 bedroom units, demand for parking will not be as great. The applicant believes this slight reduction in parking will not negatively impact the surrounding uses or the project itself. The reduction to the setback for a garage opening onto a drive aisle is due to the depth of the above apartment unit. Although this reduces the amount of maneuvering space outside of the garages, these 2 garages are deeper than the usual 20 foot garages (26 feet, 10 inches deep), providing additional maneuvering space within the garage to avoid traffic conflicts. The distance separations throughout the development vary from 3 feet, 3 inches to 9 feet, 11 inches. The drive aisles throughout the development are a minimum of 24 feet wide, which provides adequate space for cars to maneuver and avoid traffic conflicts when necessary. With that, the requested distance reduction from the garages to the vehicle drive aisles will not negatively impact the site. The increase in height of the retaining wall is necessary due to the topography of the site. As previously mentioned, a significant slope occurs on the site's topography from west to the east, approximately 19 feet; therefore, requiring a higher retaining wall.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-3 & C-2	Parking lot & commercial development
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Corridor Mixed-Use	C-2	Commercial development

Related Applications

Application Number	Request
PA-23-700016	Plan amendment to redesignate the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) 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

Comprehensive Planning

Zone Change

Staff finds the proposed R-5 zoning is not compatible with the existing R-2 and R-3 zoning districts to the north and east, respectively. The Development Code defines "spot zoning" as the reclassification of an isolated parcel of land which is detrimental or incompatible with the uses of the surrounding area, particularly when such an act favors a particular owner. Furthermore, the adjacent developments to the north and east are zoned for up to 8 and 18 dwelling units per acre, respectively, while 40.9 dwelling units are proposed with this development. Therefore, staff does not support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff recognizes the multiple family building (Building 1) with the largest height increase is located within the south portion of the site, oriented away from the single family residential development to the north. Furthermore, a substantial portion of Building 1 is screened by Building 3, measuring 50 feet to the top of the parapet roof. However, staff finds the proposed

varying building height increases, up to a maximum height of 58 feet, is inconsistent and incompatible with the 1 and 2 story single family residential development to the north and the 2 story multiple family development to the east; therefore, staff recommends denial.

Waiver of Development Standards #2

Staff recognizes the majority of the multiple family units consist of 1 to 2 bedrooms. However, the request to reduce parking is a self-imposed burden, which staff cannot support; therefore, recommends denial.

Waiver of Development Standards #3

Staff cannot support the request to reduce the setback for a garage opening onto a vehicle drive aisle. The intent of the minimum setback of 8 feet from the garage to the drive aisle is to ensure there is adequate distance for a vehicle to safely back-out from an enclosed structure to the primary driveway. Reducing the setback distance between the garage opening and drive aisle may create conflict between vehicles exiting the garage and automobiles utilizing the primary driveway. Reducing the setback distance between the garage and drive aisle is a self-imposed burden and may also create an unsafe situation for motorists; therefore, staff recommends denial.

Waiver of Development Standards #4

Staff recognizes there are topographical issues with the site and the proposed increase height to the combined screen wall/retaining wall is necessary to accommodate the increase in finished grade. However, since staff is not supporting the zone change, waivers of development standards, and design reviews, staff cannot support this request.

Design Review #1

The intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site, enhance environmental conditions by providing shade and reducing storm water run-off, and to provide buffer areas between land uses of varying intensity. Staff recognizes the fact the applicant has provided additional trees within the interior and around the perimeter of the site to compensate for the absence of the required landscape finger islands. However, since staff is not supporting the zone change, waivers of development standards, and design reviews #2 and #3, staff recommends denial of the alternative parking lot landscaping request.

Design Review #2

Staff finds a variety of design elements are utilized on all sides of the residential building, including articulating building facades. The height of the proposed multiple family buildings are not compatible with the existing 1 and 2 story single family residences immediately north of the project site. Furthermore, the height of the multiple family buildings is not compatible with the 2 story multiple family buildings to the east. Due to staff's concerns with building height compatibility, in addition to not supporting the zone change, waivers of development standards, and design review #1, staff recommends denial of this request.

Public Works - Development Review

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. However, since Planning is recommending denial of the application, staff cannot support this design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 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.
- 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0206-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WY INVESTMENTS, LLC

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

DRAFT

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07/18/23 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

BRONCO ST/LAREDO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0236-HITAL, LLC:

USE PERMIT for personal services in conjunction with an existing commercial office building on 0.5 acres in a C-P (Office and Professional) Zone.

Generally located on the northwest corner of Laredo Street and Bronco Street within Spring Valley. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
163-11-503-004

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 2585 S. Bronco Street
- Site Acreage: 0.5
- Project Type: Personal services
- Parking Required/Provided: 31/32

Site Plans

The plans depict an existing commercial office building at 8,301 square feet. The office building is located along the western portion of the parcel with access from Bronco Street. The proposed use will be in one of the suites (Suite 8) with the other established business uses within the existing building. A perimeter wall is shown along Laredo Street and along the north and western parcel lines.

Landscaping

Landscaping is not required or requested with this application. The property has existing landscaping and fully developed pedestrian access.

Elevations

The plans depict a 2 story office building with a stone veneer, stucco finish, elevator shaft, flat roofline and parapet wall, and exterior stairway.

Floor Plans

The plans submitted depict floor plans for the office building that has been divided into 8 separate suites. Each suite is approximately 1,128 square feet with restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed use is for a licensed aesthetician services. The business use conforms to, and has passed, the required Board of Health inspection to operate in a private office/suite as an aesthetician serving clients on an appointment only basis.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0198-04	Reclassified from R-E to C-P zoning for 2 story office building	Approved by BCC	March 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-D)	Single family residential
East	Corridor Mixed-Use	C-1, C-2, & CP	Commercial retail
West	Corridor Mixed-Use	CRT	Office

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Staff does not anticipate that the proposed use will have any adverse or negative impacts on the adjacent residential or commercial properties. Staff finds that the proposed use is consistent and compatible with the existing development in the surrounding area; therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact 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: CASSANDRA RIOS

CONTACT: CASSANDRA RIOS, 4620 DOING LN, LAS VEGAS, NV 89110



LAND USE APPLICATION

6

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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-23-0296</u> DATE FILED: <u>5/23/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>SPRINGS VALLEY</u> TAB/CAC DATE: <u>7-25-23</u> PC MEETING DATE: <u>8-15-23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>The West Sahara Promenade Center LLC</u> ADDRESS: <u>9301 Wilshire Blvd, Suite # 206</u> CITY: <u>Beverly Hills</u> STATE: <u>Ca</u> ZIP: <u>90210</u> TELEPHONE: <u>310-278-2036</u> CELL: <u>310-278-2037</u> E-MAIL: <u>dbilak@bilakenterprises.com</u>
	APPLICANT NAME: <u>Verified Las Vegas</u> ADDRESS: <u>8125 W. Sahara Ave. #300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>n/a</u> CELL: <u>702-575-2555</u> E-MAIL: <u>Torianduncan@yahoo.com</u> REF CONTACT ID #: <u>2501</u>
	CORRESPONDENT NAME: <u>Torian Duncan</u> ADDRESS: <u>8120 Azure Falls Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: <u>702-575-2555</u> E-MAIL: <u>Torianduncan@yahoo.com</u> REF CONTACT ID #: <u>2501</u>

ASSESSOR'S PARCEL NUMBER(S): 163-09-510-004

PROPERTY ADDRESS and/or CROSS STREETS: 8125 W. Sahara Ave. #300

PROJECT DESCRIPTION: Verified Las Vegas : Restaurant | Sports Bar | Lounge - Restaurant Tavern License

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


West Sahara Promenade Company, LLC (Dorian Bilak, Manager)
 Property Owner (Signature)* Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

SEE ATTACHED

*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.

