



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 10, 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
 - 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
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Pledge of Allegiance, 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 July 27, 2021. (For possible action)
- IV. Approval of the Agenda for August 10, 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. **AR-21-400109 (UC-0652-14)-CHURCH ST. JOHN BAPT GREEK ORTHOD: USE PERMITS FIFTH APPLICATION FOR REVIEW** of the following: 1) a recreational facility; and 2) live outdoor entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.
DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/lm/jo (For possible action) **08/18/21 BCC**
 - 2. **AR-21-400110 (UC-0369-15)-DOMBROWSKI, DONALD J. & KITT, EVELYN REVOCABLE TRUST: USE PERMIT FOURTH APPLICATION FOR REVIEW** to waive the requirement for a temporary commercial event with no primary business being established.
DESIGN REVIEW for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. MN/lm/jo (For possible action) **08/18/21 BCC**
 - 3. **DR-21-0350-COUNSELORS:**
DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Saddle Avenue, 950 feet west of Fort Apache Road within Spring Valley. JJ/jt/jo (For possible action) **08/18/21 BCC**
 - 4. **DR-21-0353-MAULE GRAND CANYON, LLC:**
DESIGN REVIEW for revisions to an attached (townhouse) planned unit development on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jo (For possible action) **08/18/21 BCC**

5. **WC-21-400115 (ZC-0023-03)-BOTTLING GROUP, LLC:**
WAIVER OF CONDITIONS of a zone change requiring exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above finished grade in conjunction with a previously approved zone change to reclassify 76.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex consisting of 7 buildings including a water pretreatment facility and future development. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action) **08/18/21 BCC**

6. **WS-21-0378-BOTTLING GROUP, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on buildings.
DESIGN REVIEWS for the following: **1)** distribution center/beverage plant expansion; and **2)** finished grade in conjunction with an existing distribution center/beverage plant on 35.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action) **08/18/21 BCC**

09/07/21 PC

7. **ET-21-400112 (VS-18-0770) -ASJ COMPANIES, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Fort Apache Road located between Wigwam Avenue and Huntington Cove Parkway within Spring Valley (description on file). JJ/bb/jo (For possible action) **09/07/21 PC**

8. **UC-21-0351-MASJID TAWHEED:**
USE PERMIT to expand a place of worship (parking lot and fence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; **2)** landscaping; **3)** pedestrian walkway; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** fence; and **2)** parking lot in conjunction with an existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within Spring Valley. JJ/jt/jo (For possible action) **09/07/21 PC**

9. **UC-21-0357-4435 BUFFALO OFFICES, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from a supper club to a residential use in conjunction with a proposed restaurant within an existing retail center on a portion of 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive, 420 feet north of Peace Way within Spring Valley. MN/rk/jo (For possible action) **09/07/21 PC**

10. **UC-21-0373-DIGITAL DESERT BP, LLC:**
USE PERMIT for a major training facility in conjunction with a mixed-use development with commercial and residential components on a portion of 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/jo (For possible action) **09/07/21 PC**

VII. General Business

1. Take public input regarding suggestions for the next years budget requests (For possible action)

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: August 31, 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>



Spring Valley Town Advisory Board

July 27, 2021

MINUTES

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

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

Yvette Williams called the meeting to order at 6:35 pm
Jillee Opiniano-Rowland, Current Planner

II. Public Comment

- **None**

III. Approval of **July 13, 2021** Minutes

Motion by: **Catherine Godges**
Action: **Approve** as published
Vote: **5/0 Unanimous**

Approval of **July 13, 2021** *Special Meeting* Minutes

Motion by: **Brian Morris**
Action: **Approve** as published
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **July 27, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**
Action: **Approve** as amended
Vote: **5/0 Unanimous**

V. Informational Items

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

**Back to School Event with Spring Valley Area Command (Metro) and
Commissioner Justin Jones at Cashman Park on July 29, 2021 at 4:30pm.**

**Groundbreaking for Southwest Ridge Park at 8:00am on August 2, 2021 next to
Forbuss Elementary School at 8601 South Grand Canton Drive.**

**ADA meeting regarding Tee Pee & Patrick Park at 6:00pm at Desert Breeze on
August 11, 2021.**

VI. Planning & Zoning

1. **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**

Motion by: **John Getter**

Action: **DENY as applicant was not present for consecutive meetings.**

Vote: **5/0 Unanimous**

2. **NZC-21-0325-PAIR-A-DICE, LLC:**

ZONE CHANGE to reclassify 1.9 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone for a multiple family residential development.

WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio to single family residential.

DESIGN REVIEWS for the following: **1) multiple family residential development; and 2) finished grade.** Generally located 190 feet north of Tropicana Avenue, 270 feet east of Jones Boulevard within Spring Valley (description on file). MN/jvm/jd (For possible action) **08/17/21 PC**

Motion by: **Rodney Bell**

Action: **APPROVE per staff conditions.**

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

3. **UC-21-0314-KOMERICAN HOLDINGS, LLC:**

USE PERMIT to reduce separation for a supper club from a residential use in conjunction with a commercial building on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 500 feet west of Lindell Road within Spring Valley. JJ/jt/jo (For possible action) **08/17/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE per staff conditions**

ADD: 1-year review as a Public Hearing.

Vote: **3/2 Williams and Godges - NAY**

4. **UC-21-0347-DISCOVERY GATEWAY PARK, LLC:**

USE PERMIT to allow a sporting goods - firearm retail sales establishment within an existing office warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 690 feet east of the CC 215 within Spring Valley. JJ/jor/jo (For possible action) **08/17/21 PC**

Motion by: **John Getter**
Action: **APPROVE with staff conditions.**
Vote: **4/1 Williams - NAY**

5. **WC-21-400100 (NZC-20-0057)-FORT APACHE PROFESSIONAL PARK, LLC:**
WAIVER OF CONDITIONS of a zone change for an 8 foot high wall adjacent to residential to the east in conjunction with a previously approved office complex on 4.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley (description on file). JJ/jt/jo (For possible action) **08/18/21 BCC**

Motion by: **John Getter**
Action: **APPROVE as presented to include removal of the wall.**
Vote: **3/2 Morris and Williams - NAY**

6. **WS-21-0335-SAHARA PALM PLAZA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase animated sign area.
DESIGN REVIEW for an animated sign located on an existing freestanding sign in conjunction with an existing commercial complex on a 1.0 acre portion within a 3.0 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/jgh/jo (For possible action) **08/18/21 BCC**

Motion by: **John Getter**
Action: **DENY Waiver and Design Review.**
Vote: **4/1 Morris - NAY**

VII General Business

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

Mike Shannon updated the Board on the status of budget requests from last year and Board members discussed potential funding requests for this year.

- 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.

- **None**

IX. Next Meeting Date

The next regular meeting will be **August 10, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**
Action: **Adjourn**
Vote: **5/0 Unanimous**

The meeting was adjourned at 7:57 p.m.

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

DRAFT

08/18/21 BCC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

HACIENDA AVE/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-21-400109 (UC-0652-14)-CHURCH ST. JOHN BAPT GREEK ORTHOD:

USE PERMITS FIFTH APPLICATION FOR REVIEW of the following: 1) a recreational facility; and 2) live outdoor entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live outdoor entertainment to a residential use; and 2) reduced parking.

DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District.

Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-26-703-001; 163-26-703-002; 163-26-703-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from live outdoor entertainment to zero feet where a minimum of 500 feet is required (a 100% reduction).
2. Reduce parking to 177 spaces where 363 spaces are required (a 53% reduction).

