



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 13, 2021

6:30pm

## 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 [chaves@yahoo.com](mailto:chaves@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: Yvette Williams, Chair  
 Rodney Bell  
 Brian A. Morris  
 Catherine Godges, Vice Chair  
 John Getter

Secretary: Carmen Hayes (702) 371-7911 [chaves@yahoo.com](mailto:chaves@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](mailto: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, Roll Call, and County Staff Introductions

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 29, 2021. (For possible action)
- IV. Approval of the Agenda for July 13, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **WS-21-0015-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced lot sizes; **2)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and **3)** modified gate geometrics.  
**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** a single family residential subdivision on 1.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the west side of Lindell Road and the south side of Teco Avenue within Spring Valley. MN/bb/jd (For possible action) **07/07/21 BCC**
  - 2. **NZC-21-0290-LHSFS WARM SPRINGS HOLDINGS, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce landscaping; **3)** alternative driveway geometrics; and **4)** reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse complex; and **2)** finished grade in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley (description on file). MN/jt/jd (For possible action) **08/03/21 PC**
  - 3. **VS-21-0289-LHSFS WARM SPRINGS HOLDINGS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Belcastro Street and Tenaya Way within Spring Valley (description on file). MN/jt/jd (For possible action) **08/03/21 PC**
  - 4. **TM-21-500091-LHSFS WARM SPRINGS HOLDINGS, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot and common lots on 5.0 acres in M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/jt/jd (For possible action) **08/03/21 PC**
  - 5. **NZC-21-0295-OMNI FAMILY LP:**  
**ZONE CHANGE** to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.  
**USE PERMIT** for an attached (townhouse) planned unit development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce private street width; 3) allow modified A-curb and ribbon curb with an inverted crown; 4) reduce street intersection off-set; and 5); allow modified private residential driveway design.

**DESIGN REVIEWS** for the following: 1) an attached single family residential planned unit development; and 2) finished grade. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action) **08/03/21 PC**

6. **VS-21-0296-OMNI FAMILY LP:**

**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and the Red Rock Drainage Channel, and between Bonita Vista Street and Durango Drive and portion of a right-of-way being Russell Road located between Bonita Vista Street and Durango Drive, and a remnant portion of right-of-way being Dewey Drive between Bonita Vista Street and Durango Drive within Spring Valley (description on file). JJ/rk/jd (For possible action) **08/03/21 PC**

7. **TM-21-500093-OMNI FAMILY LP:**

**TENTATIVE MAP** consisting of 78 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/rk/jd (For possible action) **08/03/21 PC**

8. **UC-21-0300-LEUNG CHUNG WAN & LUK YIM NGOR:**

**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a retail and office complex on a portion of 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. JJ/lm/jo (For possible action) **08/03/21 PC**

9. **VS-21-0288-CHURCH ROMAN CATHOLIC LAS VEGAS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Torrey Pines Drive and Redwood Street (alignment) within Spring Valley (description on file). MN/lm/jd (For possible action) **08/03/21 PC**

10. **VS-21-0305-REMINGTON UTE, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street and between Ponderosa Way (alignment) and Oquendo Road within Spring Valley (description on file). MN/sd/jo (For possible action) **08/03/21 PC**

11. **TM-21-500097-REMINGTON UTE, LLC:**

**TENTATIVE MAP** 1 commercial lot on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/sd/jo (For possible action) **08/03/21 PC**

12. **WS-21-0282-AGASSI, ANDRE:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce side yard setback; and 2) reduce lot area in conjunction with an existing residence within a minor subdivision on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Andre

Drive and the west side of Agassi Court within Spring Valley. JJ/bb/jo (For possible action)  
**08/03/21 PC**

13. **WS-21-0308-OJAI OIL COMPANY:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping.  
**DESIGN REVIEW** for a proposed building addition to a mini-warehouse development on 2.6 acres in a C-1 (Local Business) Zone. Generally located on the east side of Rainbow Boulevard, 913 feet north of Hacienda Avenue with Spring Valley. MN/jor/jo (For possible action) **08/03/21 PC**

VII. General Business

None

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

- IX. Next Meeting Date: July 27, 2021.

- X. Adjournment.

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

07/07/21 BCC AGENDA SHEET

REDUCED LOT SIZE  
(TITLE 30)

LINDELL RD/TECO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0015-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced lot sizes; 2) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and 3) modified gate geometrics.

**DESIGN REVIEWS** for the following: 1) finished grade; and 2) a single family residential subdivision on 1.8 acres in an R-E (Rural Estates Residential) (AE-68) Zone.

Generally located on the west side of Lindell Road and the south side of Teco Avenue within Spring Valley. MN/bb/jd (For possible action)

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RELATED INFORMATION:

APN:

163-36-401-026

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the minimum net lot area to 15,654 square feet where 16,200 square feet (adjacent to a collector street) is allowed per Table 30.40-1 (a 3% reduction).
- b. Reduce the minimum net lot area to 15,703 square feet where 18,000 square feet is allowed per Table 30.40-1 (a 13% reduction).
- c. Reduce the minimum gross lot area to 19,577 square feet where 20,000 square feet is required per Table 30.40-1 (a 2% reduction).
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Teco Avenue and Lindell Road where required per Section 30.52.050.
3. Reduce the throat depth to a gate call box to 38 feet where 50 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).

**DESIGN REVIEWS:**

1. Increase finished grade up to 4 feet (48 inches) where a maximum of 1.5 feet (18 inches) is the standard per Section 30.32.040 (a 167% increase).
2. Single family residential development.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 1.8 (net)/2.3 (gross)
- Number of Lots/Units: 4
- Density (du/ac): 1.7 (gross)
- Minimum/Maximum Lot Size (square feet): 15,654 /17,974 (net)
- Project Type: Single family residential

Site Plan

The site plan depicts 4 proposed lots with cul-de-sac access from the north at Teco Avenue. The maximum increased fill depth will be located at the southeast corner of the property. The property and the existing homes located west of this site are on higher ground. This property will be elevated above the land to the south, north, and east with maximum 3 foot retaining walls. Currently 3 out of the 4 lots do not meet minimum net lot standards. No perimeter landscaping is proposed and rural street standards are depicted.

Elevations

The proposed homes will be custom built and match the materials and designs of the surrounding neighborhood.

Floor Plans

The proposed homes will be custom built with floor plans comparable to the surrounding neighborhood.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to develop 4 new lots with custom homes matching the sizes, architecture and design style of the surrounding neighborhood. In order to develop the site with acceptable drainage patterns, the applicant is proposing to increase the amount of allowed fill by adding up to 30 inches in specific areas of the property. Per the parcel map determination #MSM-20-6000-16, the applicant is requesting a waiver of full off-site improvements, including partial paving, curb, gutter, sidewalk, and streetlights. Due to the property being located on a corner and the additional right-of-way dedication required, the applicant is requesting a waiver from minimum gross and net lot sizes, to accommodate 4 lots. The resulting lots and development of custom designed single family residential homes will match the existing development in the surrounding area.

**Surrounding Land Use**

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

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### 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 lot size waiver does not comply with Title 30 minimum standards and will be detrimental to the surrounding area. The granting of such application will not be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Master Plan and Title 30 and is not consistent with existing development in the area. Staff finds that this is a self-imposed hardship and that the development could be adjusted to meet minimum lot sizes. Therefore, staff recommends denial.

##### Design Review #1

The proposed development is not compatible with adjacent development and development in the area. Staff finds that the reduction in lot size is a self-imposed hardship and that the development could be adjusted to meet minimum lot sizes. Since staff is not supporting the request to reduce lot size, staff cannot support the design review.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Staff has no objection to not install full off-site improvements on Teco Avenue and Lindell Road. The parcels along Teco Avenue and Lindell Road are in the RNP-I overlay district, resulting in non-urban standards for the roadways. However, since Planning is recommending denial of the application, staff cannot support this request.

##### Waiver of Development Standards #3

Staff has no objection to the reduction in the throat depth distance to the call box. The proposed 4 lot subdivision should see a low volume of traffic because of the limited number of lots. However, since Planning is recommending denial of the application, staff cannot support this request.

##### Design Review #2

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

Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this design review.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48/120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65 (65 - 70 DNL) and the AE-60 (60 - 65 DNL) noise contours for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International facilities to meet future air traffic demand.

#### **Staff Recommendation**

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

If approved:

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

##### **Public Works - Development Review**

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

##### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the



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

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For the portion located in the AE-65, incorporate an exterior to interior noise level reduction of 35 decibels into the building construction for the habitable space that exceeds 35 feet in height, for that portion located in the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998 and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### **Building Department - Fire Prevention**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0361-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** DNK DEVELOPMENT, LLC AND MEGA INVESTMENTS, LLC  
**CONTACT:** JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,  
LAS VEGAS, NV 89118

DRAFT

# REVISED

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08/03/21 PC AGENDA SHEET

OFFICE/WAREHOUSE COMPLEX  
(TITLE 30)

WARM SPRINGS RD/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-21-0290-LHSFS WARM SPRINGS HOLDINGS, LLC:**

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

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce landscaping; 3) alternative driveway geometrics; and 4) reduce driveway departure distance.

**DESIGN REVIEWS** for the following: 1) office/warehouse complex; and 2) finished grade in the CMA Design Overlay District.

Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley (description on file). MN/pjd (For possible action)

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RELATED INFORMATION:

APN:

176-03-801-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the side street (corner) setback to 5 feet where 20 feet is the minimum per Table 30.40-5 (a 75% reduction).
- b. Reduce the setback from a right-of-way (Belcastro Street) to 5 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).
2. Reduce street landscaping width to 5 feet where 6 feet is the minimum per Figure 30.64-13 (a 17% reduction).
3. a. Reduce the throat depth for the driveway on Warm Springs Road to 14 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 44% reduction).
- b. Reduce the throat depth for the northern driveway on Belcastro Street to 16 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 36% reduction).
- c. Reduce the throat depth for the southern driveway on Belcastro Street to 6 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 76% reduction).
4. Reduce the departure distance on Warm Springs Road to 92 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 52% reduction).

**DESIGN REVIEWS:**

1. Office/warehouse complex.



2. Increased finished grade to 42 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 133% increase).

**LAND USE PLAN:**

SPRING VALLEY - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description.**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Project Type: Office/warehouse complex
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 72,555 (Building 1 – 48,326/Building 2 – 24,229)
- Parking Required/Provided: 110/151

**Neighborhood Meeting Summary**

Notices were mailed to property owners within 1,500 feet of the site notifying them of a virtual neighborhood meeting that was held on February 22, 2021 at 5:30 p.m. No neighbors attended the meeting.

Site Plan

The site plan depicts 2 office warehouse buildings centrally located on the site. The northern building is set back 20 feet from the eastern property line along Belcastro Street, 77 feet from the northern property line, and 83 feet from the western property line. The southern building is set back 5 feet from the eastern property line along Belcastro Street for stairwells, and a majority of the building is set back 8 feet 5 inches, 79 feet from the southern property line along Warm Springs Road, and 72 feet from the western property line. A waiver of development standards is necessary to reduce the eastern setback for the southern building to 5 feet. The area between the buildings is 63 feet wide and includes a drive aisle and loading docks.

Access to the site is provided by 2 driveways on Belcastro Street and 1 driveway on Warm Springs Road. Waivers of development standards are required for alternative driveway geometrics, which includes reduced throat depth for all 3 driveways and a reduced departure distance on Warm Springs Road. Parking is provided on the south, west, and north sides of the site, and a trash enclosure is provided between both buildings on the west side of the site.