Verified Las Vegas

UC-23-0296

Justification Letter

Our security plan will consist of exactly how our operations will be done. Before entering Verified Las Vegas, there will be a security guard to check IDs to ensure that we're not letting anyone that is disruptive, not in dress code and under

the age of 21, and if found with any false ID that's not of our values we will 86 patrons instantly from Verified Bar |Sports Bar| Lounge. We will also have a security guard inside of Verified Bar |Sports Bar| Lounge and outside on the patio, the entire time Verified Bar |Sports Bar| Lounge is open for business. excluding being 86'd from any bars in Las Vegas. After you pass our security guard you will then reach the cashier at the podium that will check on your reservation (with our reservations Toast app).

Once she has gotten your reservation, she will then guide you to your seat. Once your place down at your seat you will come forth with a waitress that will offer you a menu to check out all food items from Verified Las Vegas.

Once the patrons select the item from food menu, they will then be offered a Drink & Beverage menu

We will offer full-service bar with waitresses.

The waitress will then input patrons' selection once the selection is input it into the smart tab software system it will then go back to our hookah chef from our bartender & chef receiving the ticket from the waitress. The waitress will then go to the service window that leads to the back of the house/kitchen where the food will be prepped in the back of the house; alcoholic beverages will all be served from the bar, once they have the food and alcoholic beverage ready

the chef will then alert that their food for their table or booth is now ready. After the chef sends a signal through the smart tab the waitress will then come to the kitchen window, pick up the patron's meal and alcoholic beverage from bar. once the waitress starts to come from the back of the house and will be ready to be served to the patron.

our waitresses will then be placing the alcohol beverage on the top of the bar were the waitress will then grab the beverage and bring the patrons meal and bring it to the patron.

Westley berry security company, Former Navy Seal that specializes on strategy and de-escalation. All security guards are ex-military. The first security guard. will be outside detail,

security guard#1

Will be checking for all weapons & anything we don't allow Inside our venue on patrons before they enter the venue. They will get a full technical security after security#1 has completed the technical search and weapons check at the exterior of the building the patron will then be let into venue where patron is met by security guard

security guard#2

one Inside the front door of venue security guard#2 will check all patrons party size and IDs of all patrons visible. After patrons pass security check they will then be asked about their reservations at Verified Las Vegas from our cashier.

(All patrons have to be 21 over in order to enter Verified Las Vegas after 9pm)

Metro Presence #3 will be directly right on the right side of the second security guard, and he will be protecting the exit area will be focused on all patrons leaving venue and ensuring no patron is leaving

with any liquor and/or no patron is trying to enter the building through the exits. Metro Presence; And lastly.

#4 will be called "the floater" and he will constantly be walking and reviewing interior of the building ensuring all staff

and patrons are comfortable and safe. (All security guards will be connected by radios so they are all In constant communication. We are all in communication, We are Verified Las Vegas.

**EASEMENTS
(TITLE 30)**

RUSSELL RD/DECATUR BLVD

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0257-RUSSELL DECATUR CORNER, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Edmond Street, and between Oquendo Road and Russell Road and a portion of a right-of-way being Russell Road between Decatur Boulevard and Edmond Street within Spring Valley (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
163-36-501-038; 163-36-510-002

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements along the western property line and southern property line. In addition, the plans depict the vacation and abandonment of an existing 734 square foot right-of-way along Russell Road.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1665-06 (ET-0348-08)	First extension of time to commence an office/retail complex	Approved by PC	January 2009
VS-1125-07	Vacated and abandoned a portion of right-of-way being Russell Road between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road.	Approved by PC	November 2007
DR-1665-06	Office/retail complex	Approved by PC	January 2007
ZC-1187-99	Reclassified from R-E to C-2 zoning for a retail center	Approved by BCC	October 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Undeveloped
South, East, & West	Business Employment	C-2	Commercial undeveloped &

Related Applications

Application Number	Request
WS-23-0255	Waiver of development standards and design review for a convenience store is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised 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

- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including a 5 foot by 25 foot passenger loading/shelter area in accordance with RTC standards.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUSSELL DECATUR CORNER LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT



07/18/23 PC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

RUSSELL RD/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0255-RUSSELL DECATUR CORNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) driveway width; and 2) non-standard improvements.

DESIGN REVIEWS for the following: 1) convenience store; and 2) signage on 2.0 acres in a C-2 (General Commercial) (AE-60) Zone within the CMA Design Overlay district.

Generally located on the southwest corner of Decatur Boulevard and Russell Road within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
163-36-501-038; 163-36-510-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow modified driveway width to 27 feet where a minimum of 32 feet is allowed per Uniform Standard Drawing 222.1.
2. Reduce intersection off-set for a bus stop turnout to 27 feet where 32 feet is required per Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. Convenience store.
2. Signage.

LAND USE PLAN:
SPRING VALLEY – CORRIDOR MIXED-USE

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Convenience store
- Building Height (feet): 21
- Square Feet: 3,075
- Parking Required/Provided: 27/58

Site Plans

The plans depict a proposed convenience store with gas pumps (Conoco) and a drive-thru restaurant (Charley's Philly Steak Restaurant). The proposed convenience store will include gasoline pumps with the main store located within the center portion of the parcel and the gasoline service area located along the eastern portion of the parcel. As part of this development the applicant is also proposing a restaurant with drive-thru located in the north portion of the parcel. The proposed drive-thru is located along Russell Road with ingress to the drive-thru located along Decatur Boulevard. Ingress and egress is from Russell Road and Decatur Boulevard from a proposed fire lane. On-site parking is located throughout the parcel and shares cross access with the adjoining shopping center.

Landscaping

The plans depict a landscape area along Russell Road that will shield the proposed drive-thru and is noted with trees 10 feet on center behind the property line and back of a detached sidewalk. Similar landscaping is shown on the plans along Decatur Boulevard. Interior landscaping is shown with landscape islands every 6 spaces and at the end of each row. Other locations are noted with landscaping on the plans.