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 5700 El Camino Road
- Site Acreage: 8.5
- Project Type: Recreational facility with live outdoor entertainment
- Parking Required/Provided: 363/177

Site Plans

The original plans depicted the set-up for an annual outdoor commercial event (Greek Food Festival) that typically occurs in the latter part of September. Located southeast of the existing place of worship, temporary structures and activities which are typical of this outdoor event include but are not limited to the following: tents/canopies covering various food stations and

eating/drinking areas, portable ovens, ice storage, restrooms, storage trailers, kids area, portable rides, dance floor, and stage. The dance floor and stage are located in the southeast corner of the site with sound directed northwest toward the place of worship. A use permit was required to eliminate the setback requirements for outside activities and live entertainment from property lines and adjacent residential developments.

Parking

During the festival, on-site parking is dedicated to employees of the festival and handicap accessible spaces for patrons of the event. As a result, most patrons of the event park along Hacienda Avenue, between Jones Boulevard and Torrey Pines Drive, in a herringbone fashion on both sides of the street. This method leaves 1 lane of travel in each direction, and according to the applicant, allows for easy access to the event. Additional standard street parking is provided on Hacienda Avenue west of Torrey Pines Drive and on Torrey Pines Drive north of Hacienda Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for (AR-18-400100) UC-0652-14:

Current Planning

- Until September 3, 2021 to review as a public hearing to run concurrently with AR-18-400099 (UC-0369-15);
- No parking on Torrey Pines Drive, north of Hacienda Avenue.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0652-14 (AR-0071-17):

Current Planning

- Until September 3, 2018 to review as a public hearing and to run concurrently with UC-0369-15 (AR-0072-17);
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0652-14 (AR-0056-16):

Current Planning

- Until September 3, 2017 to review as a public hearing;

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

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and to show fire hydrant locations both on-site and within 750 feet.

Listed below are the approved conditions for UC-0652-14 (AR-0051-15):

Current Planning

- Until September 3, 2016 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

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

Listed below are the approved conditions for UC-0652-14:

Current Planning

- 1 year to commence and review as a public hearing;
- 1 event per year;
- Live entertainment hours from noon to 11:00 p.m. on Friday and Saturday and all other days from noon to 10:00 p.m.;
- Closing times to be 11:00 p.m. on Friday and Saturday, and all other days to be 10:00 p.m.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Coordinate special event parking with Public Works;
- Applicant to obtain a Special Event permit from the Las Vegas Metropolitan Police Department.

Applicant's Justification

The applicant has stated that they have addressed previous issues with this site. They provide off-site parking to accommodate the public. The applicant requests an additional 3 or 5 years for review.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400100 (UC-0652-14)	Fourth application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	June 2018
UC-0652-14 (AR-0071-17)	Third application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	July 2017
UC-0652-14 (AR-0056-16)	Second application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	August 2016
UC-0652-14 (AR-0051-15)	First application for review of use permits for a recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	August 2015
UC-0652-14	Recreational facility and live outdoor entertainment with waivers for reduced separation from live entertainment to a residential use and reduced parking with a design review for a recreational facility	Approved by BCC	September 2014
UC-0571-12	Outdoor live entertainment - expired	Approved by BCC	November 2012
TC-0776-12	Temporary commercial event (Greek Food Festival)	Approved by ZA	September 2012
UC-1557-05 (ET-0351-07)	First extension of time to review outdoor live entertainment - expired November 17, 2011	Approved by PC	December 2007
UC-1557-05	Outdoor live entertainment in conjunction with a place of worship - 2 years for review as a public hearing - expired	Approved by PC	November 2005

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1389-04	Reclassified portions of the place of worship from R-E to C-2 zoning for a banquet facility	Withdrawn	November 2004
UC-0567-98	Multi-purpose building in conjunction with a place of worship	Approved by FC	May 1998
UC-0108-90	Place of worship	Approved by BCC	June 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential Low (up to 3.5 du/ac)	R-E & R-D	Single family residential & single family subdivision
East	Residential Suburban (up to 8 du/ac)	R-2	Condominium subdivision
West	Public Facilities/Residential Suburban (up to 8 du/ac)	R-E & R-1	Place of worship & single family residential

Related Applications

Application Number	Request
AR-21-400110 (UC-0369-15)	An application for review of a use permit to allow off-site parking 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**

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

Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Staff has concerns about allowing a lengthy review period due to the potential impacts this use could have in the immediate area. Staff can support additional time for review.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until September 3, 2024 to review as a public hearing to run concurrently with AR-21-400110 (UC-0369-15);
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

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

**APPLICANT: KAREN RAWLINSON
CONTACT: KAREN RAWLINSON, 5300 S. EL CAMINO ROAD, LAS VEGAS, NV 89118**

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08/18/21 BCC AGENDA SHEET

TEMPORARY PARKING LOT
(TITLE 30)

JONES BLVD/QUAIL AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-21-400110 (UC-0369-15)-DOMBROWSKI, DONALD J. & KITT, EVELYN
REVOCABLE TRUST:**

USE PERMIT FOURTH APPLICATION FOR REVIEW to waive the requirement for a temporary commercial event with no primary business being established.

DESIGN REVIEW for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-36-101-003

LAND USE PLAN:

SPRING VALLEY COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Temporary parking lot

Site Plans

The approved plans originally showed 2 vacant parcels located at the southeast corner of Russell Road and Jones Boulevard to be used as auxiliary parking for the Greek Food Festival. Ingress/egress to the parcels will be from 1 driveway from Jones Boulevard and the site originally would have allowed up to 449 vehicles to be parked. However, the north parcel has been removed from this request and now only the southern parcel is part of this request. That leaves 236 parking spaces for the festival. The parking lot will meet Air Quality standards and portable generators will be used to light the area. Attendants of the festival are shuttled to the event and back to this parking area. Since the parcel to be used for this event is vacant, this application was required to allow for a temporary event on a parcel that does not have an established principal use or structure.

The applicant will also have herringbone parking on both sides of Hacienda Avenue running just east of Rainbow Boulevard all the way to Lindell Road. There will also be herringbone parking on Torrey Pines Drive running just south of Tropicana Avenue to south of Hacienda Avenue to approximately Mesa Vista Avenue. There will also be satellite parking on Jones Boulevard and Quail Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for AR-18-400099 (UC-0369-15):

Current Planning

- Until September 3, 2021 to review as a public hearing to run concurrently with AR-18-400100 (UC-0652-14);
- No parking on Torrey Pines Drive, north of Hacienda Avenue;
- Replace the 213 parking spaces lost in the parcel reduction before the 2018 event.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0369-15 (AR-0072-17):

Current Planning

- Until September 3, 2018 to review as a public hearing to run concurrently with UC-0652-14 (AR-0071-17).
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0369-15 (AR-0089-16):

Current Planning

- Until September 3, 2017 to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application to review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0369-15:

Current Planning

- Until September 3, 2016 to review as a public hearing to coincide with UC-0652-14 (AR-0051-15).
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Any future development will required technical studies and full off-site improvements;
- Right-of-way dedication to include 50 to 55 feet for Jones Boulevard will be required with any future development.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that they have established procedures to reduce the impact of the project on the neighbors. They also state that they are willing to have a neighborhood meeting at any time in the next few months to discuss the upcoming event. The applicant requests a 3 or 5 year review.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400099 (UC-0369-15)	Third application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	June 2018
UC-0369-15 (AR-0072-17)	Second application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	July 2017
UC-0369-15 (AR-0089-16)	First application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2016
UC-0369-15	Waived the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Neighborhood	C-1	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Office Professional	R-E	Undeveloped
East	Commercial Neighborhood	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
AR-21-400109 (UC-0652-14)	A fifth application for review of a recreational facility, live outdoor entertainment with waivers of development standards for reduced separation from live outdoor entertainment to a residential use, and reduced parking with a design review for a recreational facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

It appears that the plans for off-site parking have been successful as there were no complaints filed with the Clark County Public Response Office about the event or parking. Staff recommends a continued review of the event to address potential neighborhood concerns in the future.