Landscaping

Landscaping along Warm Springs Road includes a 5 foot wide landscape strip, a detached sidewalk, and a 10 foot wide landscape strip. Along Belcastro Street, landscaping ranges in width from 5 feet to 23 feet behind an attached sidewalk. A waiver of development standards is necessary to reduce the landscaping along Belcastro Street to 5 feet where 6 feet is the minimum width adjacent to trees. An 8 foot wide landscape strip is provided along the north property line, and a 7 foot wide landscape strip is provided along the west property line. Landscaping is also provided within the parking lot in landscape fingers.



Elevations

The southern building is 40 feet high, and the northern building is 34 feet high. Both buildings include parapet walls along the rooflines at various heights, off-set vertical surface planes, and an earth tone color scheme.

Floor Plans

The southern building is 48,326 square feet, and the northern building is 24,229 square feet. Both buildings include open floor plans with areas designated as accessory office uses to accommodate future tenant needs.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed office/warehouse development is suitable at this location and the waivers of development standards are appropriate. For example, the reduced setback and landscaping width along Belcastro Street is necessary to maintain on-site circulation, and additional landscaping is provided adjacent to the northern building. Similarly, the alternative driveway geometrics are due in part to the narrowness of the site. Also, Belcastro Street is not heavily utilized, and a public facility is located directly to the east of the site, which does not generate any traffic on Belcastro Street. Therefore, the reduced throat depths should not create a public safety concern. Lastly, the increased finished grade is necessary due to the topography of the site and to maintain necessary flood protection.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	M-D	Office/warehouse complex
South	Residential High (8 du/ac to 18 du/ac)	R-3 & C-2	Single family residential & commercial complex
East	Public Facilities	P-F	Water reservoir & pump station
West	Office Professional	C-P	Office building

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0289	A request to vacate and abandon government patent easements is a companion item on this agenda.
TM-21-500091	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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





## Analysis

### Current Planning

#### Zone Change

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

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

Since the Spring Valley Land Use Plan was last adopted in 2014, a changing economy has necessitated significant increases in additional office/warehouse buildings to facilitate logistics, warehousing, and distribution. Meanwhile, more employees are working from home, which has decreased the demand for office buildings. As a result, M-D zoning is more appropriate for this site than C-P zoning, which would be allowed by the Office Professional land use designation.

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

An identical office/warehouse complex is under development in an M-D zone directly north of this site, an office building is located directly west of this site in a C-P zone, and a water reservoir and pump station are located east of this site across Belcastro Street in a P-F zone. The intensity of uses allowed in the proposed M-D zoning is compatible with these existing surrounding uses. South of the site, across Warm Springs Road, is an existing commercial complex in a C-2 zone and a R-3 zoned single family subdivision. M-D zoning is compatible with the existing C-2 zoned commercial complex, and Warm Springs Road, which is a 100 wide arterial street, will provide an adequate buffer between the proposed M-D zoning and the existing R-3 zoned single family subdivision.

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

There has been no indication from the public utility purveyors that the proposed M-D zoning would negatively impact any public facilities and services.

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

Land Use Goal 11 encourages in part areas for distribution, logistics, and manufacturing to bolster the economic viability of Southern Nevada. The proposed M-D zoning would allow for these uses. Also, Growth Management Policy 1 encourages the development of vacant parcels within serviced areas. The vacant parcel is within an area serviced by public utilities, and a nonconforming zone change to M-D zoning would make the parcel more viable for development.



Lastly, Urban Specific Policy 2 encourages in-fill development to be consistent with existing adjacent development. Here, the proposed M-D zoning is consistent with the adjacent parcel to the north, which is also zoned M-D. As a result, the proposed nonconforming zoning conforms to the applicable adopted plans, goals, and policies.

## **Summary**

### Zone Change

The proposed nonconforming zone boundary amendment is appropriate since a changing economy necessitates more M-D zoning to accommodate logistics, warehousing, and distribution. Also, the intensity of uses allowed in an M-D zone is compatible with the existing surrounding development. Lastly, the proposed nonconforming zone boundary amendment will not adversely impact public utilities and services, and it conforms to applicable adopted plans, goals, and policies.

### 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

The reduced setback and reduced landscaping for the southern building along Belcastro Street complies with the standards of approval for waivers of development standards. For example, the abutting drainage facility and pump station on the east side of Belcastro Street will not be affected in a substantially adverse manner. Furthermore, the reduced setback and street landscaping will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood. The residents to the south of Warm Springs Road will not be impacted, employees visiting the office/warehouse complex will not be impacted since there is adequate landscaping on other portions of the site, and Belcastro Street will not have heavy traffic volumes so the visual impact to the public realm will be reduced. Furthermore, the reduced setback to 5 feet is only adjacent to a stairway, while most of the building is set back over 8 feet from the back of the attached sidewalk. A setback of 8 feet was approved from Belcastro Street for the identical development directly north of this site. As a result, staff can support these waivers of development standards.

### Design Review #1

The site layout and architectural design of the office/warehouse buildings comply with the standards of approval for a design review. The proposed development is compatible with adjacent development and development in the area, and the elevations, design characteristics, and other architectural features create an orderly and aesthetically pleasing environment; therefore, staff can support the request.



## **Public Works - Development Review**

### Waiver of Development Standards #3

Staff has no objection to the reduced throat depths for the commercial driveways. The applicant worked with staff to remove parking spaces and provide additional landscape buffers adjacent to the entrances into the site. The buffers improve the visibility of traffic and provide more room for vehicles to safely exit the right-of-way.

### Waiver of Development Standards #4

The applicant worked with staff to place the Warm Springs Road commercial driveway centrally on the site. Although the departure distance does not comply with the minimum standards, staff requested that the proposed driveway be separated from the driveway on the parcel to the west; therefore, staff has no objection to the reduction in the departure distance.

### 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 22, 2021 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

## **Public Works - Development Review**

- Drainage study and compliance;



- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road, 30 feet for Belcastro Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0254-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARTING SEAS INVESTMENTS, LLC

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







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input 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)  <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> ANNEXATION REQUEST (AR)  <input type="checkbox"/> EXTENSION OF TIME (ET)  <u>(ORIGINAL APPLICATION #)</u>  <input type="checkbox"/> APPLICATION REVIEW (AR)  <u>(ORIGINAL APPLICATION #)</u>	<b>STAFF</b>	APP. NUMBER: <u>NZC-21-0290</u> DATE FILED: <u>6/9/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/13/21</u> PC MEETING DATE: <u>8/3/21</u> BCC MEETING DATE: <u>9/22/21</u> FEE: <u>\$3,300</u>
	<b>PROPERTY OWNER</b>	NAME: <u>LHSFS Warm Springs Holdings, LLC</u> ADDRESS: <u>7301 Peak Drive #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-240-1232</u> CELL: <u>702-595-3388</u> E-MAIL: <u>davide@sdml-tv.com</u>
	<b>APPLICANT</b>	NAME: <u>Parting Seas Investments, LLC</u> ADDRESS: <u>6161 S. Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-990-5358</u> CELL: _____ E-MAIL: <u>Noelle@partingseas.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Drive #850</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kornlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 176-03-801-008

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs and Belcastro

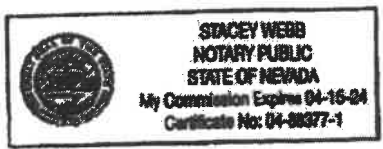
PROJECT DESCRIPTION: Zone Change and Design Review for an Office Warehouse Facility

I, (We) the undersigned owner and say that I (we) 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 this proposed application.

David L. Sternberg      DAVID L. STERNBERG  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 23, 2021 (DATE)  
 by David L. Sternberg  
 NOTARY PUBLIC: Stacey Webb



\*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.



**KAMPEER  
CROWELL**

**ATTORNEYS AT LAW**

LAS VEGAS OFFICE

**JENNIFER LAZOVICH**

[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
702.792.7050

June 9, 2021

**VIA UPLOAD**

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

**Re: Revised - Compelling Justification Letter – Non-conforming Zone Change for APN: 176-03-801-008; Waivers, Design Review and Tentative Map for an Office Warehouse Development**

To Whom It May Concern:

Please be advised our office represents Parting Seas (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 5 acres and is generally located near Warm Springs Road and Belcastro Street. The property is more particularly described as APN: 176-03-801-008 (the "Site"). The Applicant is proposing a non conforming zone change from R-E to M-D. The Applicant is also requesting a design review and certain waivers for a proposed office warehouse development.

**Non-conforming Zone Change:**

The Spring Valley Land Use Plan designation for the Site is Office Professional. The Applicant is seeking a non-conforming zone change to M-D. This request satisfies the criteria for a non-conforming zone change with the compelling justification required by Title 30 as follows:

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

The Site is planned for Office Professional but is located adjacent to property that is already developed with an office warehouse and zoned M-D. The Spring Valley Land Use Plan Map was last amended in October of 2014. Also, in April, 2015, the new Urban Land Use Policies were adopted. In addition, there are other projects developed as office warehouse buildings east of the Site near Rainbow Boulevard. A significant amount of property north of Warm Springs Road is master planned for Business Design Research Park (BDRP). Therefore, a non conforming zone change to M-D is consistent with the master plan for many of the properties north of Warm Springs Road.

2. **The density or intensity of the uses allowed by the non-conforming zoning is compatible with the existing and planned land uses in the surrounding area:**

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.798.7181

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

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.5300  
Fax: 775.882.0257



The Site is currently zoned R-E and is adjacent to other developed office warehouse projects to the north. The proposed project will be consistent with the adjacent office warehouse projects to the north as well as farther to the east of the Site.

3. **There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire, and police facilities, and storm water and drainage facilities, as a result of the uses allowed by the non-conforming zone change:**

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. The Site is located on Warm Springs Road which is a fully constructed 100 foot wide road. Fire services and police services will not be substantially affected by the development of the Site. Since this isn't a residential project, there won't be any impact on schools or parks. Finally, the Applicant will mitigate any impacts the proposed development may have.

4. **The proposed non-conforming zone conforms to other applicable adopted plans, goals, and policies:**

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located on along a major arterial, Warm Springs Road, so it has ideal circulation for an office warehouse. The Site is located near other office warehouse complexes and near other areas that are master planned BDRP. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 96 encourage business and design research park developments to be designed as centers with limited points of ingress and egress on arterial and collector streets to reduce traffic congestion. Here, the applicant is only seeking one driveway off Warm Springs Road. The driveways off Belcastro Street are across from a Public Facility (CCWRD) that generates minimal traffic and has no driveways onto Belcastro Street.
- Policy 97 encourage business and research park developments to orient less intensive uses and landscaping adjacent to public rights of way on the perimeter of the development to improve visual quality and buffering. Here, the applicant is proposing landscaping around the perimeter of the Site. Additionally, there will be offices with windows on the corners of Building 1 facing toward Warm Springs Road.
- Policy 99 ensures that business and research park developments are complementary with abutting uses through site planning and building design on the perimeter. Here, the Site is surrounded by similar developments to the north, west and farther east of the Site.

As such, the Site design meets the goals and polices set forth in the new Urban Land Use Policies.



**Design Review & Waiver of Development Standards:**

The applicant is proposing two office warehouse buildings. Building 1 will be approximately 48,000 square feet and Building 2 will be approximately 24,165 square feet. Both buildings will have a maximum height of 40 feet. Building 1 will be located closer to Warm Springs Road. There will be two office uses on each corner. The loading spaces will be on the north side of the building. Similarly, Building 2 will have rear doors facing towards the loading dock of Building 1. The front office space for Building 2 will face north. The buildings will be comprised of concrete and will be painted Oyster with varying grey colored accents in Grange Hall and Introspective. The Applicant is providing 157 parking spaces where 110 parking spaces are required.