Elevations

The plans depict a commercial retail building that is up to 21 feet high with a flat roof line and parapet walls. The exterior will be constructed of stone veneer, stucco finish, and storefront windows. The proposed restaurant will be 21 feet in height with stucco finish and awning and will have outside dining. The gas canopies are 18 feet in height with stone veneer columns base.

Floor Plans

The convenience store floor plans depict a gaming area, cooler, merchandise area, service sales, and kitchen and restrooms. The restaurant floor plans depict a seating area, kitchen, utility room, and restrooms.

Signage

The applicant has submitted a sign package for both buildings and includes a freestanding pylon sign at the intersection of Decatur Boulevard and Russell Road. A monument sign is proposed at the ingress driveway of Russell Road. The freestanding pylon sign is 35 feet in height with aluminum pole cover with LED illumination with cabinet covering. The monument sign will be 10 feet in height with digital price cabinet, backlit illuminated cabinet, with vinyl logos, and stone veneer base. The other signage includes wall signs, identification signs, gas canopy signage, and drive-thru menu signs.

Applicant's Justification

The applicant states they are proposing a convenience store with gas pumps (Conoco) with a separate building to be a drive-thru restaurant (Charley's Philly Steak Restaurant). The architecture of both buildings is compatible and are neutral colors with a band of stonework around the bottom of the buildings. The site is located within the CMA overlay district and the plans address the requirements. Along the western boundary is a row of existing parking spaces that do not meet Code per the landscape islands; however, the new parking spaces meet the Code. There is a bus stop shown on Decatur Boulevard. The lighting is standard lighting

consistent with retail development. The signage looks like standard signage for c-stores with gas pumps. There is a pylon sign at the intersection with signs on the buildings at the pumps and a proposed monument sign at the ingress/egress from Russell Road.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1665-06 (ET-0348-08)	First extension of time to commence an office/retail	Approved by PC	January 2009
VS-1125-07	Vacated and abandoned a portion of right-of-way being Russell Road between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road	Approved by PC	November 2007
DR-1665-06	Office/retail complex	Approved by PC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Undeveloped
South, East, & West	Business Employment	C-2	Commercial & undeveloped

Related Applications

Application Number	Request
VS-22-0257	A request to vacate a patent easement and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
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.

Design Review #1

Staff finds that the proposed signage is compatible with both existing commercial developments along Russell Road. The proposed signage package complies with Policy 6.2.1 of the Master Plan which states that all new development should be compatible with the established

neighborhood in terms of building styles on-site, and with surrounding developments; and with Policy 5.1.3, the proposed signage is appropriate and compatible with the surrounding uses and would contribute to the overall visual atmosphere of the immediate area. Staff supports this design review.

Design Review #2

The proposed commercial buildings (convenience store and restaurant) will be constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The commercial buildings and accessory structures will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance their visual appearance. The design of the parking lot shows landscape islands every 6 spaces per Code and exceeds parking requirements. In addition, cross access is available for patrons to use other on-site parking as part of the larger shopping center. Staff supports this design review.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in driveway width for the existing shared driveway on Decatur Boulevard. The applicant has provided extra throat depth to help mitigate the potential conflict caused by the reduction in driveway width.

Waiver of Development Standards #2

Staff can support the reduction from 30 feet to 25 feet from the point of curve to the beginning of the taper for the bus turnout. The Regional Transportation Commission (RTC) has agreed to the reduction and therefore, staff can support this waiver.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport; therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without 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

- Drainage study and compliance;
- Traffic study and compliance;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including a 5 foot by 25 foot passenger loading/shelter area in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0191-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUSSELL DECATUR CORNER LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT

RIGHT-OF-WAY
(TITLE 30)

BUTLER ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0282-DURANGO STOREFLEX LLC:

VACATE AND ABANDON a portion of a right-of-way being Butler Street located between Warm Springs Road and Capovilla Avenue (alignment) within Spring Valley (description on file). MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-401-010; 176-04-412-010

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

This request is to vacate a portion of a right-of-way described as Butler Street. The portion of Butler Street that is proposed to be vacated is depicted as a 446 square foot triangular section of right-of-way located northwest of the constructed terminating bulb of Butler Street. The proposed vacation is located at the northern terminus of a 60 foot section of Butler Street located approximately 590 feet north of Warm Springs Road. The applicant states that they are requesting this vacation as the subject portion of Butler Street is no longer needed and would be better used, and is proposed to be used, for privately maintained landscaping for the mini-warehouse and office building complex located to the east on APN 176-04-401-010. They state the subject portion of right-of-way is no longer needed as it was dedicated for future half-street improvements, but the development of the adjacent area as a terminating bulb renders the area unnecessary for future street improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0691	Vacated and abandoned government patent easements	Approved by BCC	February 2023
ZC-22-0542	Reclassified the site from C-2 to M-D zoning for office/warehouse buildings and a mini-warehouse facility	Approved by BCC	November 2022
UC-0168-08	Hotel with increased height - expired	Approved by BCC	March 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0311-07	Reclassified the site from R-E to C-2 zoning for a future commercial development	Approved by BCC	May 2007
VS-1564-05	Vacated and abandoned a portion of Capovilla Avenue	Approved by PC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	U-V	Undeveloped Warm Springs Medical Campus
South	Corridor Mixed-Use	C-2	Commercial retail, office, and restaurant complex
East	Business Employment & Public Use	C-2 & R-E	Medical office buildings & NV Energy substation
West	Corridor Mixed-Use	C-2	Commercial retail, office, and restaurant complex

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

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:

Comprehensive 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

- 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: LOCHSA ENGINEERING

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

9

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-23-0282</u> DATE FILED: <u>5/18/23</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>6/27/23</u> PC MEETING DATE: <u>7/18/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 875</u>
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PROPERTY OWNER	NAME: <u>Durango Storeflex LLC</u> ADDRESS: <u>901 N Green Valley Parkway, Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 444-4795</u> CELL: <u>(760) 809-8247</u> E-MAIL: <u>Lochoa@Lro-inc.com</u>
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APPLICANT	NAME: <u>Michael Ochoa (Ochoa Development Corporation)</u> ADDRESS: <u>901 N Green Valley Parkway, Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>(702) 444-4795</u> CELL: <u>(760) 809-8247</u> E-MAIL: <u>Lochoa@Lro-inc.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Lochsa Engineering (Edgar León, PE)</u> ADDRESS: <u>6345 S Jones Boulevard, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 365-9312</u> CELL: <u>(702) 277-4786</u> E-MAIL: <u>Edgar@Lochsa.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 176-04-401-010; 176-04-412-010

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs and Butler Street

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

Property Owner (Signature)*

Michael Ochoa

Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 15th day of May 2023 (DATE)
 By Michael Ochoa

NOTARY PUBLIC: Karen Lee McClain

*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.