Staff Recommendation Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until September 3, 2024 to review as a public hearing to run concurrently with AR-21-400109 (UC-0652-14).

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

Public Works - Development Review

- Right-of-way dedication to include 50 to 55 feet for Jones Boulevard, 30 feet for Quail Avenue, 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;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KAREN RAWLINSON

CONTACT: KAREN RAWLINSON, 5300 S. EL CAMINO ROAD, LAS VEGAS, NV 89118

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08/18/21 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

SADDLE AVE/FORT APACHE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0350-COUNSELORS:

DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Saddle Avenue, 950 feet west of Fort Apache Road within Spring Valley. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
163-18-817-004

- DESIGN REVIEWS:**
1. Mini-warehouse facility.
 2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

- BACKGROUND:**
Project Description
General Summary
- Site Address: N/A
 - Site Acreage: 2.1
 - Project Type: Mini-warehouse
 - Number of Stories: 3
 - Building Height (feet): 44
 - Parking Required/Provided: 5/5

Site Plan
The site plan depicts a proposed multi-story mini-warehouse building centrally located on the site, which is an existing pad site within a complex that includes shared access with a school and a restaurant/tavern. Setbacks for the mini-warehouse building include 20 feet to the northern property line along Saddle Avenue, 52 feet to the southern property line, 10 feet to the east property line, and 10 feet to the west property line. Access to the mini-warehouse is provided from an existing internal drive aisle, which provides access from Saddle Avenue to the north and

Flamingo Road to the south. Five parking spaces are located on the south side of the building near the office for the mini-warehouse.

Landscaping

Existing landscaping is located along Saddle Avenue on the north side of the site, along the west side of the site, within a median in the drive aisle, and along the east side of the southern portion of the drive aisle that connects to Flamingo Road. No changes are proposed to the existing landscaping.

New landscaping includes a 10 foot wide landscape strip along the east property line with 24 inch box Mondell Pine trees spaced 30 feet on center. Additional landscaping includes 2 trees in landscape fingers in the parking area, and a landscape strip on the south side of the building.

Elevations

The mini-warehouse building consists of painted stucco, concrete panels, metal accent panels, metal canopies, and parapet walls along the roofline. Most of the parapet wall along the roofline extends up to 42 feet; however, the elevator shafts extend up to 43 feet, and the parapet wall at the entrance extends up to 44 feet.

Floor Plans

The first floor includes an office, lobby, 5 interior loading bays, and storage units. The second and third floor include only storage units.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed mini-storage facility is compatible with the commercial uses to the east and south, the school to the west, and the single family residential subdivision to the north across Saddle Avenue. The applicant also states that the facility meets all Title 30 standards including but not limited to setbacks, height, lot coverage, landscaping, and parking. Lastly, the applicant states that the increase in finished grade is due to the topography of the site, and increasing the grade will not impact the adjacent commercial properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0518-17	Recreational facility and health club - expired	N/A	N/A
TM-0398-02	1/4 lot commercial subdivision	Approved by PC	November 2002
DR-1528-01	Restaurant/tavern constructed on the adjacent parcel to the south	Approved by PC	January 2002
ZC-0699-99	Reclassified the site from R-E to C-2 zoning	Approved by BCC	July 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	C-2	Restaurant & tavern
East	Commercial General	C-2	Office & retail uses
West	Commercial General	C-1	School

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The proposed mini-warehouse facility complies with all the standards of approval for a design review. For example, the design is compatible with the adjacent commercial development, and Saddle Avenue separates the facility from the single family subdivision to the north, which will help reduce any negative visual impacts. Furthermore, the elevations and design characteristics are aesthetically pleasing and include articulation to break-up the visual mass of the building. Lastly, site access and circulation are not negatively impacted by the mini-warehouse, and the proposed development complies with the conditions of approval for ZC-0699-99, which included landscaping, building design, and lighting considerations. Therefore, staff can support the request.

Public Works - Development Review

Design Review#2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DXD CAPITAL, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0350</u> DATE FILED: <u>7/7/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>8/10/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/18/21</u> FEE: <u>\$850⁰²</u>
	PROPERTY OWNER NAME: <u>The Counselors, LLC</u> ADDRESS: <u>7155 S. Rainbow Blvd., Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>DXD Capital, LLC</u> ADDRESS: <u>840 Ash Street</u> CITY: <u>Winnetka</u> STATE: <u>IL</u> ZIP: <u>60093</u> TELEPHONE: <u>(312) 545-6840</u> CELL: <u>n/a</u> E-MAIL: <u>gary@dxd.capital</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>

ASSESSOR'S PARCEL NUMBER(S): 163-18-817-004
 PROPERTY ADDRESS and/or CROSS STREETS: Flamingo/215
 PROJECT DESCRIPTION: Design Review for proposed mini-storage

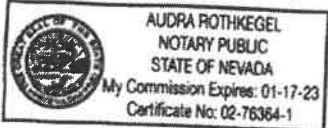
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

R. Tiberti Renaldo Tiberti
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON April 7, 2021 (DATE)
 By Audra Rothkegel

NOTARY PUBLIC: Audra Rothkegel



*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.

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER

ckaempfer@kcnvlaw.com
702.782.7054

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510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0267

June 10, 2021

VIA UPLOAD

Clark County Comprehensive Planning
500 S. Grand Central
Las Vegas, NV 89106
Address

*Re: Design Review for a Ministorage Facility at W. Flamingo Road and 215
APN #163-18-817-004*

To Whom It May Concern:

This office represents the applicant, DXD Capital ("Applicant") with regard to its application for a ministorage facility on property located east of the 215, north of W. Flamingo Road and south of W. Saddle Avenue on Assessor Parcel number 163-18-817-004 ("Property"). The Property is zoned C-2 and master planned for Commercial General. As such a ministorage facility is a "permitted" use in the C-2. No zone change or use permit is required. The gross acreage is shown as 2.1 acres. The net acreage is shown as 1.08 acres. A ministorage facility is entirely appropriate on this site and is compatible with surrounding zonings. All of the parcels to the east and west of the site are similarly master planned Commercial General. The commercial parcels to the immediate east are zoned C-2. The commercial parcel to the immediate west is zoned C-1. To the south of the Property is W. Flamingo Road, a very major section line street. To the north of the Property is W. Saddle Avenue and farther north is a single family residential subdivision zoned R-2 and master planned Residential Suburban.

As for the design of the building, it is three stories and 41' 10" in height. The allowable height in the C-2 zone is 50 feet. Access to the Property is off Flamingo Road and consists of a private roadway that runs along the east side of parcels 163-18-817-003 and 005 (the two parcels immediately south of the Property). The building is situated on the north side of the Property and backs up to W. Saddle Avenue. There is a 20 foot setback from W. Saddle Avenue. There are 5 total parking spaces provided with one of those parking spaces dedicated for handicap parking. No waiver of parking is needed or requested. Lot coverage is 52% where 60% is allowed.

Landscaping presently exists (i) on the north and west sides of the Property, (ii) in the medians of the private drive and (iii) along the east side of Assessor parcel # 163-18-817-003. Additional landscaping consisting of 24" box trees will be placed along the east side of the Property and in the front of some of the building elevations.