The Applicant is seeking the following waivers:

- Reduction in Warm Springs Road departure lane from 190 feet to 92 feet. The applicant has tried to comply with as much separation as possible; however, due to the narrowness of the Site, a waiver is still necessary.
- Reduction in driveway throat depth along the northern portion of the site off Belcastro Street. The reduction request is to allow 16 feet where 25 feet is required. Belcastro Street is not heavily utilized. In addition, there is a public facility (CCWRD) to the east of the Site with limited to minimal traffic. Therefore the reduction in throat depth should not create a public safety concern.
- Truck drive along Belcastro: Reduction in driveway throat depth along the eastern driveway separating the two buildings along Belcastro Street. The reduction request is to allow 6'-10" where 25-feet is required. As noted above Belcastro Street is not heavily utilized. In addition, there is no automobile parking behind either building. The dimension from the end of the throat depth to the first roll up door is 19'-10". Therefore, the reduction should not create a public safety concern.
- Drive along Warm Springs: Reduction in driveway throat depth along the southern driveway along Warm Springs Road. The reduction request is to allow 14'-2" where 25 feet is required. No parking will be allowed directly in line with the entry drive. In addition, a minimum of 18'-2" landscape buffer has been added to the drive aisle for a total distance of 32'-4". This distance exceeds the minimum 25'-0" depth required.
- Reduction in required landscape width adjacent to Building 1 along Belcastro Street. Due to the narrowness of the Site and the accommodation for sufficient parking, the Applicant is seeking a waiver to reduce the perimeter landscape buffer area to 5 feet where 10 feet is required. As a compensating benefit, the Applicant is proposing a larger landscape buffer adjacent to Building 2.
- Reduction in building 1 setback distance from 20'-0" to 5'. In order to accommodate the required amount of parking, the setback is reduced to maintain the circulation dimension.





**Design Review for Grade Fill**

Also, as part of this application, the Applicant also requests a Design Review to allow up to 3.5 feet of excess fill. Please note that the cross sections indicate a maximum fill of approximately 2 feet; however, the concept grading and cross sections were prepared based on preliminary boundary and topography information available via the Clark County GIS shapefile information prior to completion of a design survey and Technical Drainage Study/Analysis (currently in process). For this reason, the Applicant respectfully requests consideration to approve an additional 18-inches, to the maximum fill depth shown, for a maximum of 3.5 feet of fill, to accommodate any potential topographic discrepancies and additional flood protection criteria (if necessary).

**Neighborhood Meeting Summary:**

The Applicant held a virtual Zoom neighborhood meeting on Monday, February 22, 2021. No one other than the applicant's representatives participated in the Zoom meeting.

**Tentative Map**

The Applicant is also submitting a tentative map application. Attached to this letter is a hold letter requesting that the tentative map application to be held to the same hearing dates as the land use applications.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/mmw/amp



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08/03/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

WARM SPRINGS RD/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0289-LHSFS WARM SPRINGS HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Belcastro Street and Tenaya Way within Spring Valley (description on file). MN/jt/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

176-03-801-008

**LAND USE PLAN:**

SPRING VALLEY - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of government patent easements, which consist of 33 foot wide easements along the north and west property lines and 3 feet of the 33 foot wide easement located along the east property line. The applicant indicates that the easements are not needed for the proposed office/warehouse complex, which is a companion application.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse complex
South	Residential High (8 du/ac to 18 du/ac)	R-3 & C-2	Single family residential & commercial complex
East	Public Facilities	P-F	Water reservoir & pump station
West	Office Professional	C-P	Office building

**Related Applications**

Application Number	Request
NZC-21-0290	A nonconforming zone boundary amendment to an M-D zone for an office/warehouse complex is a companion item on this agenda.
TM-21-500091	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Public Works - Development Review**

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

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

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

### **Public Works - Development Review**

- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road, 30 feet for Belcastro Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- 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.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.

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

**APPLICANT:** PARTING SEAS INVESTMENTS, LLC  
**CONTACT:** ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135

**DRAFT**



3



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	<b>APP. NUMBER:</b> <u>VS-21-0289</u>	<b>DATE FILED:</b> <u>6/9/21</u>
		<b>PLANNER ASSIGNED:</b> <u>JCT</u>	<b>TAB/CAC DATE:</b> <u>7/13/21</u>
		<b>TAB/CAC:</b> <u>SPRING VALLEY</u>	
		<b>PC MEETING DATE:</b> <u>8/3/21</u>	
		<b>BCC MEETING DATE:</b> <u>9/22/21</u>	
		<b>FEE:</b> <u>875</u>	

<b>PROPERTY OWNER</b>	<b>NAME:</b> <u>LHSFS Warm Springs Holdings, LLC</u>
	<b>ADDRESS:</b> <u>7301 Peak Drive #200</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89128</u>
	<b>TELEPHONE:</b> <u>702-240-1232</u> <b>CELL:</b> <u>702-695-3388</u>
	<b>E-MAIL:</b> <u>dauids@sdmi-lv.com</u>

<b>APPLICANT</b>	<b>NAME:</b> <u>Parting Seas Investments, LLC</u>
	<b>ADDRESS:</b> <u>8161 S Rainbow Blvd</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89118</u>
	<b>TELEPHONE:</b> <u>702-8905358</u> <b>CELL:</b> _____
	<b>E-MAIL:</b> <u>Noelle@partingseas.com</u> <b>REF CONTACT ID #:</b> _____

<b>CORRESPONDENT</b>	<b>NAME:</b> <u>Kaempfer Crowell - Ann Pierce</u>
	<b>ADDRESS:</b> <u>1980 Festival Drive #650</u>
	<b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89135</u>
	<b>TELEPHONE:</b> <u>702-792-7000</u> <b>CELL:</b> <u>702-792-7048</u>
	<b>E-MAIL:</b> <u>apierce@kcrvlaw.com</u> <b>REF CONTACT ID #:</b> <u>104674</u>

**ASSESSOR'S PARCEL NUMBER(S):** 176-03-801-008

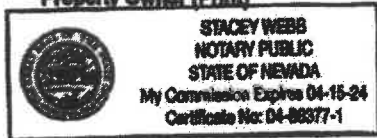
**PROPERTY ADDRESS and/or CROSS STREETS:** Warm Springs and Belcastro

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 (on, 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 combined herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]  
Property Owner (Signature)\*

DAVID L STEINBERG  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON February 22, 2021 (DATE)  
By David L Steinberg  
NOTARY PUBLIC: Stacey Webb



\*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.





May 10, 2021

**VIA ELECTRONIC UPLOAD**

Clark County  
Department of Planning  
500 South Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89106

VS-21-0289

**Re: PSI Warehouse @ NWC of Warm Springs Rd. & Belcastro St.  
Justification Letter for Vacation Application  
APNs: 176-03-801-008**

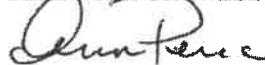
To Whom It May Concern:

We are respectfully submitting this justification letter on behalf of the Applicant for Patent Easement Vacations associated with a proposed warehouse development located at the northwest corner of Warm Springs Rd. and Belcastro St. (APN: 176-03-801-008). We are respectfully requesting to vacate the existing 33' perimeter Patent Easements on the property to accommodate the proposed development.

We are submitting this application concurrent with the related, accompanying applications including the Zone Change, Design Review, Tentative Map Application and associated Waivers. Please do not hesitate to contact me at 702-792-7048 if you have any questions or require any additional information.

Sincerely,

KAEMPFER CROWELL



ANN PIERCE  
LANDUSE/LICENSING ADMINISTRATION



4

08/03/21 PC AGENDA SHEET

PSI WARM SPRINGS @ BELCASTRO  
(TITLE 30)

WARM SPRINGS RD/BELCASTRO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500091-LHSFS WARM SPRINGS HOLDINGS, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot and common lots on 5.0 acres in M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/jt/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
176-03-801-008

**LAND USE PLAN:**  
SPRING VALLEY - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots: 1
- Project Type: Office/warehouse complex

The plans depict a 1 lot commercial tentative map. Access is provided by 2 driveways on Belcastro Street and 1 driveway on Warm Springs Road. Landscaping along Warm Springs Road includes a 5 foot wide landscape strip, a detached sidewalk, and a 10 foot wide landscape strip. Along Belcastro Street, landscaping ranges in width from 5 feet to 23 feet behind an attached sidewalk. An 8 foot wide landscape strip is provided along the north property line, and a 7 foot wide landscape strip is provided along the west property line.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	M-D	Office/warehouse complex
South	Residential High (8 du/ac to 18 du/ac)	R-3 & C-2	Single family residential & commercial complex
East	Public Facilities	P-F	Water reservoir & pump station
West	Office Professional	C-P	Office building

### Related Applications

Application Number	Request
NZC-21-0290	A nonconforming zone boundary amendment to an M-D zone for an office/warehouse complex is a companion item on this agenda.
VS-21-0289	A request to vacate and abandon government 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

##### Current Planning

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

##### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road, 30 feet for Belcastro Street, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Current Planning Division - Addressing**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0254-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARTING SEAS INVESTMENTS, LLC

**CONTACT:** ANN PIERCE, KAMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-5000A1</u> DATE FILED: <u>6/9/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JCT</u> TABI/CAC: <u>SPRING VALLEY</u> TABI/CAC DATE: <u>7/13/21</u> PC MEETING DATE: <u>8/11/21</u> BCC MEETING DATE: <u>9/22/21</u> FEE: <u>750<sup>00</sup></u>

<b>PROPERTY OWNER</b>	NAME: <u>LHSFS Warm Springs Holdings, LLC</u> ADDRESS: <u>7301 Peak Drive #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-240-1232</u> CELL: <u>702-595-3388</u> E-MAIL: <u>davids@sdmi-lv.com</u>
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<b>APPLICANT</b>	NAME: <u>Parting Seas Investments, LLC</u> ADDRESS: <u>6161 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-990-5358</u> CELL: _____ E-MAIL: <u>Noelle@partingseas.com</u> REF CONTACT ID #: _____
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<b>CORRESPONDENT</b>	NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Drive #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>
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ASSESSOR'S PARCEL NUMBER(S): 170-03-801-008

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs & Belcastro

TENTATIVE MAP NAME: \_\_\_\_\_

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

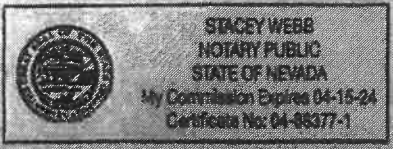
[Signature]  
Property Owner (Signature)\*

DAVID L. STEINBERG  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON February 13, 2021 (DATE)

By David L. Steinberg  
NOTARY PUBLIC: Stacey Webb



\*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.





5

08/03/21 PC AGENDA SHEET

PLANNED UNIT DEVELOPMENT  
(TITLE 30)

RUSSELL RD/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0295-OMNI FAMILY LP:

**ZONE CHANGE** to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.

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

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) reduce private street width; 3) allow modified A-curb and ribbon curb with an inverted crown; 4) reduce street intersection off-set; and 5); allow modified private residential driveway design.

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

Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rksd (For possible action)

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RELATED INFORMATION

**APN:**

163-29-801-008; 163-29-801-009

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce setback for residential units to a sidewalk to 1 foot where a minimum of 10 feet is required per Section 30.24.080 (a 90% reduction).
- b. Reduce setback for the front face of garage to a street to 4 foot where a minimum of 10 feet is required per Section 30.24.080 (a 90% reduction).
- c. Reduce setback for residential units to a parking curb to 5 feet where a minimum of 10 feet is required per Section 30.24.080 (a 50% reduction).
2. Reduce the width of a private street to 30 feet where a minimum of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (a 19% reduction).
3. Allow modified A-curb and ribbon curb with an inverted crown where uniform standard drawing 210.81 is required.
4. Reduce street intersection off-set to 66 feet where a minimum of 125 feet is required per Chapter 30.52 (a 47% reduction).
5. Reduce the distance from property line to a private residential driveway to 3 feet where 6 feet is required per uniform standard drawing 222 is required (a 50% reduction).