T 702-365-9312 | F 702-365-9317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



February 10, 2023

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

**PLANNER
COPY**

VS-23-0282

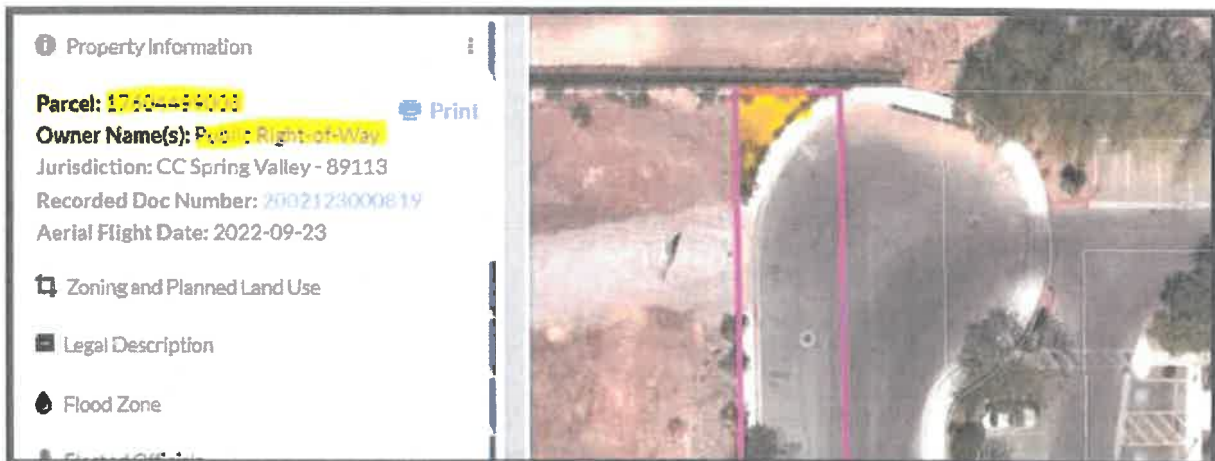
Subject: Right-of-Way (ROW) Vacation - Justification Letter
A Portion of ROW at the Northwest Corner of APN 176-04-499-008
(Lochsa 211188)

Dear Sir or Madam,

This letter is intended to provide a justification to vacate a portion of existing public Right-of-Way (ROW) at the northwest corner of APN 176-04-499-008.

The portion of existing ROW we request to be vacated consists of ± 446 square feet (0.01-acres) of Butler Street. This area was previously reserved for future half-street improvements adjacent to APN 176-04-401-010 and was recorded under Official Record (OR) 20021230:0000819.

Butler Street was planned as a 60-foot-wide public ROW. North of APN 176-04-499-008, Butler Street terminates at an existing Cul-De-Sac. The ROW area we wish to Vacate only covers a "triangular" shaped ± 446 square feet area behind the existing sidewalk. This area is better suited for landscaping to be privately maintained (rather than landscaping via a License & Maintenance Agreement with the County).



Lochsa Engineering is currently working on a project entitled "Warm Springs & Butler Self-Storage & Warehouses" at APN 176-04-401-010. The ROW we wish to Vacate would become part of the proposed private landscaping area for the project.

We hope that this letter is adequate and acceptable to you. Please feel free to contact our office with any questions you may have. Thank you.

Sincerely,
LOCHSA ENGINEERING



Edgar León, PE

**PLANNER
COPY**

VS-23-0282

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07/19/23 BCC AGENDA SHEET

UPDATE
DURANGO DR/DESERT INN RD

VEHICLE WASH
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0182-WOW BUILD CO. ONE, LC:

HOLDOVER USE PERMITS for the following: **1)** reduce setbacks from a residential use; and **2)** allow a service bay door facing a street without screening.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-standard improvements (landscaping) in the right-of-way; and **2)** reduce landscaping.

DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:
163-09-412-006

USE PERMITS:

1. Reduce the setback of a vehicle (automobile) wash from a residential use to 137 feet where a minimum of 200 feet is required per Table 30.44-1 (a 32% reduction).
2. Allow a service bay door facing a street without screening where screening is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow non-standard improvements (existing landscaping) within the right-of-way (Durango Drive).
2. Reduce the required number of trees within street landscaping where the number of trees is required per Section 30.64.030.

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 8580 W. Desert Inn Road
- Site Acreage: 1.2

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814 (building)/4,129 (vacuum canopy)/1,293 (pay canopy)
- Parking Required/Provided: 1,004/1,414 (entire shopping center); 5/6 (pad site)

Site Plan

The plan depicts a vehicle wash on 1.2 acres that will replace an existing bank building at the corner of Durango Drive and Desert Inn Road in Spring Valley. The proposed vehicle wash is located on the west portion of the pad site, adjacent to the street landscaping. A vacuum canopy is located on the east side of the building, and a pay canopy is located on the east side of the vacuum canopy. There are 17 dedicated vacuum spaces and 6 parking spaces, including a van accessible space between the building and the queuing lanes. Vehicle entry is from the north and the 3 queuing lanes travel south to the pay station. The 3 entry lanes converge into a single lane parallel to Desert Inn Road and extend to the entrance to the vehicle wash at the southwest corner of the property. Vehicles exit the wash at the northwest corner of the property then move east and south to enter the vacuum canopy area and 30 foot wide drive aisle. Access to the site is from Durango Drive, following a 115 foot long area of curb and landscaping separating the drive aisle and the pad site, to the on-site driveway entrance at the northeast corner of the property. There is an existing driveway from Desert Inn Road, just east of the vehicle wash.

Landscaping

The plans depict existing attached sidewalks adjacent to Durango Drive and Desert Inn Road with 17 feet of landscaping adjacent to Durango Drive and 15 feet of landscaping adjacent to Desert Inn Road. Two trees are provided on Durango Drive where 8 large trees are required. Five trees are provided on Desert Inn Road where 7 trees are required. The trees along Desert Inn Road are not located in front of the entrance of the service bay, which necessitates the waiver for screening the service bay from the street. The plans indicate a screen wall will be placed within the landscaping area along Desert Inn Road, in order to screen the entrance.

Elevations

The plans depict a 31 foot high structure for the vehicle wash, composed of EIFS siding, decorative metal accents, and pacific clay thin lined brick façade treatments. Mechanical units are roof mounted with screening behind a parapet wall at 23 feet in height. Aluminum glazed storefront and entry are located at the southeast corner of the vehicle wash building. The vacuum canopy is 11 feet high and projects 10 feet inward to the interior access drive from both sides. The pay canopy is designed to cover the pay stations from direct sunlight.