The building materials used consist of Concrete Panel Product, Stucco Wall Finish with Decorative Reveals, Metal Panels and Glass Features, all as shown with specificity on the Building Elevations provided with this Justification letter. The colors are white, light and medium gray, red clay and indigo with aesthetic enhancements of orange and light brown.

Due to the topography of the site, we are also requesting a design review for increased grade up to 4-feet where 1.5-feet is permitted. This grade difference should not be an issue since the property to the east is similarly zoned C-2, since the building proposed on the Property is more than 8 feet lower than the permissible height in C-2 of 50 feet and since, as noted above, additional landscaping is being provided by Applicant along that east Property line.

Finally, we are meeting all conditions from the original zone change ZC-0699-99.

Thank you very much for your consideration of our request and if you have any questions or comments, please do not hesitate to contact the undersigned at the contact information contained in this letter or by contacting Lindsay Kaempfer at 702-792-7043.

Thank you again and please stay safe and well.

Sincerely,

KAEMPFER CROWELL

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

Christopher L. Kaempfer

CLK/lak

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08/18/21 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

GRAND CANYON DR/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0353-MAULE GRAND CANYON, LLC:

DESIGN REVIEW for revisions to an attached (townhouse) planned unit development on 5.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-06-601-007

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 68
- Density (du/ac): 12.9
- Minimum/Maximum Lot Size (square feet): 1,444/1,989
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 1,828
- Open Space Required/Provided: 17,070/17,641
- Parking Required/Provided: 177/179

History & Site Plans

The original plans depicted a 4 plex, townhome development which was approved via NZC-20-0518 in March of this year. The revised plans now show the development going from 4 plex units to 2 plex units. The following are additional modifications to the original plans: the entrance to the units moved to the side of the duplex units as opposed to the front, adjacent to the garage; square footage of the 2 building types has been revised to 1,828 square feet of total living space; slight lot line changes occurred and are above the minimum lot size approved previously; parking for the pool amenity area was relocated from the west side to the north side of the

common lot (this resulted in an additional 2 parking spaces to the site); and finally, the street pattern will remain the same.

The overall site consists of 68 residential lots with a density of 12.9 dwelling units per acre. The proposed development features a total of 34 buildings, each containing 2 units that are adjacent to 30 foot wide private streets. The street network consists of 1 main driveway with a loop street and 2 stub streets toward the southern portion of the site. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the north from Grand Canyon Drive. A network of common open spaces are located throughout the development which will include on-site pedestrian paths, recreational pool area, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 43 parking spaces are shown for the visitors and 136 parking spaces are provided for the residents.

Landscaping

Street landscaping consists of a 15 foot wide area which includes a 5 foot wide detached sidewalk along Grand Canyon Drive and Main Avenue. Along the north property line there is a 10 foot wide landscape buffer with intense landscaping per Figure 30.64-12. Internal to the site a network of common open space areas are located throughout the development which will include on-site pedestrian paths, recreational pool area, and a dog park. The development requires 17,070 square feet of open space where 17,641 square feet of open space is provided.

Elevations

The proposed building type for the project is attached buildings which includes up to 2 different model types each with 1 elevation. All buildings will have unified and consistent architecture. The building materials generally consist of stucco siding and pop-out elements that include vertical and horizontal articulation and additional facade relief on select portions of the horizontal planes. The elevations also depict substantial window and door enhancements consisting of elements such as composite wood trim, balconies, and stucco pop-outs at a scale consistent with single family residential buildings. The roofs are pitched and consist of concrete tile. The attached units are all shown at 3 stories and 35 feet high.

Floor Plans

The plans depict 3 bedroom units with 2 different floor plans that are 1,828 square feet. The first floor of every unit will contain a 2 car garage.

Applicant's Justification

The applicant indicates that the minor changes to plans will not negatively impact the surrounding area and will still meet the intent of the original approval.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0518	Reclassified this site to RUD zoning for an attached (townhouse) planned unit development	Approved by BCC	March 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500178	Subdivided the site into 68 single family residential lots on 5.3 acres	Approved by BCC	March 2021
VS-20-0519	Vacated and abandoned government patent easements and a public drainage easement	Approved by BCC	March 2021
ZC-0386-01	Reclassified this site to C-2 zoning for a retail center consisting of a convenience store, tavern, restaurant, and bank	Approved by BCC	May 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Major Development Project (Summerlin South) - Public Facilities & Single Family Residential (up to 10 du/ac)	P-F & R-2	Undeveloped & partially constructed single family residential
East	Commercial General	C-2	RV Storage, mini-warehouse complex, & retail building
West	Major Development Project (Summerlin South) - Single Family Residential (up to 10 du/ac)	R-2	Partially constructed single family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. The design of the proposed development is effective for both pedestrian and vehicular safety and is consistent with the prior approval earlier this year.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 17, 2025 to complete.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- 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;
- Clark County Fire Prevention approval street widths, radii, and driveway locations;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue;
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

APPLICANT: THM ENTERPRISES

**CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE
100, LAS VEGAS, NV 89113**

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08/18/21 BCC AGENDA SHEET

DISTRIBUTION CENTER/
BEVERAGE PLANT EXPANSION
(TITLE 30)

SUNSET RD/KARMS PARK CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-21-400115 (ZC-0023-03)-BOTTLING GROUP, LLC:

WAIVER OF CONDITIONS of a zone change requiring exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above finished grade in conjunction with a previously approved zone change to reclassify 76.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex consisting of 7 buildings including a water pretreatment facility and future development.

Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-35-401-026

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

BACKGROUND:

Project Description
General Summary

- Site Address: 6500 W. Sunset Road
- Site Acreage: 35.3
- Project Type: Distribution center/beverage plant expansion
- Number of Stories: 1
- Building Height (feet): 39
- Square Foot: 86,288.5 (building expansion)/10,712.5 (canopy expansion)/355,325 (existing facility)
- Parking Required/Provided: 227/367

History & Request

ZC-0023-03 was approved by the Board of County Commissioners (BCC) in February 2003 reclassifying the project site from an R-E to M-D zoning district for a future industrial development. The BCC imposed a condition requiring exterior lighting fixtures (luminaries)

mounted on any building wall to be no higher than 14 feet above finished grade. The intent of this condition was to protect any future less intensive land uses, such as single family residential subdivisions, from potential impacts the exterior lighting would have on future development. The applicant is requesting to waive this condition as loading dock lighting is required to be greater than 14 feet above grade, in addition there are no single family residential developments within the surrounding area.

Site Plans

The plans depict an existing distribution center/beverage plant located on a 35.3 acre site. A warehouse expansion is proposed along the west side of the building, with the following setbacks: 1) 217 feet from the south property line, adjacent to Sunset Road; 2) 538 feet from the west property line; and 3) 345 feet from the north property line. The existing facility features the following setbacks: 1) 176 feet from the south property line, adjacent to Sunset Road; 2) 167 feet from the east property line; and 3) 97 feet from the north property line. Twelve overhead, loading dock doors are located along the west side of the building expansion, oriented towards the interior of the site. The expansion also includes a parking area for semi-tractor trailers located immediately to the west of the building expansion. An enclosed canopy area for the freezer and chiller relocation is proposed adjacent to the southwest corner of the building expansion, with a truck parking and charging station area located immediately south of the canopy. The facility expansion and truck parking areas will be screened from the right-of-way by an existing 6 foot high decorative screen wall adjacent to Sunset Road. The existing facility and proposed expansion requires 227 parking spaces where 367 parking spaces are provided. An existing 5 foot wide attached sidewalk is located along Sunset Road. Access to the site is granted via 3 existing commercial driveways.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided with this application.