**DESIGN REVIEWS:**

1. An attached (townhouse) planned unit development.

2. Increased finished grade to 36 inches (3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots: 78
- Density (du/ac): 15.6
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35 feet 10 inches
- Square Feet: 1,235/2,050
- Open Space Required/Provided: 9,621/48,008
- Parking Required/Provided: 204/204

**Neighborhood Meeting Summary**

The applicant conducted a virtual neighborhood meeting on January 5, 2021 as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 8 attendees present at the meeting for this item. The attendees had questions on the design and layout of the project. According to the applicant overall, there were no objections raised by the neighbors.

Site Plans

This request is for a nonconforming zone change to reclassify approximately 5.0 acres to an R-3 zone for a proposed attached (townhouse) planned unit development. The plans depict an attached single family residential development consisting of 78 residential lots with a density of 15.6 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure.

The proposed development features a total of 15 buildings, made up of 4 plex, 5 plex, and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street around the center of the project. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the west from Bonita Vista Street. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, gazebo, picnic tables, BBQ's, benches, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 48 parking spaces are shown for

the visitors and 156 parking spaces are provided for the residents. 16 visitor parking spaces are located on Bonita Vista Street.

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

- Front face of garage - 4 feet (from the edge of the private street)
- Front living area/architectural intrusions - 4 feet
- Side street (corner) yard - 5 feet
- Interior side yard – 8 feet between buildings; zero feet between units
- Rear living area - 5 feet to common element
- Rear courtyard/patios - zero feet to common element
- Perimeter - 10 feet
- Height – 35 feet 10 inches

The plans indicate that an increase in grade to 36 inches is required due to typical grading constraints. The increased fill will be generally located along the eastern and northern boundary lines.

#### Landscaping

Street landscaping consists of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Russell Road; and a 6 foot wide area behind an attached sidewalk is shown along Bonita Vista Street. Along the north and east property lines there is a 5.5 to 10 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, gazebo, picnic tables, BBQ's, benches, and a dog park. The development requires 19,621 square feet of open space where 48,908 square feet of open space is provided.

#### Elevations

The plans depict 4 plex, 5 plex, and 6 plex residential units with 4 different elevations. The units will be both 2 and 3 stories with a maximum height of 35 feet 10 inches and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The building materials generally consist of stucco and stone veneer accents, which include horizontal and vertical articulation on all elevations. Decorative window variations and trimming are featured on all elevations, in addition to wrought iron railings utilized for the patio decks. Additionally, design variations have been incorporated into the overall design of the garage doors, facing the private streets.

#### Floor Plans

The plans depict 3 bedroom units with 4 different floor plans that range from 1,235 square feet to 2,050 square feet. The first floor of every unit will contain a 2 car garage.

**Applicant's Justification**

The applicant states the subject property is an in-fill site, and will serve as a transitional land use from the single family R-2 developments on the north of the drainage channel and the planned commercial development on the south side of the drainage channel. The proposed project will have less impacts on the area than the approved land use of Commercial General. It will generate less traffic and have a similar use (dwellings) as most of the area.

According to the applicant, the waivers of standards are appropriate since the development is lower density than typical attached developments. The reduced setbacks to the street are internal to the subdivision street and will not impact the adjacent properties or future residence of the development. Furthermore, the reduced street width is suitable since the streets function as a drive aisle, providing access to garages similar to multiple family developments. The design will meet all fire access requirements and meet turning movement requirements. Lastly, each home will provide a 2 car garage.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0721-08	Reclassified this site to C-2 zoning for a future commercial development	Approved by BCC	September 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Commercial Neighborhood	R-2	Single family residential
South	Commercial General	R-E	Undeveloped
East	Commercial General	C-2	Undeveloped
West	Public Facilities	R-E	NV Energy substation

\*Directly to the north is the Red Rock Drainage Channel.

**Related Applications**

Application Number	Request
VS-21-0296	A request to vacate and abandon easements and rights-of-way is a companion item on this agenda.
TM-21-500093	A tentative map for 78 lots on 5 acres is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

**Zone Change**

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

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

According to the applicant, development trends within this portion of the Spring Valley Township have changed over the past few years, with an emphasis toward single family residential development. Most of the property with commercial land use designations north and west of the project site have residential zoning with existing homes. This request appears to be warranted in this area as a transition from residential to commercial zoning to the east and south. In addition, approved RUD zoning under NZC-19-0257 is located 400 feet north of the currently proposed community.

To the north and northwest of the project site is an existing single family residential development that is zoned R-2; however, the land use plan designates this site for Office Professional and Commercial Neighborhood development. Since 2014 several parcels located between Durango Drive and Riley Street, and between Russell Road and Mesa Vista Avenue that are designated for commercial development in the land use plan have been reclassified into residential zoning districts and developed with single family and multiple family residential developments. The trend in this area is for additional residential development and less commercial development. The proposed zone change to R-3 for single family residential development is consistent and compatible with existing and approved development in this area and is appropriate for this location.

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

According to the applicant, the proposed density and intensity will result in a land use of like intensity when compared to adjacent residential developments to the north of the project site. There will also be no impacts to the NV Energy substation directly to the west of the project site.

The project is bounded to the north by an existing flood control channel adjacent to a single family detached residential R-2 zoned development; to the west by an existing NV Energy Substation; to the south by undeveloped future commercial development; and to the east by undeveloped future commercial development. Staff finds that the density and intensity of the proposed project, a single family residential development with a density of 15.6 dwelling units per gross acre, are compatible with existing and planned land uses in the surrounding area. Also there remains a demand for housing, particularly for sale housing that is attainable in the southwest therefore, the proposed density and intensity will result in a land use that is consistent with the surrounding residential area.

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

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated that this development would generate 13 additional elementary school students, 7 middle school students, and 10 high school students. Rogers Elementary School, Sawyer Middle School and Durango High Schools are all currently under capacity and can accommodate the additional students.

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

The applicant indicates this project complies with several of the recently adopted Comprehensive Master Plan Urban Land Use Polices. The project provides amenities such as pedestrian paths, recreational pool area with an indoor gym, play structure, picnic areas, and a dog park within the complex, which complies with Urban Land Use Policy 51, which encourages developments to provide amenities for residents. Urban Land Use Policies encourage quality townhome developments with certain architectural elements and designs in mind. Specifically, Policy 43b encourages projects that provide varied neighborhood design and/or innovative architecture. Lastly, this request complies with Comprehensive Master Plan Housing Policy 2 to promote a mix of housing types that meet the diverse needs of the community.

### **Summary**

#### Zone Change

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse effect on public services or facilities in this area. The proposed project complies with other goals and policies within the Comprehensive Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary request.

#### Use Permit

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

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

development and commercial land uses within the immediate area; therefore, recommends approval of the use permit.

#### 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

Staff finds the proposed residential unit and garage setback reductions will have minimal to no impact on this development and will be internal to the site; therefore, staff recommends approval of this waiver.

#### Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential and commercial development within the area.

#### Public Works - Development Review

##### Waiver of Development Standards #2

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

##### Waiver of Development Standards #3

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

##### Waiver of Development Standards #4

Staff has no objection to the reduction in the street intersection offset between Bonita Vista Street and Drive "B". With Bonita Vista Street terminating in a public cul-de-sac adjacent to the site and an NV Energy substation as the only other site with access, the subdivision should see a low volume of traffic, mitigating potential impacts from the reduction in the street intersection offset.

##### Waiver of Development Standards #5

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

### Design Review #2

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

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Resolution of Intent to complete in 4 years;
- Maximum of 78 residential lots;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### **Public Works - Development Review**

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



**Building Department - Fire Prevention**

- No comment

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0226-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BEAZER HOMES

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

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>NZC-21-0295</u> DATE FILED: <u>6.14.21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>7-13-21</u> PC MEETING DATE: <u>8-3-21</u> C-2 to R-3/PUD BCC MEETING DATE: <u>8-18-21</u> CG FEE: <u>\$3,975.00</u> JJ      ZC.0721.08
	<b>PROPERTY OWNER</b>	NAME: <u>Omni Family LP FARI BORZ SADRI</u> ADDRESS: <u>9617 Verlaine Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>	NAME: <u>Beazer Homes</u> Contact: <u>Jeff Lesnick</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: <u>702-802-4428</u> E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: _____
<b>CITY CORRESPONDENT</b>	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>Kathrine.Logan@Actus-NV</u> REF CONTACT ID #: <u>197146</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-29-801-008 and 009

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

PROJECT DESCRIPTION: Proposed single family attached 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.

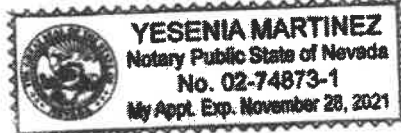
Property Owner (Signature) [Signature]

Property Owner (Print) FARI BORZ SADRI

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 11th 2021 (DATE)  
By Fari Borz Sadri

NOTARY PUBLIC: [Signature]



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



March 15, 2021



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

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

**Re.: Majestic Point (Durango and Russell)  
Project Description and Compelling Justification Letter  
by Beazer Homes in support of a Non-Conforming Zone Change  
APNs 163-29-801-008 and 163-29-801-009**

N2C-21-0095

Dear Mr. Kaminski,

Beazer Homes submits for your review the following project description and compelling justification letter in support of the non-conforming zone change for the Majestic Point subdivision for R-3 zoning within the project site in lieu of the current C-2 zoning.

**Project Description**

The project consists entirely of 5± acres (gross) and is generally located at the northeast 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 Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 29, Township 21 South, Range 60 East, MDB&M, Nevada commonly known as APNs 163-29-801-008 and 163-29-801-009.

The project site is currently zoned General Commercial (C-2) and has a land use of General Commercial (CG). The parcel is bounded to the north by an existing flood control channel adjacent to a single family detached residential development (zoned R-2 with a Commercial Neighborhood land use); to the west by an existing NV Energy Substation (zoned R-E with a Public Facility land use designation); to the south by undeveloped future commercial development (zoned R-E with a General Commercial land use designation); and to the east by undeveloped future commercial development (zoned C-2 with a General Commercial land use designation).



The applicant is respectfully requesting a nonconforming zone change from C-2 to R-3 for the subject parcel in support of the proposed townhome development. The Spring Valley Land Use Plan adopted on October 8, 2014 shows the following zoning districts as acceptable with a CG Commercial General designation:

*Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), and Public Facility (P-F)*

The project site will consist of seventy-eight (78) single family attached residential lots encompassing the entire 5.0-acre (gross) site for a density of 15.6 units per gross acre. Said density is below the maximum density of eighteen (18) units per acre allowed within a typical R-3 development within Clark County. The project site will utilize internal private streets (30-foot wide with A-Type Curb via a waiver of standards request) that will only have a single point of access to Bonita Vista Street. Lots within the project site development range in size from 1,132 gross square feet to 1,258 square feet with an average lot size of 1,213 square feet. A PUD required a 10-foot building setback to any street, drive aisle, sidewalk, curb, or sidewalk. The proposed setbacks (not including architectural encroachments) for the current PUD will vary from current Title 30 Code and will be discussed with the Waiver of Standards Request in separate justification letter).

The proposed two and three-story homes will range in livable square footage from 1,235 square feet to 2,050 square feet. The maximum height of the buildings at 35 feet-10 inches, which exceeds the 35-foot maximum height stipulated in *Title 30 Table 30.40-3* for R-3 zoning (see Waiver of Standards Request in separate justification letter). Future buyers will be offered a choice of three different elevations that offer varying roof lines and architectural elements on all four sides of the home per Title 30. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

### **Compelling Justification**

The following is Clark County compelling justification criteria with the project's relevance identified:

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

Development trends within this portion of the Spring Valley Township have changed over the past few years, with an emphasis toward single family residential development. The majority of property with commercial land use designations north and west of the project site have residential zoning (R-2) with existing homes. R-3 zoning appears to be warranted in this area as a transition from R-2 to C-2 zoning to the east. In addition, the *Bonita Vista & Spanish Ridge* project (300 feet west of Durango Drive on the south side of Spanish Ridge Avenue) was





approved for RUD zoning under NZC 19-0257 and is located 400 feet north of the currently proposed community.