Floor Plan

The plan depicts a vehicle wash tunnel, restroom, office, vending area, equipment room and electrical room. The customer service entrance area is located on the southeast corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a water efficient and environmentally friendly vehicle wash at the northeast corner of Durango Drive and Desert Inn Road. The vehicle wash will not increase the traffic flow in the area and an adequate queuing lane is provided for vehicles entering the vehicle wash area. The facility has internal space for more than 30 vehicles to wait in-line for a wash or vacuum. Existing landscaping is kept along Durango Drive and Desert Inn Road, with new landscaping added along the east property line. A 3 foot wall is proposed as screening at the south end of the service bay door. The design of the building and site is similar to other WOW style car washes in the City and County. There is adequate parking proposed for employees and 17 vacuum spaces provided.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0388-13	Reduced the separation from an on-premises consumption of alcohol establishment (supper club and brew pub) to a residential use - expired	Approved by PC	August 2013
DR-0510-11	New bank building	Approved by PC	December 2011
DR-1490-98 (ET-0354-00)	Second extension of time for a shopping center subject to 2 additional years to commence	Approved by PC	October 2000
DR-1490-98 (ET-0393-99)	First extension of time for a shopping center subject to 1 additional year to commence	Approved by PC	November 1999
DR-1490-98	Shopping center	Approved by PC	October 1998
ZC-1270-97	Reclassified the site from R-E to C-2 zoning	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Commercial buildings within portions of the same shopping center
South	Open Lands	P-F	Desert Breeze Park soccer fields
West	City of Las Vegas	R-CL	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

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.

Use Permit #1

Durango Drive is located within the separation distance between the single family residential development and the vehicle wash building. The 100 foot arterial street will provide an adequate buffer so that the vehicle wash will not negatively impact the residential use to the west. Staff can support this request.

Use Permit #2 & Waiver of Development Standards #2

Master Plan Policy 1.4.5 buffers and transitions supports standardized requirements for buffers and development transitions to mitigate the impacts of higher intensity uses. The vehicle wash is a higher intensity use than the previous bank and should meet minimum buffering standards, including the correct number of trees and screening. The wall is 3 feet high, and the street is higher than the finished grade of the vehicle wash which provides screening. While staff could support the waiver for screening the service bay, the applicant has not indicated why additional trees cannot be provided along the street frontages. The trees will help screen the vacuum areas from Desert Inn Road, provide an aesthetically pleasing streetscape, and reduce the heat island effect. Staff cannot support these requests.

Design Review

Staff agrees the vehicle wash is an appropriate use at this location and does accommodate appropriate space for access and on-site vacuum facilities. Staff can support the design review, provided appropriate landscaping is planted along the street frontages.

Public Works - Development Review

Waiver of Development Standards #1

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #1 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Shrubs shall be maintained on the street side of the screen wall within the landscaped area along Desert Inn Road;
- A decorative finish shall be applied to the screen wall along Desert Inn Road and shall consist of colors to match the shopping center;
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 #0143-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS: 2 cards

COUNTY COMMISSION ACTION: June 7, 2023 – HELD – To 07/19/23 – per the applicant.

APPLICANT: WOW BUILD CO. ONE, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS,
NV 89135

DRAFT

RETAINING WALL/FINISHED GRADE
(TITLE 30)

RUSSELL RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0292-BEAZER HOMES HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved planned unit development on 4.6 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District.

Generally located on the south side of Russell Road, 280 feet west of Durango Drive within Spring Valley. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:
163-32-501-006

WAIVER OF DEVELOPMENT STANDARDS:
Increase the retaining wall height to 10 feet where 3 feet is permitted per Section 30.64.050 (a 233% increase).

DESIGN REVIEW:
Increase finished grade to 132 inches where a maximum of 36 inches is standard per Section 30.32.040 (a 267% increase).

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.6
- Number of Lots/Units: 78
- Density (du/ac): 16.9
- Project Type: Retaining wall height and finished grade

History, Site Plan, & Request

The approved plans depict an attached single family residential development consisting of 78 residential lots with a density of 16.9 dwelling units per acre. The development consists of a

townhouse and residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure.

The project site was re-designed to meet off-site drainage concerns downstream from the project site. The current site design will require a maximum elevation rise of 132 inches (11 feet) from existing grade to the finished floor elevation (10.25 feet from the existing grade to pad elevation). The applicant requested and received an approval for a maximum increase of finished grade of 70 inches with the previously approved design review (NZN-21-0528). In addition, the applicant is applying for a waiver of development standards to allow a maximum 10 foot high retaining wall. However, 4.5 feet will be underground and only 6.7 feet of the wall will be exposed to the east property line with an additional 6 foot high CMU screen wall above. The proposed wall is located adjacent to existing 30 foot wide public underground drainage located within the commercial property to the east of the project site. The finished grade of the site is below the finished grade of the neighboring property.

Landscaping

The approved street landscaping consists of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Russell Road. Along the interior property lines, there is a minimum 15 foot wide landscape buffer with trees shown 20 feet on center. Internal to the site, a network of common open space areas is located throughout the development, which will include on-site pedestrian paths, tot-lot playground equipment, gazebo, picnic tables, barbeques, benches, and a dog park. The approved planned unit development provides 63,202 square feet of open space where 19,921 square feet is required.

Applicant's Justification

The Applicant states the proposed finished grade remain below the existing residential property to the west of the project site, as well as the apartment side south of the project site. The proposed finished grade on the eastern boundary of the project site remain below the adjacent existing commercial development barring the existing drainage collection area within said commercial site based on existing topography.

Furthermore, the applicant is requesting a new waiver of development standards to allow the maximum 10 foot high retaining wall, where 6.7 feet of the wall will be exposed and a 6 foot high CMU screen wall is proposed above said retaining wall. The top of the proposed wall generally matches the existing grade elevation with the commercial development to the east. Most of the proposed wall will be adjacent to the existing drainage structure within a commercial property that vertically drops substantially within the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0528	Reclassified from R-E to R-3 zoning for a planned unit development	Approved by BCC	December 2021
VS-21-0530	Vacated and abandoned easements and right-of-way	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500152	78 residential lots on 4.6 acres	Approved by BCC	December 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	R-3	Townhouse development planned unit
South	Corridor Mixed-Use	R-4	Senior housing development
East	Corridor Mixed-Use	C-2	Commercial center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	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

Comprehensive Planning

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.

Staff finds the increase in finished grade to maintain historic drainage patterns and meet Clark County drainage criteria necessitates an increase to the combined screen wall and retaining wall height. Even though the overall height of the proposed retaining wall is 10 feet, only 6.7 feet with an additional 6 foot high screen wall will be exposed to the east commercial property. However, with the grade differential between the residential and the commercial properties as well as the public underground drainage, the existing commercial site will not be negatively impacted by the wall height. On the residential property side, the overall wall height exposure will be approximately 6 feet (CMU screen wall), which will be mitigated by the provided landscaping within the common element. Staff finds the increased wall height should have minimal to no impact on the surrounding land uses and properties; therefore, staff recommends approval.