Elevations

The plans depict an overall building height of 39 feet matching the height of the existing building. Exterior materials of the facility expansion consist of precast concrete panels matching the appearance of the existing panels in scale, finish, and color. To ensure compliance with Code requirements, some panels alternate in parapet height with a contrasting color shade that is within the existing color palette of the building. Twelve overhead, loading dock doors, oriented towards the interior of the site, are located along the west side of the facility expansion. All rooftop mechanical equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans depict an expansion to the existing distribution center/beverage plant measuring 86,288.5 square feet in area. The floor plans depict a proposed warehouse area with multiple racks utilized for the storage of beverages. Twelve overhead, loading dock doors are located along the west side of the facility expansion. An enclosed canopy area, measuring 10,712.5 square feet, is located to the southwest of the facility expansion. The canopy area will contain the relocated freezer and chiller necessary for the operation of the facility.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0023-03:

Current Planning:

- Subject to design review as a public hearing on the future development for the parcels directly south of Post Road and north of the private drive;
- Architecture, landscaping, signage, and overall site design of future development to be consistent with the project approved under ZC-0023-03;
- Architectural elements and materials, colors, fenestration, and complimentary roof forms to be consistent for the entire development under this request;
- Setbacks to the buildings on future development to be consistent with the typical setbacks depicted on the plans, which exceed a 3:1 setback ratio;
- Exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above the finished grade;
- In order to minimize long, unbroken, austere building facades normally associated with this type of development, all building facades under this request to incorporate some form of consistent articulation, ornamentation/architectural features, parapet variation, change in texture, blending of or variation of colors, or other methods to produce diversity and visual interest;
- Prior to any permits, with the exception of the grading permit, establishing the proposed internal 40 foot private road depicted on the plans for the entire project to prevent any access to Post Road;
- Providing a cohesive and unified sign and landscaping program throughout all phases of the development per the intent of adopting AC-0804-02;
- Landscaping and site design as depicted on the plans for the south side of Post Road, which includes a 20 foot wide, intense landscape buffer with a 5 foot detached meandering sidewalk and block wall with no access to Post Road;
- Block wall along the south side of Post Road to be articulated with off-sets, change in texture or architecturally designed to reduce the monotony of the wall;
- In order to minimize the visual impact along Sunset Road, providing 15 feet to 30 feet of landscaping, as shown on plans, along Sunset Road;
- A detached sidewalk along Sunset Road;
- All off-street parking areas shall be visually shielded or obscured by use of a low screen wall no greater than 3 feet height, or by a continuous dense, evergreen hedge, or a combination wall, hedge, or berm;
- To be consistent with the remaining site design, landscaping to be provided around the entire base of the 360,000 square foot building to soften the edge between the parking area and the building;
- All truck loading areas (spaces/docks) to face the interior of the site and confined to portions of the site least visible from public view;

For the property between Sunset Road and the 40 foot internal road, the following conditions apply:

1. No dock high loading/unloading doors on the north side of the building.
2. North/south streets are to be vacated.
3. All lights are not to shine on neighboring properties.
4. No adult uses.
5. A 10 foot high block wall and 6 foot landscaping to be built with the Pepsi building.
6. Maximum building height of 45 feet.
7. Agreement to be in writing prior to the issuance of building permits (grading permits may be issued).

For the Pepsi building:

1. The loading docks, maintenance area, and the truck parking is to be moved to the west side of the building.
2. Access doors for forklift loading/unloading are allowed on the north side of the building.

For the Creel building:

1. Move the office internal to the building.
2. Move the building closer to Sunset Road.

For the property between Post Road and the 40 foot internal road, the following apply:

1. Ten foot high block wall and landscaping to be built with Post Road.
2. Forty foot wide interior street on their properties to connect with the dedicated street.
3. M-D zoning uses.
4. Single story maximum 24 foot high buildings.
5. No loading docks on the north side.
6. No light to shine on adjacent residential parcels.
7. Buildings to be moved as far south as possible.
8. No adult uses.
9. Deed restrictions indicating height setback uses limitations.
10. Agreement to be in writing prior to the issuance of building permits (grading permits may be issued).

- Subject to all applicable standard conditions for this application type;
- ZC-0625-02 will be voided upon approval of this application, and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Right-of-way dedication to include 60 feet for Sunset Road, 30 feet for Post Road, 30 feet for El Camino Road with a turnaround, 30 feet for Bronco Street, and all related spandrels;
- If El Camino Road and Bronco Street are not dedicated, then provide equivalent public access or private access and utility easement to the landlocked parcels acceptable to those owners;

- Construct improvements to include paved legal access;
- Drainage and traffic studies and compliance;
- Traffic study to also address any bus turnouts and/or passenger loading/shelter area requirements with Regional Transportation Commission approval;
- Traffic study to also evaluate the overall traffic patterns regarding the non-dedication of Torrey Pines Drive and provide appropriate mitigation if necessary;
- If the public sidewalk does not abut the back of curb and/or is meandering in design, applicant to either dedicate the afore mentioned rights-of-way and sign a license and maintenance agreement for non-standard improvements located within the right-of-way, or dedicate rights-of-way to back of curb, grant necessary pedestrian and utility easements, and if applicable, vacate any previously dedicated excess rights-of-way to back of curb;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

Department of Aviation

- Filing Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and as required by Section 30.48.120 or the Clark County Unified Development Code, receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation; no building permits will be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit;
- That the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998;
- Funds will not be available in the future should the residents wish to have their homes purchased or have units soundproofed;
- The FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved;
- And that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

Signage

Signage is not a part of this request.

Applicant's Justification

A waiver of conditions is necessary to allow for the installation of building mounted lighting that will be installed higher than 14 feet above finished grade. These lights include areas of adjacent

walkways, parking, driveways, and loading docks. The proposed lighting will be similar type and mounted height, approximately 20 feet to 24 feet above finished grade, to the existing building lighting. The loading dock lighting, by its very nature, must be installed above dock doors which would require a mounting height above 14 feet. There are no residential units that abut to any property lines of this project site and the closest property line to any new lighting is greater than 217 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1147-07	Permit a 10 foot high chain-link security fence along the west property line	Approved by BCC	November 2007
ZC-0023-03 (WC-0140-03)	Waived the requirement for a detached sidewalk along Sunset Road	Approved by BCC	July 2003
ZC-0023-03	Reclassified the project site from R-E zoning to M-D zoning for future industrial development, including the distribution center	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Warehouse/industrial buildings
South	Business and Design/Research Park	M-D & M-1	Warehouse/industrial buildings
East	Business and Design/Research Park	M-D	Distribution center
West	Business and Design/Research Park	M-D	Warehouse/industrial buildings & undeveloped

Related Applications

Application Number	Request
WS-21-0378	A waiver of development standards and a design review for an expansion to a distribution center/beverage plant 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

The intent of the previously imposed condition was to protect less intensive uses, such as single family residential subdivisions, from potential impacts lighting would have on future developments. ZC-0603-06 was approved by the Board of County Commissioners (BCC) in July 2006 reclassifying multiple parcels to the north of the project site to an M-D zoning district for future industrial development. ZC-0872-03 and ZC-0398-16 were approved by the BCC in

July 2003 and August 2016, respectively, for an existing industrial development west of the project site consisting of 6 buildings. Staff ordinarily does not support waiving conditions previously imposed by the BCC; however, circumstances and conditions have substantially changed in the immediate area as the surrounding properties have been developed with industrial uses. The height of the light fixtures will match that of the existing lights affixed to the exterior of the building. Loading dock lighting must be installed above the dock doors to ensure proper visibility and safety during the evening operational hours of the facility. There are no residential developments abutting the project site, and the closest property line to any new lighting is greater than 200 feet to the west of the facility expansion. Therefore, staff recommends approval of this request.