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

The density and intensity proposed with the non-conforming zone change will result in a land use of like intensity when compared to adjacent residential development to the north and south of the project site. R-3 zoning adjacent to commercial development is generally consistent along the Durango Drive corridor. There will be no impacts to the NVE substation directly west of the project site.

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

Technical studies will be prepared to address any drainage and water related impacts as part of the civil plan review process. The proposed development will have a greater impact on schools than that of the currently C-2 zoned development; however, new residential development will provide additional funding sources for the needed expansion of Clark County School District Facilities. In addition, wastewater and potable water services for this project should not overburden existing water and wastewater infrastructure within proximity of the site given the small size of the project. All other public facilities will not be adversely affected by this non-conforming zone change. In addition, there will be onsite amenities that will reduce impacts to existing public parks.

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

Several Clark County Land Use Policies within the Clark County Master Development Plan are met with the proposal of this project:

Land Use Goal 7: *Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.*

The proposed townhomes will range in livable square footage from 1,235 square feet to 2,050 square feet. The project will offer affordable homes for first time buyers and will provide an alternative to traditional single family detached product.

Growth Management Policy 1: *Provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels.*

There are several undeveloped parcels near the project site, however the site is within an urban part of Clark County that is serviced by necessary infrastructure.



Urban Specific Policies – General 29: *New development should provide opportunities for continuity in the pedestrian network.*

Entry front doors of the homes will be on the rear elevation of the homes and will face out towards open space amenity areas with an internal network of sidewalks to create a communal feel within the community. Said sidewalks will be provided throughout the community to allow for full pedestrian connectivity and will promote active interaction within the community. The connectivity of the interior sidewalk will also promote less interior traffic for the project site based on residents walking to the site amenities.

Urban Specific Policies – Multiple Family Residential 52: *Encourage lofts, row housing, and other multiple family designs as alternatives to apartments.*

The attached single-family townhomes will provide the row housing requested in this policy in lieu of apartments within a mixed-use development that is allowed within the current C-2 zoning designation.

#### Conclusion

This community will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of affordable transitional single-family residential development. This proposed community will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots in the southwest portion of the Las Vegas Valley. We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

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

Darryl C. Lattimore, PE  
President



May 25, 2021



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

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

**Re.: Majestic Point (Durango and Russell)  
Justification Letter for Zone Boundary Amendment (Non-Conforming), Special Use Permit (PUD), and Design Review  
APNs 163-29-801-008 and 163-29-801-009**

Dear Mr. Kaminski,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Zone Boundary Amendment (non-conforming), Special Use Permit (PUD), Waiver of Standards and Design Review for subject property. Majestic Point will consist of seventy-eight (78) single family attached (townhouse) residential lots and four (4) common lots encompassing the entire 5- gross acre site for a density of 15.6 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

**Summary of Requests:**

**Non-Conforming**

Zone Change: C-2 to R-3  
Vacation: Per separate application  
Special Use Permit: Planned Unit Development (townhomes)  
Design Review:  

1. Single-Family Attached Residential Townhome Planned Unit Development
2. Increase Finished Grade to 36 inches where 18 inches is standard (100% increase).

**Waiver of Standards:**

1. Reduce 125-foot intersection offset per *Title 30.52.052.c* to 66.67 feet (46.7% reduction). **See *Streets and Parking Section* for Justification.**
2. Increase Building Height for three story option to 35 feet 10-inches where 35 feet is required per *Title 30 Table 30.40-3* (2.4% increase). **See *Floor Plans and Elevations Section* for Justification.**



3. Reduce minimum street width for a private street greater than 150 feet in length than serves more than 1 dwelling unit to 30 feet where a minimum 37 feet with a minimum 36 feet of drivable surface is required per *Title 30.52.030.b.1* (18.9% reduction). **See *Streets and Parking Section for Justification.***
4. Allow A-Curb and Ribbon Curb where R-Curb or Roll curb is required and use of inverted crowns within *Uniform Standard Drawing 210.S1*. **See *Streets and Parking Section for Justification.***
5. Reduce distance from property line to driveway to 3 feet where 6 feet is required per *Uniform Standard Drawing 222* (50% reduction) **See *Streets and Parking Section for Justification.***
6. Reduce setback to sidewalk from 10-feet to 1-foot (90% reduction) per *Title 30.24.080C.(d.)*. **See *Setbacks/Separations for Justification.***
7. Reduce corner setback to parking curb from 10-feet to 5 feet (50% reduction) per *Title 30.24.080C.(d.)* **See *Setbacks/Separations for Justification.***

### **Project Description**

The project consists entirely of 5± acres (gross) and is generally located at the northeast 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 Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 29, Township 21 South, Range 60 East, MDB&M, Nevada commonly known as APNs 163-29-801-008 and 163-29-801-009.

The project site is currently zoned General Commercial (C-2) and has a land use of General Commercial (CG). The parcel is bounded to the north by an existing flood control channel adjacent to a single family detached residential development (zoned R-2 with a Commercial Neighborhood land use); to the west by an existing NV Energy Substation (zoned R-E with a Public Facility land use designation); to the south by undeveloped future commercial development (zoned R-E with a General Commercial land use designation); and to the east by undeveloped future commercial development (zoned C-2 with a General Commercial land use designation).

Please note that the required 4-foot sidewalks required with the PUD will be provided at the rear of the homes to allow access to the entry of each home. Said sidewalks are provided internally for connectivity and pedestrian circulation within the site.

### **Non-Conforming Zone Change**

The applicant is respectfully requesting a nonconforming zone change from C-2 to R-3 for the subject parcel in support of the proposed townhome development. The Spring Valley Land Use Plan adopted on October 8, 2014 shows the following zoning districts as acceptable with a CG Commercial General designation:





*Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), and Public Facility (P-F)*

The proposed R-3 zoning designation appears more compatible within the current CG land use designation than the current zoning designation of C-2 (Commercial General). Please see the Compelling Justification Letter for further discussion of the Non-Conforming Zone Change.

**Design Review and Special Use Permit for PUD**

The developer is requesting a design review for a proposed townhouse attached residential development, as well as a design review to increase the finished grade in conjunction with the proposed project site. Majestic Point will consist of seventy-eight (78) single family attached (townhouse) residential lots and four (4) common lots encompassing the entire 5.0-acre site for a density of 15.6 residential lots per acre. Said density does not exceed the maximum density of 18 units per acre allowed within a typical R-3 development within Clark County (*Table 30.40-3*).

The PUD will not adversely affect the surrounding property. There is an existing NV Energy substation that takes direct access from Bonita Vista Street and therefore development of this site should not negatively impact traffic patterns along this street. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing single family residential community (zoned R-2) north of the project site. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks and development waivers conducive with a townhome development, but compensation for said requests will be providing future residents with more than twice the required amount of interior open space to promote an active, healthy lifestyle. The project site will have like transitioning by maintaining appropriate buffering and similar building heights. The closest existing buildings are approximately 125 feet north of the project site, across the existing Red Rock Flood Channel and are two-story homes.

The project site will utilize a 45-foot wide private street (37-foot wide curb to curb with 4-foot sidewalks on both side of the street) for entry into the project site and internal private drives (30-foot wide with A-type or ribbon curb; no parking either side of the drive) that will have a one access point to Bonita Vista Street. Lots within the project site development range in size from 1,132 gross square feet to 1,258 gross square feet with an average lot size of 1,213 square feet.

**Setbacks/Separations**

The applicant is requesting the following modified setbacks (not including architectural encroachments) with the PUD:

- Front (Garage) Setback: 4 feet min and 5 feet max to private drive
- Front (Living) Setback: 4 feet to living to private drive
- Rear Living Setback: 5.25 feet to Common Element
- Rear Porch/Patio Setback: 0 feet to Common Element (leading edge)
- Side Setback: 0 feet between units



The setbacks required are conducive with a townhome development. All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities. The 4' and 5' driveway lengths allow the developer to create open space within the center of the project and is a similar request from other townhome developments. Please see the *Streets and Parking* section below for further discussion on relocation of the typical sidewalks required in a PUD. The minimum sidewalk separation of 1 foot is generated from the sidewalk (**Waiver of Development Standards #6**), but is typically 3 feet from the proposed property lines and 4 feet from the building foundation at the side of the buildings. The distance from the townhome property line to the parking curb line (corner) will be 5 feet in lieu of the required 10 feet (**Waiver of Development Standards #7**). The rear living area is approximately 8.25 feet from the sidewalk (3 foot to lot line and 5.25 feet in the townhome lot) as per the *Setback/Separation Exhibit* on Site Plan Sheet SP2.

Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. There will be several areas where the elevations have been raised more than 18 inches vertically, with a maximum fill of 36 inches within the project site generally located along the eastern and northern boundary line. The increase in elevation is due to typical grading constraints as evidenced by the current west-east cross-section.

#### Open Space and Pedestrian Circulation

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

#### Streets and Parking

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

In addition, the developer is requesting that USD 210.51 be modified (**Waiver of Development Standards #4**) to allow for A-Curb, ribbon curb, and the use of inverted crowns (see Detail 4 of Site Plan sheet SP3). The inverted crown street section will allow storm runoff to collect in the center of the road in lieu of adjacent to the proposed building garages. The inverted crown is also a smoother transition into the driveway and garage of the buildings. R-Curb/Roll Curb are not required with use of the inverted crown since a 2-foot valley gutter conveys runoff within the street.



The distance from property line to driveway is being requested to be reduced from 6 feet to 3 feet (**Waiver of Development Standards #5**). The wet utility and dry utility designs for this type of product vary from typical single family detached product and 6 feet isn't necessary to provide all necessary facilities to the buildings. Reduction of this separation is a typical pattern with single family attached products.

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

Spaces per Unit:	156 garage spaces (2 spaces per each of the proposed 78 Units)
Visitor Parking:	16 spaces (1 space per every 5 Units)
Additional Parking:	<u>32 spaces [1 space for every 5 enclosed parking space (garage) provided]</u>
Cumulative Spaces:	204 spaces

The current project site provides 156 garage spaces and 32 off-street parking spaces, and additional 16 offsite visitor parking spaces on Bonita Vista Street (allowable per *Title 30.24.080.e.1.B*) for a cumulative 204 spaces to meet the necessary parking requirement for the PUD.

The applicant respectfully requests a waiver of standards with regard to intersection offset from Bonita Vista Street to internal Private Drive B (**Waiver of Development Standards #1**), Title 30.52.052(c)). The current right-of-way to right-of-way offset depths for Street A is 66.67 feet in lieu of the 125 feet stipulated in code (an 47% reduction). Future sight visibility easement at both the intersection of Bonita Vista Street/Street A and Drive B/Street A will ensure drivers will have adequate movement and safety in the entry way. A similar waiver was discussed in full by CCPW Staff on October 26, 2021 and CCPW would provide their support if the developer agreed to not gate the property.

#### Floor Plans and Elevations

The developer is proposing four (4) different townhome buildings: one six-Plex, two 5-Plexes, one 4-plex. The proposed two-story homes will range in livable square footage from 1,235 square feet to 2,050 square feet. Each unit will have a widened two-car garage. Each unit will take access to the building via the rear of lot, so the front door of every unit will face a landscaped common element. The elevation materials consist of stucco finished walls and concrete tile roofs. The developer will provide four (4) different architectural elevation styles to each building to provide variety within the community. The elevations meet *Title 30.24.080.b.2* by providing the three of the listed design features: offset garage doors, decks/patio covers, and enhanced window fenestration of all windows facing street/common elements. Please note that floor plans and elevation for the 6-Plex have not been provided at this time since they are similar to the 5-Plex units. The townhomes are modular in nature, therefore design on the elevations will not change with the 6-Plex.