Public Works - Development Review

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.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until December 8, 2025 to commence.
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Comply with approved drainage study PW22-14952;
- 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Russell Road improvement project.
- 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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-23-0292</u> DATE FILED: <u>05/23/2023</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>06/27/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>July 19, 2023</u> FEE: <u>\$1150.00</u> <u>CMA Overlay</u>
	PROPERTY OWNER NAME: <u>Beazer Homes Holdings, LLC</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: <u>702-595-6431</u> E-MAIL: <u>Jeff.Lesnick@Beazer.com</u>
	APPLICANT NAME: <u>Beazer Homes Holdings, LLC</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: <u>702-595-6431</u> E-MAIL: <u>jeff.lesnick@Beazer.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Actus</u> Contact: <u>Darryl Lattimore</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x101</u> CELL: <u>702-403-4174</u> E-MAIL: <u>darryl.Lattimore@actus-nv.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-32-501-006

PROPERTY ADDRESS and/or CROSS STREETS: Southwest of West Russell Road and South Durango Drive

PROJECT DESCRIPTION: Proposed townhome residential development by Beazer Homes

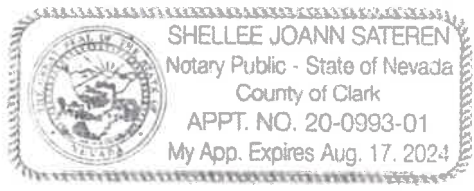
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


 Property Owner (Signature) Michael Gray
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 6, 2023 (DATE)

By Michael Gray
 NOTARY PUBLIC: Shellee Joann Sateren



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

March 13, 2023



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

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

WS-23-0292

**Re.: Majestic Point South (Durango and Russell)
Updated Design Review and Additional Waiver of Standards
APN: 163-32-501-006**

Dear Staff,

On behalf of our client, Beazer Homes, we are updating the tentative map, site plan, and justification letter for the subject project.

Updated Design Review and Waiver of Standards:

Summary of Requests:

Design Review (update):

1. Increase Finished Grade 132 inches where 36 inches is standard (267% increase).

Waiver of Standards (new):

1. Increase retaining wall height from 3 feet to 10 feet (233% increase) along boundary wall (Title 30.64.050.a.4).

Project Description

The project consists entirely of 4.62 acres (gross) and is generally located at the southeast corner of the intersection of Bonita Vista Street and Russell Road. The project site is located in a portion of the West Half (W ½) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 32, Township 21 South, Range 60 East, MDB&M, Nevada commonly known as APN: 163-32-501-006.

Design Review

The project site was re-designed to meet offsite drainage concerns downstream from the project site. The currently designed site will require a maximum elevation raise of 132 inches (11 feet) from existing grade to the finished floor elevation (10.25 feet from the existing grade to the pad elevation). The

applicant requested and received approval for a maximum elevation increase request of 70 inches with the previously approved design review (NZC-21-0528). Please note that the proposed finished grades remain below the existing residential property to the west of the project site, as well as the apartment side south of the project site. The proposed finished grades on the eastern boundary of the project site relatively remain below the adjacent existing commercial development barring the existing drainage collection area within said commercial site based on existing topography. Detail A and Detail B on Sheet SP1 depict said retaining walls. Please note that the maximum exposed retaining wall will be 6.7 feet with the remaining retaining wall residing below grade to match existing wall elevations/drainage structure footing elevations on the eastern property line. Updated cross-section maps have also been updated to depict said elevation increase, as well as depicting the location of the worst-case differential on the site as determined by the final grading design within the drainage study (PW22-14952) approved by Clark County Public Works.

Waiver of Standards

The applicant is applying for a new waiver of standards to allow for a maximum 10 foot high retaining wall (6.7 feet of the wall will be exposed) adjacent to the eastern property line. The majority of the retaining wall will be adjacent to the existing drainage structure within said commercial property that vertically drops substantially within the project site. Please note that the top of the proposed retaining wall generally matches the existing grade elevation within the commercial development to the east barring said drainage area.

Conclusion

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore". The signature is written in a cursive style with a horizontal line extending from the end.

Darryl C. Lattimore, PE
President

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07/19/23 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0269-FAIRMONT PLAZA PARTNERS, LLC:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVER OF DEVELOPMENT STANDARDS for right-of-way dedication.

DESIGN REVIEWS for the following: 1) a proposed distribution center, and 2) finished grade in the CMA Design Overlay District.

Generally located on the north side of Warm Springs Road, 940 feet east of Buffalo Drive within Spring Valley. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-03-401-006

WAIVER OF DEVELOPMENT STANDARDS:

Waiver of development standards for dedication of Pioneer Way.

DESIGN REVIEWS:

1. A distribution center.
2. Increase finished grade to 107 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 197% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 41 (maximum)
- Square Feet: 92,175 (total)
- Parking Required/Provided: 93/98

Site Plan & Request

The plan depicts a proposed distribution center building centrally located on the subject parcel. Access to the site is via 2 driveways along the south property line adjacent to Warm Springs Road. Parking is provided along the south property line, adjacent to portions of the east facing elevation of the distribution center building, and on the northern portion of the site. The distribution center building's design includes a recessed loading dock on the east facing elevation of the building. The building is set back 105 feet from the south property line, 2 feet from the west property line, 96 feet from the north property line, and 80 feet from the east property line.

The applicant is requesting to reclassify the site from R-E zoning to M-D zoning. Along the east property line is the Pioneer Way alignment. The applicant is requesting a waiver to not dedicate this street. There is also a design review for the distribution center building, and a review of the increase in finished grade. The increase finished grade to 107 inches where 36 inches is the maximum allowed is located underneath the distribution center building.

Landscaping

The plan shows a detached sidewalk along Warm Springs Road with 7 large trees and a variety of shrubs and groundcover to be installed. The plan also shows adequate parking lot landscaping to the south, east, and north of the distribution center building.

Elevations

The proposed distribution center building will be constructed with concrete tilt-up panels, stepped parapet rooflines, decorative metal cladding, a blue/grey tone paint colors, aluminum storefront glazing systems, and shielded wall pack lights. The proposed exterior design and varied roofline heights breaks-up any monotonous façade that faces the right-of-way. The overall height of the building will be 41 feet.

Floor Plan

The plan shows 1 distribution center building with an overall area of 92,175 square feet. The plan also shows a fire pump room, 1 electrical room, and a small vestibule for roof access.

Signage

Signage is not a part of this request.