Staff Recommendation

Approval.

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

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

PRELIMINARY STAFF CONDITIONS:

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ANTHONY DIDIO

CONTACT: ANTHONY DIDIO, GRAY WEST CONSTRUCTION INC, 421 E. CERRITOS AVE., ANAHEIM, CA 92805

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) APR-21-100590 (ORIGINAL APPLICATION #) 21-0023-03</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WC-21-400115</u> DATE FILED: <u>2/14/21</u></p> <p>PLANNER ASSIGNED: <u>MWO</u></p> <p>TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>8/10/21</u> 6:30</p> <p>PC MEETING DATE: <u>-</u></p> <p>BCC MEETING DATE: <u>8/18/21 @ 9:00 A.M. (9/18/21)</u></p> <p>FEE: <u>\$500</u></p>
	PROPERTY OWNER	<p>NAME: <u>Bottling Group LLC</u></p> <p>ADDRESS: <u>1 Pepsi Way</u></p> <p>CITY: <u>Somers</u> STATE: <u>NY</u> ZIP: <u>10589</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Gray Construction</u></p> <p>ADDRESS: <u>421 East Cerritos Ave</u></p> <p>CITY: <u>Anaheim</u> STATE: <u>CA</u> ZIP: <u>92805</u></p> <p>TELEPHONE: <u>714-491-1317</u> CELL: <u>714-469-9071</u></p> <p>E-MAIL: <u>ADidio@gray.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Tony DiDio</u></p> <p>ADDRESS: <u>421 East Cerritos Ave</u></p> <p>CITY: <u>Anaheim</u> STATE: <u>CA</u> ZIP: <u>92805</u></p> <p>TELEPHONE: <u>714-491-1317</u> CELL: <u>714-469-9071</u></p> <p>E-MAIL: <u>ADidio@gray.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 163-35-401-026

PROPERTY ADDRESS and/or CROSS STREETS: Sunset & Torrey Pines

PROJECT DESCRIPTION: Parking Lot & Building Expansion

(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 notifying the public of the proposed application.

Martyn Wallace Bottling Group, LLC Martyn Wallace
Director of Real Estate

Property Owner (Signature)* Property Owner (Print)

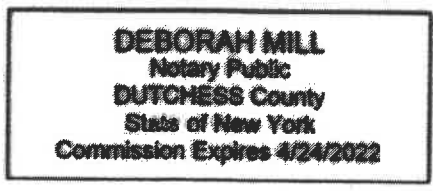
New York

STATE OF _____ COUNTY OF Westchester

SUBSCRIBED AND SWORN BEFORE ME ON 7/9/2021 (DATE)

By DEBORAH MILL Designated by: _____

NOTARY PUBLIC: DEBORAH MILL



*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.



CA: 775947
NV: 0060889
AZ: 156027

AMACH TO WAIVER OF CONDITIONS APPLICATION

July 11, 2021

PLANNER COPY

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

RE: New Pepsi Can Line Warehouse Expansion
Design Review Submittal & Waiver of Development Standards Request
6500 West Sunset Road, Las Vegas, NV 89118
(APN: 16335401026)

To Whom it May Concern,

Gray West Construction Inc., on behalf of our client, Bottling Group LLC (Pepsi Bottling Group), hereby submits this letter in support of the application for design review planning approval and Waiver of Development Standards for the project mentioned above with the following description.

Design Review:

The general scope of the project consists of an expansion of the existing beverage packaging and distribution facility: Addition of 97,001 total covered square footage (86,288.5sf of warehouse space plus 10,712.5sf of exterior covered canopy storage space) with a 12-stall loading dock, addition of secured parking area and spaces for semi-tractor-trailers to the existing parking area screened behind an existing privacy wall. No existing landscape areas will be disturbed or removed as a part of this work and all areas with new parking or building will be placed on existing parking or previously undeveloped portions of this parcel. There will be no work in the public right of way.

The new area will have a finish floor slab to match the elevation of the existing building and therefore requires an increase of existing grade greater than 18 inches which is shown on the site cross section B on sheet A401P and C on A402P. The actual increase will be a maximum of 4.86ft for finish slab above existing grade. We request the design review to allow this increase in fill to allow for the expansion to be installed at the same elevation and overall height as the existing building.

The intent of the project is to expand the storage area and truck parking of the existing facility. The additional warehouse storage has been designed to match the scale and appearance of the original portions of the facility. Exterior materials of the expansion will be precast concrete panels to match the appearance of the existing panels in scale, finish, and color. To comply with planning requirements, some panels will alternate in parapet height and a contrasting color shade that is within existing color palette. The new covered canopy will have a metal fascia to the West that will match the existing canopy to be removed.

Waiver of Development Standards:

gray.com

The Waiver is requested to allow for installation of building mounted lighting that will be installed higher than 14 feet above finished grade. These lights include areas of adjacent walkways, parking, driveways and loading docks. Proposed lighting will be similar type and mounted height (approx. 20-24ft above finish grade) to existing building lighting. The loading dock lighting, by its very nature, must be installed above dock doors which would require a mounting height above 14 feet. Note that there are no residential units that abut to any property lines of this project site and the closest property line to any new lighting is greater than 217 feet.

If there are any questions, please contact me.

Thank you,



Tony DiDio
Design Manager
Gray West Construction Inc.

gray.com

421 East Cerritos Avenue
Anaheim, CA 92805

T: 714.491.1317
F: 714.333.9700

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08/18/21 BCC AGENDA SHEET

DISTRUBITION CENTER/
BEVARAGE PLANT EXPANSION
(TITLE 30)

SUNSET RD/KARMS PK CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0378-BOTTLING GROUP, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on buildings.

DESIGN REVIEWS for the following: 1) distribution center/beverage plant expansion; and 2) finished grade in conjunction with an existing distribution center/beverage plant on 35.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-35-401-026

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of exterior fixtures (luminaries) to 24 feet where exterior fixtures (luminaries) mounted on buildings shall be no higher than the line of the first story eave, or 14 feet above finished grade, whichever is lower, per Section 30.48.670 (a 71.5% increase).

DESIGN REVIEWS:
1. Distribution center/beverage plant expansion.
2. Increase finished grade to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 6500 W. Sunset Road
- Site Acreage: 35.3
- Project Type: Distribution center/beverage plant expansion
- Number of Stories: 1
- Building Height (feet): 39

- Square Feet: 86,288.5 (building expansion)/10,712.5 (canopy expansion)/355,325 (existing facility)
- Parking Required/Provided: 227/367

Site Plans

The plans depict an existing distribution center/beverage plant located on a 35.3 acre site. A warehouse expansion is proposed along the west side of the building, with the following setbacks: 1) 217 feet from the south property line, adjacent to Sunset Road; 2) 538 feet from the west property line; and 3) 345 feet from the north property line. The existing facility features the following setbacks: 1) 176 feet from the south property line, adjacent to Sunset Road; 2) 167 feet from the east property line; and 3) 97 feet from the north property line. Twelve overhead, loading dock doors are located along the west side of the building expansion, oriented towards the interior of the site. The expansion also includes a parking area for semi-tractor trailers located immediately to the west of the building expansion. An enclosed canopy area for the freezer and chiller relocation is proposed adjacent to the southwest corner of the building expansion, with a truck parking and charging station area located immediately south of the canopy. The facility expansion and truck parking areas will be screened from the right-of-way by an existing 6 foot high decorative screen wall adjacent to Sunset Road. The existing facility and proposed expansion requires 227 parking spaces where 367 parking spaces are provided. An existing 5 foot wide attached sidewalk is located along Sunset Road. Access to the site is granted via 3 existing commercial driveways. The facility expansion requires an increase to the finished grade, up to a maximum of 5 feet, along the west side of the building to match the same elevation and height as the existing building.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided with this application.