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



**Conclusion**

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

Sincerely,

A handwritten signature in black 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





6

08/03/21 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

RUSSELL RD/BONITA VISTA ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0296-OMNI FAMILY LP:**

**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and the Red Rock Drainage Channel, and between Bonita Vista Street and Durango Drive and portion of a right-of-way being Russell Road located between Bonita Vista Street and Durango Drive, and a remnant portion of right-of-way being Dewey Drive between Bonita Vista Street and Durango Drive within Spring Valley (description on file). J/rk/jd (For possible action)

RELATED INFORMATION:

APN:  
163-29-801-008; 163-29-801-009

LAND USE PLAN:  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**

The plans show the vacation and abandonment of patent easements ranging in size from 3 feet to 33 feet wide which are located on the perimeters of the subject parcels, excepting out dedication for public right-of-way. Additionally, the plans show the vacation and abandonment of a 30 foot wide remnant portion of Dewey Drive alignment on the northern portion of the development near the drainage channel, and a small tapered portion of Russell Road to match the proposed curb on the southern portion of the development. The applicant indicates these easements and rights-of-way are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0721-08	Reclassified this site to C-2 zoning for a future commercial development	Approved by BCC	September 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Commercial Neighborhood	R-2	Single family residential
South	Commercial General	R-E	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General	C-2	Undeveloped
West	Public Facilities	R-E	NV Energy substation

\*Directly to the north is the Red Rock Drainage Channel.

### Related Applications

Application Number	Request
NZC-21-0295	A nonconforming zone change to reclassify this site to R-3 zoning for a townhouse planned unit development is a companion item on this agenda.
TM-21-500093	A tentative map for 78 residential lots on 5 acres is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development, and a portion of Russell Road right-of-way to accommodate detached sidewalks.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2021 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

**Public Works - Development Review**

- 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:** BEAZER HOMES

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

DRAFT



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	DEPARTMENT USE	APP. NUMBER: <u>VS. 21-0296</u>	DATE FILED: <u>6.14.21</u>
<input checked="" type="checkbox"/> <b>VACATION &amp; ABANDONMENT (vs)</b> <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>RC</u>	TAB/CAC DATE: <u>7-13.21</u>
		TAB/CAC: <u>Spring Valley</u>	C. 2 to R.3/POD
		PC MEETING DATE: <u>8-3.21</u>	CG
		BCC MEETING DATE: <u>8-18-21</u>	JJ
		FEE: <u>\$875.00</u>	2C.0721.08

PROPERTY OWNER	NAME: <u>Omni Family LP</u> <span style="float: right; margin-right: 50px;"><u>FARIBORZ SADRI</u></span>
	ADDRESS: <u>9617 Verlaine Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____
	VACATION APPLICATION

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

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

ASSESSOR'S PARCEL NUMBER(S): 163-29-801-008 and 009

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

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

[Signature]  
 Property Owner (Signature)\*

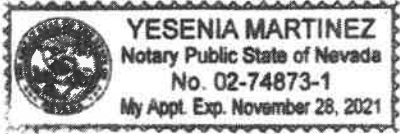
FARIBORZ SADRI  
 Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 11th 2021 (DATE)

By Fariborz Sadri

NOTARY PUBLIC: [Signature]



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



May 7, 2021



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Las Vegas, NV 89120  
(702) 586-9296

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

**Re.: Majestic Point (Durango and Russell)  
Justification Letter for Vacation of ROW and Patent Easements  
APNs 163-29-801-008 and 163-29-801-009**

Dear Staff,

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

- An unused portion of the Dewey Drive right-of-way alignment along the northern portion of the project site.
- Existing onsite patent easements.
- A tapered portion of existing Russell Road right-of-way to match proposed curb.

Majestic Point will consist of seventy-eight (78) single family attached (townhouse) residential lots and four (4) common lots encompassing the entire 5-gross acre site for a density of 15.6 residential lots per acre. The project is generally located at the northeast corner of the intersection of Bonita Vista Street and Russell Road.

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

Sincerely,

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Darryl C. Lattimore, PE  
President





08/03/21 PC AGENDA SHEET

MAJESTIC POINT  
(TITLE 30)

RUSSELL RD/BONITA VISTA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500093-OMNI FAMILY LP:**

**TENTATIVE MAP** consisting of 78 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/rk/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-29-801-008; 163-29-801-009

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots: 78
- Density (du/ac): 15.6
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Attached (townhouse) planned unit development

The plans depict a gated residential development totaling 78 single family attached townhome lots and 4 common area lots on 5.0 acres. The density of the overall development is shown at 15.6 dwelling units per acre. The project is made up of 4 plex, 5 plex, and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street around the center of the project. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the west from Bonita Vista Street. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, gazebo, picnic tables, BBQ's, benches, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 48 parking spaces are shown for the visitors and 156 parking spaces are provided for the residents.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0721-08	Reclassified this site to C-2 zoning for a future commercial development	Approved by BCC	September 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Commercial Neighborhood	R-2	Single family residential
South	Commercial General	R-E	Undeveloped
East	Commercial General	C-2	Undeveloped
West	Public Facilities	R-E	NY Energy substation

\*Directly to the north is the Red Rock Drainage Channel.

**Related Applications**

Application Number	Request
NZC-21-0295	A nonconforming zone change to reclassify this site to R-3 zoning for a townhouse planned unit development is a companion item on this agenda.
VS-21-0296	A request to vacate and abandon easements and rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 18, 2011 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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

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

**Public Works - Development Review**

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

**Current Planning Division - Addressing**

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

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0226-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BEAZER HOMES

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





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500093</u>	DATE FILED: <u>6-14-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>7.13.21</u>
		TAB/CAC: <u>Spring Valley</u>	R3/AUD
		PC MEETING DATE: <u>8-3-21</u>	BCC MEETING DATE: <u>8-18-21</u>
		FEE: <u>\$750.00</u>	CG JJ      ZC-0721-08

<b>PROPERTY OWNER</b>	NAME: <u>Omni Family LP</u> <span style="float: right;"><u>FARIBORZ SADRI</u></span>
	ADDRESS: <u>9617 Verlaine Court</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

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

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

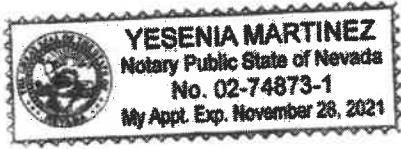
ASSESSOR'S PARCEL NUMBER(S): 163-29-801-008 and 009

PROPERTY ADDRESS and/or CROSS STREETS: Northwest of West Russell Road and South Durango Drive  
 TENTATIVE MAP NAME: Majestic Point

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)\* FARIBORZ SADRI  
Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON January 11th 2021 (DATE)  
 By Fariborz Sadri



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.



08/03/21 PC AGENDA SHEET

8

SERVICE BAR  
(TITLE 30)

SPRING MOUNTAIN RD/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0300-LEUNG CHUNG WAN & LUK YIM NGOR:**

**USE PERMIT** to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a retail and office complex on a portion of 0.5 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. JJ/lm/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

163-13-105-013 ptn

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5740 Spring Mountain Road
- Site Acreage: 0.5 (portion)
- Project Type: Service bar
- Square Feet: 1,280

Site Plans

The plans depict an existing pad site within a retail and office center. The pad site building is approximately 3,840 square feet with a 1,280 square foot suite currently occupied by a restaurant. This request is to allow a service bar in conjunction with the existing restaurant (Korean Hot Pot). The building is oriented towards Spring Mountain Road on the southeast portion of the site. The overall retail and office center maintains vehicular access from Spring Mountain Road and Duneville Street. No changes are proposed to the site design.

Landscaping

On-site landscaping exists and no new landscaping is proposed or required.

Elevations

The pad site containing the restaurant exists and no new changes are proposed to the building elevations.

Floor Plans

The plans depict an existing 1,280 square foot restaurant with a waiting area, dining areas, restrooms, office, kitchen, and food preparation areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests the re-establishment and approval of the service bar as it has been over a year since the last liquor license has been issued. Approval of the request will allow service of beer and wine to patrons with meals.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0476-15	Allow on-premises consumption of alcohol (service bar) in conjunction with a restaurant - expired	Approved by PC	September 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Neighborhood	C-1	Remaining portions of the retail and office complex
South	Commercial General	C-2	Shopping center
East	Commercial General	C-2	Shopping center & motor vehicle sales

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff does not anticipate any negative impacts to the surrounding area since the primary function of the suite will still be a restaurant. The service bar will be an ancillary use to the restaurant, where alcohol can only be served with meals. The proposed use supports Economics Policy 1 of



the Comprehensive Master Plan, Public Facilities and Services Element, which encourages the development of a diversified economic base.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

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

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

**APPLICANT: PAUL PARK**

**CONTACT: PAUL PARK, 5740 SPRING MOUNTAIN RD, LAS VEGAS, NV 89146**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <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 #)	<b>STAFF</b>  APP. NUMBER: <u>UC-21-0300</u> DATE FILED: <u>6/15/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/13/21</u> PC MEETING DATE: <u>8/3/2021</u> BCC MEETING DATE: _____ FEE: <u>\$ 675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>CHUNG WAN LEUNG and YIM NGOR LUK</u> ADDRESS: <u>2993 Greensborough Drive</u> CITY: <u>Highlands Ranch</u> STATE: <u>CO</u> ZIP: <u>80129</u> TELEPHONE: <u>303-901-9160</u> CELL: <u>303-901-9160</u> E-MAIL: <u>REBECCALUK8161@HOTMAIL.COM</u>
	<b>APPLICANT</b>  NAME: <u>ASIANA RESTAURANT, LLC</u> ADDRESS: <u>5740 SPRING MOUNTAIN RD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>213-620-3295</u> CELL: <u>213-620-3295</u> E-MAIL: <u>kholpot1@yahoo.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>PAUL PARK</u> ADDRESS: <u>5740 SPRING MOUNTAIN RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>213 820 3295</u> CELL: <u>213 820 3395</u> E-MAIL: <u>kholpot1@yahoo.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-19-105-013

PROPERTY ADDRESS and/or CROSS STREETS: 5740 SPRING MOUNTAIN RD. LAS VEGAS, NV 89146

PROJECT DESCRIPTION: SPECIAL USE PERMIT to Service the gas exp. rd. to new & existing


(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 designees, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

CHUNG WAN LEUNG      CHUNG WAN LEUNG  
YIM NGOR LUK      YIM NGOR LUK

Property Owner (Signature) \_\_\_\_\_      Property Owner (Print) \_\_\_\_\_

STATE OF \_\_\_\_\_  
 COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME ON June 20th 2021 (DATE)  
 My Commission Expires: \_\_\_\_\_  
 NOTARY PUBLIC: \_\_\_\_\_



SYDNEY WEBER  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 04-05-2022  
 Certificate No: 18-3084-1

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



8

ASIANA RESTAURANT LLC  
DBA KOREAN HOTPOPAUL PARK  
5740 SPRING MOUNTAIN RD  
LAS VEGAS NV 89146

4/25/2021

Department of Comprehensive Planning  
500 S. Grand Central Parkway,  
Box 551741, Las Vegas, NV 89155-1741

Re: JUSTIFICATION LETTER

To Whom It May Concern:

The address 5740 Spring Mountain Rd (parcel: 163-13-105-013) is located in a C-1 zone. On-premise consumption of alcohol requires a Special Use permit in a C-1 zoning district per Title 30. There was a previous Special Use Permit on this parcel for a Service Bar (UC-15-0476), but it has expired because it has been more than 1 year since the last liquor license has been issued on this property.