Applicant's Justification:

The current zoning of the site is R-E and designated Business Employment (BE) in the Master Plan for the Spring Valley Planning area. All of the properties in the vicinity to the east and west of the parcel on the north side of Warm Springs Road are either M-D or C-2 zoned and predominately designated as Business Employment (BE) or Corridor Mixed-Use (CM). Therefore, this request is appropriate and compatible with the existing zoning in the area and the Master Plan. The project design includes detached sidewalks, parking lot landscaping, adequate parking spaces, a recessed loading dock, the aesthetics of the building are modern and meets Title 30 standards. As discussed with Public Works staff, Pioneer Way will not be dedicated to the north; therefore, a waiver is required to not dedicate Pioneer Way. A design review to increase the finished grade is located below the proposed building. This design review is

required since the existing grade is 107 inches below the adjacent finished grade. The request is necessary for proper drainage. The proposed distribution center is compatible with the adjacent uses and the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	C-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	C-2	Undeveloped
West	Business Employment	M-D	Distribution center

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

Related Applications

Application Number	Request
VS-23-0270	A vacation and abandonment for 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

Comprehensive Planning

Zone Change

Per Section 30.40.230, the Designed Manufacturing District (M-D) is established to provide areas suitable for the development of light manufacturing establishments with limited outside uses and to prohibit the development of incompatible uses. The applicant is requesting to reclassify the site from R-E zoning to M-D zoning. Staff finds that the applicant's request is conforming to the Master Plan land use designation of Business Employment (BE). Records also show that a 41 acre parcel immediately to the west was reclassified to M-D zoning for a distribution center. The request is within the appropriate range of intensity for the immediate area, and the proposed M-D zoning is compatible with the existing commercial industrial properties in the surrounding area. Staff supports this request.

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.

Design Review #1

The proposed distribution building has a clean modern aesthetic that is harmonious to the surrounding industrial and commercial buildings within the immediate area. The site layout was logically designed with vehicular, and pedestrian circulation integrated accordingly. The landscaping will help enhance the Warm Springs Road streetscape as well as help screen portions of the distribution center building. The applicant also provided ample parking for future tenants. Staff also recommends approval of this design review since the overall design complies with the CMA Design Overlay District standards.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to not dedicate Pioneer Way as it ends just south of Warm Springs Road.

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 waiver 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road.
- 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

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 #0209-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FAIRMONT PLAZA PARTNERS, LLC

**CONTACT: BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, 2ND FLOOR,
LAS VEGAS, NV 89101**

B

07/19/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

WARM SPRINGS RD/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0270-FAIRMONT PLAZA PARTNERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Warm Springs Road and Arby Avenue (alignment) within Spring Valley (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
176-03-401-006

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The site plan shows 33 foot wide patent easements along the north, south, east, and west property lines of the subject parcel. The applicant is requesting to vacate these easements since they are no longer necessary for the development of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	C-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	C-2	Undeveloped
West	Business Employment	M-D	Distribution center

Related Applications

Application Number	Request
ZC-23-0269	A zone change to reclassify the site from R-E to M-D zoning for a proposed 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 that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised 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 45 feet to the back of curb for Warm Springs Road;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: FAIRMONT PLAZA PARTNERS, LLC
CONTACT: BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, 2ND FLOOR,
LAS VEGAS, NV 89101

DRAFT

MINI-WAREHOUSE
(TITLE 30)

JONES BLVD/O'BANNON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0272-ROADRUNNER TRUST & CARRISON, ANDREW JOHN TRS:

ZONE CHANGE to reclassify 2.5 acres from a C-P (Office and Professional) Zone to a C-1 (Local Business) Zone.

USE PERMITS for the following: 1) mini-warehouse; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) access local street; 2) reduce parking; 3) increase wall height; 4) reduce setback; 5) allow attached sidewalk; and 6) allow modified driveway design standards.

DESIGN REVIEW for a mini-warehouse with vehicle storage facility.

Generally located on the east side of Jones Boulevard and the south side of O'Bannon Drive within Spring Valley (description on file). RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

163-01-401-001

USE PERMITS:

1. Mini-warehouse facility in a C-1 zone per Table 30.44-1.
2. Off-highway vehicle, recreational vehicle, and watercraft storage facility in a C-1 zone per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow access to local street (O'Bannon Drive) where not permitted, per Table 30.56-2.
2. Reduce parking to zero spaces where 5 spaces are required per Table 30.60-1 (a 100% reduction).
3. Increase wall height to 9.5 feet where 6 feet is allowed per Table 30.64-2 (a 58.3% increase).
4. Reduce side yard setback (for east RV canopy) to 10 feet where 16 feet is required adjacent to a residential use per Figure 30.56-10 (a 37% decrease).
5. Allow attached sidewalk (O'Bannon Drive) where detached sidewalk is required per Section 30.64.030.
6. Reduce driveway departure distance to 121 feet where 190 feet is required from the intersection per Uniform Standard Drawing 222.1 (a 36%% reduction).

**LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Mini-warehouse facility
- Number of Stories: 1
- Building Height (feet): 18 (Building A & B)/16 (Buildings C through E)/16 (Canopies)
- Square Feet: 2,000 (Buildings A and E)/7,000 (Building B)/2,600 (Building C)/3,200 (Building D)
- Parking Required/Provided: 5/0

Site Plan

This is a conforming zone change request from C-P to C-1 zoning. The plans propose an unstaffed mini-warehouse facility. Entry access to the site is from a one-way entrance along Jones Boulevard with a one-way exit located on O'Bannon Drive. The gated access from Jones Boulevard is set back 50 feet from the right-of-way and the exit onto O'Bannon Drive is set back 52 feet. One-way and two-way drive aisles from 30 feet to 45 feet wide provide interior access throughout the site. A trash enclosure is located at the southeast corner of the site. The plans show 5 proposed mini-warehouse buildings on the boundary of the property. A total of 49 covered parking spaces for recreational and off-highway vehicles is centrally located within the site and along a portion of the east property line. Building C is located along the southern portion of the east property line adjacent to the commercial zone (C-2) and set back 10 feet from the residential property on the northern portion of the area to the east. The RV canopy is set back from the east property line 10 feet and over 50 feet from the north property line. Buildings A and E are set back 16 feet from Jones Boulevard, and Building B is set back 19 feet from Jones Boulevard.

Landscaping

The site will be enclosed with an 8 foot high block wall with 1 foot 4 inch high wrought iron (approximate overall height of 9.5 feet). A 15 foot wide street landscape area is provided along Jones Boulevard adjacent to an existing attached sidewalk. Along Jones Boulevard an intense landscape buffer, per Figure 30.64-12, is provided between Buildings A and B and consists of Evergreen trees where the vehicle and watercraft storage may be visible from the right-of-way. An 18 foot to 20 foot wide landscape buffer is provided along the west side of the driveway entrance on O'Bannon Drive with a 35 foot wide landscape buffer on the east side of the driveway entrance on O'Bannon Drive. A 10 foot wide intense landscape buffer with Evergreen trees is provided along the east property line adjacent to the residential properties, per Figure 30.64-12.

Elevations

Building's A and B have an overall height of 18 feet, Buildings C and D range in height from 12 to 16 feet, and Building E has an overall height of 16 feet. The exterior surface is comprised of

painted metal in brown/tan. Roll-up doors are located interior to the complex. The covered parking for the recreational, off-highway vehicles, and watercraft range from 14 feet to 16 feet for the larger spaces. The canopy located along the east property line has an overall height of 15 feet 2 inches.