Elevations

The plans depict an overall building height of 39 feet matching the height of the existing building. Exterior materials of the facility expansion consist of precast concrete panels matching the appearance of the existing panels in scale, finish, and color. To ensure compliance with Code requirements, some panels alternate in parapet height with a contrasting color shade that is within the existing color palette of the building. Twelve overhead, loading dock doors, oriented towards the interior of the site, are located along the west side of the facility expansion. All rooftop mechanical equipment will be screened from public view and the right-of-way by parapet walls. A waiver of development standards is required to increase the height of the lighting fixtures, located above the loading dock doors, to exceed 14 feet in height.

Floor Plans

The plans depict an expansion to the existing distribution center/beverage plant measuring 86,288.5 square feet in area. The floor plans depict a proposed warehouse area with multiple racks utilized for the storage of beverages. Twelve overhead, loading dock doors are located along the west side of the facility expansion. An enclosed canopy area, measuring 10,712.5 square feet, is located to the southwest of the facility expansion. The canopy area will contain the relocated freezer and chiller necessary for the operation of the facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The intent of the project is to expand the storage area and truck parking of the existing facility. The additional warehouse storage has been designed to match the scale and appearance of the original portions of the facility. The facility expansion will have a finish floor slab to match the elevation of the existing building; therefore, requires an increase of existing grade greater than 18 inches. The actual increase will be a maximum of 4.86 feet for finish slab above existing grade. The design review for the increase in finished grade will allow for the expansion to be installed at the same elevation and overall height as the existing building.

A waiver is necessary to allow for the installation of building mounted lighting that will be installed higher than 14 feet above finished grade. These lights include areas of adjacent walkways, parking, driveways, and loading docks. The proposed lighting will be similar type and mounted height, approximately 20 feet to 24 feet above finished grade, to the existing building lighting. The loading dock lighting, by its very nature, must be installed above dock doors which would require a mounting height above 14 feet. There are no residential units that abut to any property lines of this project site and the closest property line to any new lighting is greater than 217 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1147-07	Permit a 10 foot high chain-link security fence along the west property line	Approved by BCC	November 2007
ZC-0023-03 (WC-0140-03)	Waived the requirement for a detached sidewalk along Sunset Road	Approved by BCC	July 2003
ZC-0023-03	Reclassified the project site from R-E to M-D zoning for future industrial development, including the distribution center	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Warehouse/industrial buildings
South	Business and Design/Research Park	M-D & M-1	Warehouse/industrial buildings
East	Business and Design/Research Park	M-D	Distribution center
West	Business and Design/Research Park	M-D	Warehouse/industrial buildings & undeveloped

Related Applications

Application Number	Request
WC-21-400115 (ZC-0023-03)	A waiver of conditions for exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above the finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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 finds the request to increase the height of the light fixtures above the loading dock doors reasonable. The intent of the Code requirement is to protect abutting properties with less intensive uses, such as single family residential developments. The height of the light fixtures will match that of the existing lights affixed to the exterior of the building. Loading dock lighting must be installed above the dock doors to ensure proper visibility and safety during the evening operational hours of the facility. There are no residential developments abutting the project site, and the closest property line to any new lighting is greater than 200 feet to the west of the facility expansion. The proposed height increase to the light fixtures should have no impact on the surrounding properties; therefore, staff recommends approval of this request.

Design Review #1

Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds the proposed expansion is complementary to the existing facility and compatible with the industrial development surrounding the project site. Industrial Policy 102 of the Comprehensive Master Plan states loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. The loading areas with overhead roll-up doors are located on the west side of the building, oriented towards the interior of the site, and are screened from the public right-of-way by an existing 6 foot high decorative block wall. Staff finds the facility expansion complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations; therefore, staff can support this request.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANTHONY DIDIO

CONTACT: ANTHONY DIDIO, GRAY WEST CONSTRUCTION INC, 421 E. CERRITOS AVE., ANAHEIM, CA 92805

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) APR-21-100590 (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0378</u> DATE FILED: <u>7/14/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>8/10/21 @ 6:30</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>8/10/21 @ 9:00</u> FEE: <u>\$1,150.00</u>
	PROPERTY OWNER NAME: <u>Bottling Group LLC</u> ADDRESS: <u>1 Pepsi Way</u> CITY: <u>Somers</u> STATE: <u>NY</u> ZIP: <u>10589</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Gray Construction</u> ADDRESS: <u>421 East Cerritos Ave</u> CITY: <u>Anaheim</u> STATE: <u>CA</u> ZIP: <u>92805</u> TELEPHONE: <u>714-491-1317</u> CELL: <u>714-469-9071</u> E-MAIL: <u>ADidio@gray.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Tony DiDio</u> ADDRESS: <u>421 East Cerritos Ave</u> CITY: <u>Anaheim</u> STATE: <u>CA</u> ZIP: <u>92805</u> TELEPHONE: <u>714-491-1317</u> CELL: <u>714-469-9071</u> E-MAIL: <u>ADidio@gray.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-35-401-026
 PROPERTY ADDRESS and/or CROSS STREETS: Sunset & Torrey Pines
 PROJECT DESCRIPTION: Parking Lot & Building Expansion

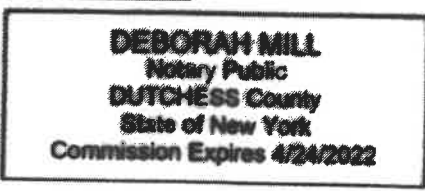
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Martyn Wallace Bottling Group, LLC Martyn Wallace
 Director of Real Estate

Property Owner (Signature)* New York Property Owner (Print)
 STATE OF Westchester
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON 7/9/2021 (DATE)
 By DEBORAH MILL Designated by: _____

NOTARY PUBLIC: DEBORAH MILL



*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.



CA: 775947
NV: 0050889
AZ: 156027

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

July 11, 2021

PLANNER COPY

RE: New Pepsi Can Line Warehouse Expansion
Design Review Submittal & Waiver of Development Standards Request
6500 West Sunset Road, Las Vegas, NV 89118
(APN: 16335401026)

To Whom it May Concern,

Gray West Construction Inc., on behalf of our client, Bottling Group LLC (Pepsi Bottling Group), hereby submits this letter in support of the application for design review planning approval and Waiver of Development Standards for the project mentioned above with the following description.

Design Review:

The general scope of the project consists of an expansion of the existing beverage packaging and distribution facility: Addition of 97,001 total covered square footage (86,288.5sf of warehouse space plus 10,712.5sf of exterior covered canopy storage space) with a 12-stall loading dock, addition of secured parking area and spaces for semi-tractor-trailers to the existing parking area screened behind an existing privacy wall. No existing landscape areas will be disturbed or removed as a part of this work and all areas with new parking or building will be placed on existing parking or previously undeveloped portions of this parcel. There will be no work in the public right of way.