I am hereby requesting Special Use permit on the parcel so we can offer retail beer & wine to our customers along with the food at our restaurant.

Please feel free to contact me at 213-820-3295 if you have any questions.  
Thank you very much for your consideration.

Sincerely,



PAUL PARK

MANAGING MEMBER  
ASIANA RESTAURANT LLC



08/03/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

TROPICANA AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0288-CHURCH ROMAN CATHOLIC LAS VEGAS:

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Torrey Pines Drive and Redwood Street (alignment) within Spring Valley (description on file). MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:

163-26-102-002; 163-26-102-005

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

SPRING VALLEY - RESIDENTIAL HIGH (8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 33 foot wide patent easement along the west property line and the south property line of APN 163-26-102-002. The easements were discovered through the mapping process to combine the place of worship parcels and determined to no longer be necessary for access to the surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0426	Parking lot expansion for a place of worship	Approved by PC	December 2020
WS-0422-16	Reduced parking from 311 spaces to 305 spaces and a carport	Approved by PC	August 2016
UC-1648-99	Daycare center in conjunction with a place of worship	Approved by PC	December 1999
VC-0620-96 (ET-0190-99)	First extension of time to commence, provided 311 parking spaces where 396 spaces are required, and increased building height	Approved by PC	June 1999
VC-0620-96	Provided 311 parking spaces where 396 spaces are required and permit a 40 foot high building	Approved by PC	May 1996

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-484-89 UC-312-89	Constructed and maintained a 77 space parking lot addition in conjunction with a place of worship	Approved by PC	September 1989
UC-019-79 VC-020-79	Place of worship, mobile home, and a temporary residence and office	Approved by PC	March 1979

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Multiple family residential
South	Residential Urban Center (18 to 32 du/ac) & Residential High (8 to 18 du/ac)	R-3 & R-4	Multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

**Approval**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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



been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

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

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROMAN CATHOLIC BISHOP OF LAS VEGAS

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

DRAFT





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0288</u> DATE FILED: <u>6/14/2021</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>LUN</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/13/2021</u> PC MEETING DATE: <u>8/3/2021</u> BCC MEETING DATE: _____ FEE: <u>\$ 875</u>

<b>PROPERTY OWNER</b>	NAME: <u>The Roman Catholic Bishop of Las Vegas, and His Successors, a Corporation Sole</u>
	ADDRESS: <u>336 Cathedral Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>(702) 735-7865</u> CELL: _____
	E-MAIL: <u>jbatista@dolv.org</u>


<b>APPLICANT</b>	NAME: <u>The Roman Catholic Bishop of Las Vegas, and His Successors, a Corporation Sole</u>
	ADDRESS: <u>336 Cathedral Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u>
	TELEPHONE: <u>(702) 735-7865</u> CELL: _____
	E-MAIL: <u>jbatista@dolv.org</u> Johnathan Batista REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Guy Morris, P.E. c/o Lochsa Engineering</u>
	ADDRESS: <u>6345 S. Jones Blvd, Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 365-9312</u> CELL: _____
	E-MAIL: <u>guy@lochsa.com</u> REF CONTACT ID #: _____

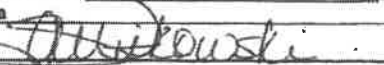
ASSESSOR'S PARCEL NUMBER(S): 4925 S. Torrey Pines Drive  
163-26-102-002 & 163-26-102-005

PROPERTY ADDRESS and/or CROSS STREETS: 4925 S. Torrey Pines Drive  
163-26-102-002 & 163-26-102-005

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)  
 Bishop George Leo Thomas, by Deacon Aruna Silva, Attorney-In-Fact  
 STATE OF NEVADA  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 10th, 2021 (DATE)  
 by (Deacon) Aruna Silva

NOTARY PUBLIC: 

The Roman Catholic Bishop of Las Vegas, and His Successors, a Corporation Sole  
 Property Owner (Print)

S. A. WITKOWSKI  
 Notary Public, State of Nevada  
 No. 91-0052-1  
 My Appl. Exp. Jun. 21, 2021



\*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



April 26, 2021

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89106

VS-21-0288

Subject: Patent Easement Vacation - Justification Letter Christ the King Church  
Lochsa Engineering Project No. 201038

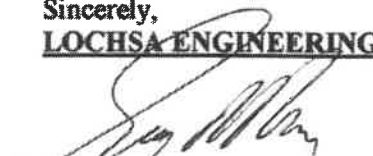
Dear Sir or Madam,

This letter is intended to provide a justification to vacate a patent easement located on APN 163-26-102-002. We are working on a project entitled "Christ The King Church" which is an existing church complex that is doing some site improvements. Part of the project includes a "Merger & Resubdivision" map to combine two parcels. During the preparation of this map, it was discovered that the original patent easements still remain. We will need to vacate these patent easements since they are presently under existing structures.

In order to comply with this condition, the developer wishes to request to vacate the patent easement indicated in this application.

Please do not hesitate to contact our office at your earliest convenience, if you have any questions.

Sincerely,  
**LOCHSA ENGINEERING**



Guy Morris, P.E., LEED AP  
Principal



08/03/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

RAINBOW BLVD/OQUEENDO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
YS-21-0305-REMINGTON UTE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street and between Ponderosa Way (alignment) and Oquendo Road within Spring Valley (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

**APN:**  
163-34-601-010

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

**BACKGROUND:**

**Project Description**

The plans depict an existing undeveloped parcel currently zoned C-2. The applicant has submitted plans to vacate existing 33 foot wide government patent easements. The easements are located along the south, north and west property lines. The applicant states that the easements are no longer needed for the development of the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0141	Service doors facing the street, with waivers for reduced landscaping and alternative driveway geometrics; and design review for in-line commercial development	Approved by PC	May 2021
ZC-0575-03	Reclassified 2.2 acres from R-E to C-2 zoning	Approved by BCC	May 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-2	Undeveloped
South	Commercial General	C-2	Commercial shopping center
East	Commercial Neighborhood	C-1	Office complex

## Related Applications

Application Number	Request
TM-21-500097	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Right-of-way dedication to include 10 feet for Rainbow Boulevard;
- All other right-of-way and easement dedications to record with the final map.
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.



**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** REMINGTON UTE, LLC

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 450, LAS VEGAS, NV 89135

**DRAFT**



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# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-21-0305</u>	DATE FILED: <u>6/16/21</u>
		PLANNER ASSIGNED: <u>SUD</u>	TAB/CAC DATE: <u>7/13/21</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>8/13/21</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$575</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Remington Ute LLC</u>
	ADDRESS: <u>5920 S. Rainbow Blvd., Suite 11</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 222-1420</u>
	CELL: <u>(702) 239-8066</u>
	E-MAIL: <u>tom@remingtonnevada.com</u>

<b>APPLICANT</b>	NAME: <u>Remington Ute LLC</u>
	ADDRESS: <u>5920 S. Rainbow Blvd., Suite 11</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 222-1420</u>
	CELL: <u>(702) 239-8066</u>
	E-MAIL: <u>tom@remingtonnevada.com</u>
	REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Zenith Engineering - Julia Izzolo</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u>
	CITY: <u>Las Vegas</u>
	STATE: <u>NV</u>
	ZIP: <u>89135</u>
	TELEPHONE: <u>702-835-3496</u>
	CELL: <u>702-835-3496</u>
	E-MAIL: <u>julia@zenith-lv.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-34-601-010

PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Oquendo

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.

*[Handwritten Signature]*

Property Owner (Signature)\*

David Del Zotto

Property Owner (Print)

STATE OF NEVADA Clark  
COUNTY OF

SUBSCRIBED AND SWORN BEFORE ME ON February 22, 2021 (DATE)

By David Del Zotto

NOTARY PUBLIC: Rose F Jaramillo



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

APR-21-100328





February 19, 2021

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

**Re: Rainbow and Oquendo, Zenith Project No. 201023  
Patent Easement Vacation Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by Remington Nevada to file a vacation application to vacate an existing Patent Easement associated with property located on Rainbow Boulevard, south of Oquendo Road (Assessor's Parcel Number 163-34-601-010).


With this project, 5' of right-of-way dedication is proposed on Rainbow Boulevard.

We respectfully request to vacate the existing patent easement that is no longer needed in order to further develop the property.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



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Julia Jzolo, PE  
Principal



08/03/21 PC AGENDA SHEET

RAINBOW AND OQUENDO  
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500097-REMINGTON UTE, LLC:**

**TENTATIVE MAP** 1 commercial lot on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/sd/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-34-601-010

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots/Units: 1
- Project Type: Commercial

The plans depict a 1 lot commercial subdivision on 2.1 acres that has been approved for vehicle maintenance, with associated waivers for reduced landscaping and alternative driveway geometrics, and design review for a commercial building via UC-21-0141. The approved plans depict a proposed commercial development consisting of an 11,100 square foot in-line building with retail and vehicle maintenance located on the western side of the site. Two future pad sites are located on the north and south sides of the site in between the vehicle maintenance/retail building and Rainbow Boulevard.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0141	Service doors facing the street, with waivers for reduced landscaping and alternative driveway geometrics; and design review for in-line commercial development	Approved by PC	May 2021
ZC-0575-05	Reclassified 2.2 acres from R-E to C-2 zoning	Approved by BCC	May 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-2	Undeveloped
South	Commercial General	C-2	Commercial shopping center
East	Commercial Neighborhood	C-1	Office complex

### Related Applications

Application Number	Request
VS-21-0305	A request to vacate and abandon 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

##### Current Planning

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Rainbow Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;



- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Applicant is advised that the sidewalk for the curb return driveways needs to extend into the site to be in compliance with Uniform Standard Drawing 222.1.

**Current Planning Division - Addressing**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0463-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** REMINGTON UTE, LLC

**CONTACT:** JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 450, LAS VEGAS, NV 89135





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-21-500097</u>	DATE FILED: <u>6/16/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>7/13/21</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>8/3/21</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$750</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Remington Ute LLC</u>
	ADDRESS: <u>5920 S. Rainbow Blvd., Suite 11</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 222-1420</u> CELL: <u>(702) 239-8066</u>
	E-MAIL: <u>tom@remingtonnevada.com</u>

<b>APPLICANT</b>	NAME: <u>Remington Ute LLC</u>
	ADDRESS: <u>5920 S. Rainbow Blvd., Suite 11</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 222-1420</u> CELL: <u>(702) 239-8066</u>
	E-MAIL: <u>tom@remingtonnevada.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Zenith Engineering - Julia Izzolo</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-835-3496</u> CELL: <u>702-835-3496</u>
	E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-34-601-010

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PROPERTY ADDRESS and/or CROSS STREETS: Rainbow and Oquendo

TENTATIVE MAP NAME: \_\_\_\_\_

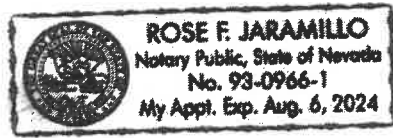
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] David DelZotto  
 Property Owner (Signature)\* Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON February 22, 2021 (DATE)  
 By David DelZotto

NOTARY PUBLIC [Signature]



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



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08/03/21 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

TROPICANA AVE/SPANISH HEIGHTS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0282-AGASSI, ANDRE:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce side yard setback; and 2) reduce lot area in conjunction with an existing residence within a minor subdivision on 0.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Andre Drive and the west side of Agassi Court within Spring Valley. JJ/bb/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

163-29-510-027; 163-29-510-055

**WAIVER OF DEVELOPMENT STANDARDS:**

1. Reduce the side yard setback for a residential home to zero feet where 10 feet is the minimum per Table 30.40-1 (a 100% reduction).
2. a. Reduce the minimum gross lot area to 11,078 square feet where 20,000 square feet is the minimum per Table 30.40-1 (a 45% reduction).
- b. Reduce the minimum net lot area to 11,078 square feet where 18,000 square feet is the minimum per Table 30.40-1 (a 38% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8904 Spanish Mountain Drive & 4944 Spanish Heights Drive
- Site Acreage: 0.62 (Spanish Mountain Drive)/.31 (Spanish Heights Drive)
- Project Type: Setback
- Number of Stories: 1
- Square Feet: 2,091

**History and Site Plan**

The site plan depicts 2 single family homes on 2 lots in Spanish Hills Estates Unit 1 under the same ownership. The subdivision was developed as an R-E zoned planned unit development

(PUD). A PUD is not required to meet most on-site development standards and the development standards were established with the approved plans with the use permit. Title 30 allows amendments to the original plan subject to the underlying zoning district standards, including the procedure to modify the zoning district standards. The request is for a subdivision of 2 lots into a different layout with 2 resulting lots, leaving 1 of the lots (the subject property) not meeting the R-E setbacks. Currently Lot 2 of the existing subdivision consists of a single family residence on 0.3 acres fronting Spanish Heights Drive with a pool in the rear yard. This lot is 0.3 acres with streets on 2 sides. The second home (subject property), located on Lot 1 of the existing subdivision consists of a single family residence fronting Spanish Mountain Drive with a tennis court in the rear yard (north) on 0.6 acres. The proposed subdivision will combine the tennis court from the subject property with the lot on Spanish Heights Drive. The new lot line will be located on the north side of the building of the subject property and extend across the property from east to west, then north to join the south property line of the Spanish Heights Drive lot. The proposed irregular shaped lot creates a zero foot (side yard setback (north) for the subject property. The lot area of the subject property is being reduced from 27,047 square feet to 11,078 square feet. The lot facing Spanish Heights Drive is currently 13,571 square feet and proposed to be 29,541 square feet.