Floor Plans

All proposed structures are single story. Buildings A and E consist of 2,000 square feet, Building B, 7,000 square feet, Building C, 2,600 square feet and Building D, 3,200 square feet. The covered canopies range in size from 3,700 square feet to 8,700 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing structures on the site will be removed to provide the proposed mini-warehouse facility. The site is accessed from Jones Boulevard with an automated electronic keypad at the one-way entrance. Customers may access the site daily from 7:00 a.m. to 7:00 p.m. No leasing office nor staff are provided at the site as all transactions are conducted remotely. Periodic site and landscape maintenance will occur as necessary or dictated by site conditions, but no less than once per month. The exit onto O'Bannon Drive is provided to allow for site maneuverability and provide required Fire Department access. The applicant also indicates that the existing office park to the north has a one-way exit to O'Bannon Drive. The increased wall and fence heights are provided to screen visibility and to provide additional site security. Landscaping has been provided along the east property line to the east of the existing overhead power lines, which are located over the proposed Building C and easterly canopy. The applicant indicates that the proposed use will be screened by the proposed and existing landscaping and structures located on the residential properties. Additional landscaping depth has been provided along O'Bannon Drive at the back of the proposed attached sidewalk to match the landscaping on the north side of the street and provided for transition to the residential properties to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1133-00 (AR-0032-15)	Third application to review for a variance for an automobile storage yard	Approved by BCC	June 2015
ZC-1133-00 (ET-0029-10)	Second extension of time on a variance to review an automobile storage yard	Approved by BCC	March 2010
ZC-1133-00 (ET-0297-04)	Second extension of time to reclassify 2.6 acres to C-P zoning for an automobile storage yard	Approved by BCC	October 2004
ZC-1133-00 (ET-0287-02)	First extension of time to reclassify 2.6 acres to C-1 zoning (reduction to C-P) and a variance for an automobile storage yard	Approved by BCC	October 2002
ZC-1133-00	Reclassified 2.5 acres to C-1 zoning (reduction to C-P) and a variance for an automobile storage yard	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	City of Las Vegas	C-1	Office park
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	R-E & C-2	Single family residential
West	City of Las Vegas	P-R	Office & undeveloped

Related Applications

Application Number	Request
VS-23-0271	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

Staff finds that the request to C-1 zoning is appropriate at this location. This zone change will establish cohesive zoning for the corner of an arterial street and local street. In addition, uses permitted in the C-1 zone should not create a burden on services an infrastructure nor impact adjacent properties. Staff supports the 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.

Mini-warehouse facilities have been known to be quiet neighbors and not generate much traffic. In this case, the mini-warehouse facility is located adjacent to an arterial street and portion of the proposed development is located adjacent to a C-2 zoned facility to the east, and C-1 zoned office park to the north (both in the City of Las Vegas). The proposed facility should not impact the surrounding area. All proposed structures are 18 feet or less in height, and a landscape buffer is provided along the property lines. While recreational vehicle and off-highway parking spaces are located along the east property line, the closest space is located 10 feet from the east property line and the carport does not exceed 16 feet in height with an intense landscape buffer, per Figure 30.64-12. The remaining recreational vehicle and off-highway vehicle parking is located over 70 feet from the east property line and a portion of those spaces are buffered by Building C. Therefore, staff supports these requests.

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.

Waivers of Development Standards #1 & #2

An existing office park is located to the north of this site and has an exit-only driveway onto O'Bannon Drive. Typically, office parks have higher traffic volumes at different times of the day compared to the proposed use. Mini-warehouse developments typically do not tend to generate high traffic volumes, and staff can support access to the local street. Staff finds that maintenance crews should be provided with at least 1 on-site parking space, as there appears to be space at the northeast portion of the site. With that addition, staff can support the request to reduce parking and have access to O'Bannon Drive.

Waivers of Development Standards #3, #4, & #5

While staff typically does not support a reduction in setbacks, the proposed structure (canopy) is 16 feet high where a residential accessory structure is allowed at 25 feet high with a 5 foot side setback. Additionally, an intense landscape buffer is provided with Evergreen trees with a 9.5 foot high wall with wrought iron fence to reduce the visual impact of the structure. Although a detached sidewalk is preferred, there is an existing attached sidewalk that provides 15 feet of landscaping, along Jones Boulevard, an attached sidewalk on the north side of O'Bannon Drive, and rural street standards to the east. With these considerations, staff can support these requests.

Design Review

The elevations provided include structures that have a maximum overall height of 18 feet. Typical neutral colored buildings and decorative block walls provide for a varying street view. Additional landscaping has been designed around the site to provide visual relief and adequate landscaping is provided to buffer the residential development to the east. The interior site circulation is in excess for vehicle access. Staff can support this request for the reasons stated above.

Public Works - Development Review

Waiver of Development Standards #6

Staff has no objection to the reduction in the departure distance for the O'Bannon Drive commercial driveway. The applicant placed the driveway as far east as the site will allow.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a maintenance parking space at the northeast corner of the site;
- 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 use permits, waivers 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;
- Traffic study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact 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: NDL GROUP, INC.

CONTACT: LAURIE HRNCIAR, NDL GROUP, INC., 3830 S. JONES BLVD., LAS VEGAS, NV 89103

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EASEMENTS
(TITLE 30)

JONES BLVD/O'BANNON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0271-ROADRUNNER TRUST & CARRISON, ANDREW JOHN TRS:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between O'Bannon Drive and Sahara Avenue within Spring Valley (description on file). RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

163-01-401-001

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation of patent easements located along the north and east property lines of the parcel. The north easement is 3 feet in width and the east easement is 33 feet in width. The applicant indicates that the easements need to be vacated to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1133-00 (AR-0032-15)	Third application to review for a variance for an automobile storage yard	Approved by BCC	June 2015
ZC-1133-00 (ET-0029-10)	Second extension of time on a variance to review an automobile storage yard	Approved by BCC	March 2010
ZC-1133-00 (ET-0297-04)	Second extension of time to reclassify 2.6 acres to C-P zoning for an automobile storage yard	Approved by BCC	October 2004
ZC-1133-00 (ET-0287-02)	First extension of time to reclassify 2.6 acres to C-1 zoning (reduction to C-P) and a variance for an automobile storage yard	Approved by BCC	October 2002
ZC-1133-00	Reclassified 2.5 acres to C-1 zoning (reduction to C-P) and a variance for an automobile storage yard	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	City of Las Vegas	C-1	Office park
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	City of Las Vegas	P-R	Office & undeveloped

Related Applications

Application Number	Request
ZC-23-0272	A zone change to reclassify 2.5 acres for a mini-warehouse and vehicle storage facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NDL GROUP, INC.

CONTACT: LAURIE HRNCIAR, NDL GROUP, INC., 3830 S. JONES BLVD., LAS VEGAS, NV 89103

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