Landscaping

There are no proposed or required modifications to the existing landscaping.

Applicant's Justification

The applicant is requesting to reduce the setback on one of the newly revised lots to zero feet. The owner wishes to amend the lot lines to include the tennis court with the home addressed at 4944 Spanish Heights Drive. The new lot line will fall along the north face of the home addressed at 8904 Spanish Mountain Drive. The property is located in the gated community of Spanish Hills Estates, south of Tropicana Avenue and west of Durango Drive.

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. A majority of the lots within the immediate area are greater than 13,000 square feet. The proposed area of the

subject property will only be 11,078 square feet and will not be compatible with the surrounding area and existing neighborhood. In addition, staff does not support a zero foot setback. It appears the subdivision can be redesigned to add area to the subject property and distance between the home and new north property line. Tennis play may impact the northern wall of the home, creating a possible conflict for future owners. The proposed new and smaller lot could be adversely affected by the change.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- Install a transparent and removable barrier between the north wall of the home and the tennis court.
- 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANDRE AGASSI

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





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08/03/21 PC AGENDA SHEET

MINI-WAREHOUSE ADDITION  
(TITLE 30)

RAINBOW BLVD/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0308-OJAI OIL COMPANY:**

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping.

**DESIGN REVIEW** for a proposed building addition to a mini-warehouse development on 2.6 acres in a C-1 (Local Business) Zone.

Generally located on the east side of Rainbow Boulevard, 913 feet north of Hacienda Avenue with Spring Valley. MN/jor/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

163-26-201-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate landscaping along the north property line adjacent to a less intensive use where required per Figure 30.64-11 (100% reduction).

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5150 S. Rainbow Boulevard
- Site Acreage: 2.6
- Project Type: Mini-warehouse building addition (northern portion of the site)
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 12,612 (proposed mini-warehouse building addition)/56,852 (2 story mini-warehouse building)/2,115 (office and manager's unit)/2,632 (1 story mini-warehouse building).
- Parking Required/Provided: 5/6

**Site Plan**

ZC-0962-94 and VC-1650-97 were previously approved to allow a mini-warehouse facility (Golden State Storage). The site plan depicts an existing mini-warehouse facility on 2.6 acres on the east side of Rainbow Boulevard, 913 feet north of Hacienda Avenue. The site currently

consists of 3 buildings and 2 vehicle carports. The first building is the mini-warehouse facility with office and manager's unit adjacent to the west property line; the second building is a 2 story mini-warehouse building centrally located on the site; and the third building is a 1 story mini-warehouse building located on the east property line. The 2 existing carports are located on the north and south property lines. Access to the site is provided by 1 driveway along the west property line adjacent to Rainbow Boulevard, with an access gate set back over 50 feet east of the western property line.

The applicant is requesting to demolish the existing carport along the north property line to construct an additional 1 story mini-warehouse building. Abutting this carport is an existing 6 foot high CMU block wall that is adjacent to the north and west facing elevation of the carport, which will also be demolished, and the wall of the new building will be constructed in that location. All remaining existing perimeter decorative block walls will remain (8 feet along the south property line and a portion of the west property line, and 6 feet along the north and east property lines). The proposed mini-warehouse building addition will be set back 20 feet from the north property line, 65 feet from the west property line, 173 feet from the south property line, and 38 feet from the east property line. Since the proposed building has an overall height of 16 feet, no additional screen wall is proposed. A new 10 foot by 25 foot loading zone will be located on the east side of the proposed building. All existing interior drive aisles will remain, and no changes to the current vehicular circulation and layout or existing parking spaces on the northwest corner of the site are proposed.

#### Landscaping

There is an existing 20 foot wide drainage easement along the north property line. The applicant is requesting to waive the landscape requirement per Figure 30.64-11, because of the drainage easement within this area. Existing landscaping along the west property line will remain on-site. Lastly, the plan shows that a new main electrical box will be installed within the landscape planter adjacent to the west facing elevation of the proposed mini-warehouse building.

#### Elevations

The elevation plans for the proposed mini-warehouse building will match the existing buildings on site. The plans depict an overall height of the proposed building to be at 16 feet with a parapet roof. Neutral paint colors of white, stone, and champagne were selected for the vertical flat metal wall siding. The cross-sections depict that no increase in finished grade is required for this project.

#### Floor Plan

The floor plan shows that the building is oriented east to west with an overall area of 12,612 square feet, with a main interior corridor in the center of the building and storage rooms along the north and south sides of the building. Entryways are located on the southwest and southeast corners of the building.

#### Applicant's Justification

The applicant is requesting to construct a new mini-warehouse building along the north property line to take the place of an existing carport. The proposed building is architecturally compatible to an existing use that was approved via ZC-0962-94 and VC-1650-97. Waiving the landscaping

requirement along the north property line is warranted since there is an existing drainage easement along the north property line, and there is no existing landscaping within this area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VC-1650-97	Waived zone boundary wall, increased wall height, reduced setbacks, outside storage of recreational vehicles in conjunction with a mini-warehouse facility	Approved by PC	October 1997
VC-0642-95	Waived the required zone boundary wall, allowed an 8 foot high block wall, reduced rear setback in conjunction with a previously approved mini-warehouse facility - expired	Approved by PC	May 1995
ZC-0962-94	Reclassified the site from R-E to C-1 zoning with a use permit for a mini-warehouse facility, and variance to permit outside storage of recreational vehicles within a C-1 zone	Approved by BCC	July 1994

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning**

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 does not object to waiving the required landscaping (Figure 30.64-11) along the north property line adjacent to the proposed mini-warehouse building addition. The plans show that the 20 foot wide area along the north property line is an existing drainage easement, and has been since the establishment was constructed in 1997-1998. No negative impacts should arise with waiving the landscape requirement since the drainage easement is existing; therefore, staff supports this

request. However, the area of the drainage easement has become overgrown with weeds and debris, and staff suggests this area be cleaned up and maintained to keep the area safe.

#### Design Review

The plans show that the new mini-warehouse building is architecturally compatible to the buildings within the establishment. The proposed building will not negatively impact the site since all storage functions are interior and recreational vehicles or regular vehicles will no longer be stored and/or circulating along the north property line adjacent to the multiple family residential buildings to the north. Staff is in support of this request.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

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

##### **Public Works - Development Review**

- No comment.

##### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: OJAI OIL COMPANY**

**CONTACT: KAEMPFER CROWELL – ANN PIERCE, 1980 FESTIVAL PLAZA DR.,  
SUITE 650, LAS VEGAS, NV 89135**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> ANNEXATION REQUEST (ARX) <input type="checkbox"/> EXTENSION OF TIME (ET) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	<b>STAFF</b> APP. NUMBER: <u>WS-21-0308</u> DATE FILED: <u>6-17-2021</u> PLANNER ASSIGNED: <u>Jillie</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>7-13-2021</u> PC MEETING DATE: <u>8-3-2021</u> <u>6:30 p.m.</u> BCC MEETING DATE: _____ FEE: <u>\$ 975</u> <u>C-1</u>
	<b>PROPERTY OWNER</b> NAME: <u>Ojai Oil Company</u> ADDRESS: <u>4081 Mission Oaks Blvd, Suite A</u> CITY: <u>Camarillo</u> STATE: <u>CA</u> ZIP: <u>93012</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b> NAME: <u>Ojai Oil Company</u> ADDRESS: <u>4081 Mission Oaks Blvd, Suite A</u> CITY: <u>Camarillo</u> STATE: <u>CA</u> ZIP: <u>93012</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>
	<b>CORRESPONDENT</b> NAME: <u>Kaempfer Crowell - Ann Pierce</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcwlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 163-26-201-003  
 PROPERTY ADDRESS and/or CROSS STREETS: 5150 S. Rainbow Blvd  
 PROJECT DESCRIPTION: Design review for a conversion of carports to structures

(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.

D. C. Edward      D. C. EDWARD, OJAI OIL CO.  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF CALIFORNIA  
 COUNTY OF VENTURA  
 SUBSCRIBED AND SWORN BEFORE ME ON MAY 7TH, 2021 (DATE)  
 By D. C. EDWARD  
 NOTARY PUBLIC: [Signature]



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

APR-21-100677



June 14, 2021

WS-21-0308

**PLANNER  
COPY**

**VIA UPLOAD**

CLARK COUNTY DEPARTMENT OF  
COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

**Re: *Justification Letter – Design Review to Convert Existing Carports to Mini-Storage Units and Waiver of Development Standards to Eliminate Landscaping Along West and North Property Line Golden State Storage***  
**APN: 163-26-201-003 (5150 S. Rainbow Blvd.)**

To Whom It May Concern:

Please be advised our office represents Golden State Storage (the "Applicant"). By way of background, there is an existing mini-storage on property located at 5150 Rainbow Blvd., more particularly described as APN: 163-26-201-003 (the "Site"). There is an existing 56,852 square foot mini-storage building in the center of the Site with existing carports on the north and south side of the mini-storage building. The Applicant is proposing to remove the existing carports on the north side of the existing mini-storage building and build a second, new mini-storage building. The proposed new 12,612 square foot building will be 1 story and approximately 16' in height. Within the new building, the Applicant is proposing a total of 35 storage units with a mixture of units ranging in size between 5' x 5' and 10' x 20'. The proposed elevations will match the existing building with Kingston metal panels, light stone, and champagne color. There are no additional changes to the Site as everything else remains the same including but not limited to the existing carport to the south of the existing building remains, the existing entrance location and design off of Rainbow Boulevard remains the same, the gated entry way to the storage units remains the same, and the fire access and internal loop remain the same. The proposed building lighting is only emergency exit lighting above exits and all face inward of the property. The lighting fixtures will be cut off so the light will not shine up.

The Applicant is requesting a waiver of development standards to eliminate the landscaping north of the proposed mini-warehouse building where required as by Figure 30.64-11. The property to the north of the proposed building is an established drainage way. As for the landscape to the west, the Applicant is asking for waiver because the power main will be on the west face of the proposed building and NVE will not allow planting in front of the main service panels for access. is required





We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/amp

PLANNER  
COPY