The new area will have a finish floor slab to match the elevation of the existing building and therefore requires an increase of existing grade greater than 18 inches which is shown on the site cross section B on sheet A401P and C on A402P. The actual increase will be a maximum of 4.86ft for finish slab above existing grade. We request the design review to allow this increase in fill to allow for the expansion to be installed at the same elevation and overall height as the existing building.

The intent of the project is to expand the storage area and truck parking of the existing facility. The additional warehouse storage has been designed to match the scale and appearance of the original portions of the facility. Exterior materials of the expansion will be precast concrete panels to match the appearance of the existing panels in scale, finish, and color. To comply with planning requirements, some panels will alternate in parapet height and a contrasting color shade that is within existing color palette. The new covered canopy will have a metal fascia to the West that will match the existing canopy to be removed.

Waiver of Development Standards:

gray.com

421 East Cerritos Avenue
Anaheim, CA 92805

T: 714.491.1317
F: 714.333.9700

The Waiver is requested to allow for installation of building mounted lighting that will be installed higher than 14 feet above finished grade. These lights include areas of adjacent walkways, parking, driveways and loading docks. Proposed lighting will be similar type and mounted height (approx. 20-24ft above finish grade) to existing building lighting. The loading dock lighting, by its very nature, must be installed above dock doors which would require a mounting height above 14 feet. Note that there are no residential units that abut to any property lines of this project site and the closest property line to any new lighting is greater than 217 feet.

If there are any questions, please contact me.

Thank you,



Tony DiDio
Design Manager
Gray West Construction Inc.

gray.com

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09/07/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

WIGWAM AVE/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400112 (VS-18-0770) -ASJ COMPANIES, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Fort Apache Road located between Wigwam Avenue and Huntington Cove Parkway within Spring Valley (description on file). JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:
176-18-601-002

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT - URBAN VILLAGE

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of an approximately 324 foot long, 5 foot wide portion of right-of-way along Fort Apache Road. The total area for the vacation and abandonment is 1,623 square feet. The vacation is needed to install the required detached sidewalk during the future development of the subject parcel.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0770:

Current Planning

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

Public Works - Development Review

- 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 granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Applicant's Justification

This vacation of right-of-way was completed by a previous owner and was believed to be completed and recorded prior to the current owner's involvement with the property. The new owner completed civil engineering plans and are now at the mylar approval stage. Clark County Public Works is starting construction on road improvements at Fort Apache Road that directly affects the project. Fort Apache Road will become a no cut street in the coming months that will greatly hinder the project.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0181	Mini-warehouse	Approved by BCC	April 2019
VS-18-0770	Vacated and abandoned a portion of Fort Apache Road	Approved by PC	November 2018
UC-18-0482	Increased the height of an existing communication tower, reduced setback from existing residential development, reduced the number of antenna arrays, and a design review for increased height to an existing communication tower (monopole)	Approved by PC	August 2018
UC-0193-13	Wireless communication tower and ancillary uses	Approved by PC	June 2013
ZC-1276-04	Reclassified the subject site to C-2 zoning for future commercial development	Approved by BCC	September 2004
MP-0718-04	Amended the original concept plan for the subject parcel and the surrounding area	Approved by BCC	July 2004
MP-1423-00 & MP-1422-00	Approved the Public Facility Needs Assessment (PFNA) area and specific plans for the subject and surrounding parcels in the area	Approved by BCC	October 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Major Development Project (Medium Density Residential 8 du/ac)	R-2	Huntington Village single family subdivision
South	Major Development Project	Multi-Layer Zoning (MLZ)	Undeveloped
East	Major Development Project	R-3	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until November 20, 2022 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CIVILWORKS, INC.

CONTACT: CIVILWORKS, INC., 4945 W. PATRICK LANE, LAS VEGAS, NV 89118



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

9

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS18-0770 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>ET-21-400112</u> DATE FILED: <u>7-12-2021</u></p> <p>PLANNER ASSIGNED: <u>SSS</u></p> <p>TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>8-10-2021</u></p> <p>PC MEETING DATE: <u>9-7-2021 7p.m.</u> <u>6:30p.m.</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>300</u></p>
	PROPERTY OWNER	<p>NAME: <u>ASJ Companies</u></p> <p>ADDRESS: <u>1421 East Sunset Rd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-778-3050</u> CELL: _____</p> <p>E-MAIL: <u>skuraka@uniconlv.com</u></p>
	APPLICANT	<p>NAME: <u>ASJ Companies</u></p> <p>ADDRESS: <u>1421 East Sunset Rd</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702-778-3050</u> CELL: _____</p> <p>E-MAIL: <u>skuraka@uniconlv.com</u> REF CONTACT ID #: _____</p>
	RESPONDENT	<p>NAME: <u>Civil Works - Brandon A. Potts</u></p> <p>ADDRESS: <u>4945 West Patrick Ln</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-534-1816</u> CELL: <u>702-279-3576</u></p> <p>E-MAIL: <u>bap@civilworksonline.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-18-601-002

PROPERTY ADDRESS and/or CROSS STREETS: Fort Apache & Huntington Cove

PROJECT DESCRIPTION: _____

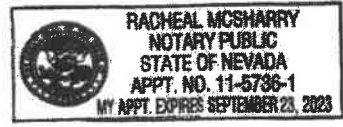
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/30/21 (DATE)
By Siorhei Kuraka

NOTARY PUBLIC: Rachael McSharry



*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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June 30, 2021

Clark County Public Works
500 Grand Central Parkway
Las Vegas, NV 89101

Subject: VS18-0770 We Store Mini Storage – Vacation Extension of Time Justification Letter

To Whom It May Concern:

VS-18-0770 expired in November 2020. This vacation was completed by a previous owner and was believe to be completed and recorded prior to the current owner's involvement with the property. We completed civil engineering plans during the 2020 slow down and we are now at the mylar approval stage in our civil engineering plans. We were notified yesterday that this Vacation had expired when we requested our driveway and pedestrian access easements for our mylar plans. To make the timing issue worse, Clark County Public Works is starting construction on road improvements on Fort Apache that directly affects our project. Fort Apache will become a no cut street in the coming months that will greatly hinder our project. Please accept this as justification for approval of our request for an extension of time.

Please let me know if you have any questions or require any additional information.

Sincerely,



Brandon A. Potts, P.E.
Principal Engineer

ET-21-400112

PLANNER
COPY

CivilWorksInc

"Sensible" solutions tailored to your "specific" needs.

4945 West Patrick Lane • Las Vegas, NV 89118-2856
Office: 702.534.7555 • Email: info@civilworksonline.com

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09/07/21 PC AGENDA SHEET

PLACE OF WORSHIP/FENCE/PARKING LOT
(TITLE 30)

VIKING RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0351-MASJID TAWHEED:

USE PERMIT to expand a place of worship (parking lot and fence).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) landscaping; 3) pedestrian walkway; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) fence; and 2) parking lot in conjunction with an existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone.

Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within Spring Valley. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

163-14-701-011 through 163-14-701-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase fence height to 6 feet where a maximum of 3 feet is permitted within a required setback along a street per Section 30.64.020 (a 100% increase).
2.
 - a. Eliminate street landscaping along a portion of Viking Road where landscaping per Figure 30.64-13 is required.
 - b. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Not provide a pedestrian walkway through the new parking lot where required per Section 30.60.050.
4.
 - a. Reduce throat depth to 22 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).
 - b. Reduce driveway width to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6170 & 6180 W. Viking Road
- Site Acreage: 2.3

- Project Type: Place of worship/fence/parking lot
- Fence Height (feet): 6
- Parking Required/Provided: 155/145 (parking reduction previously approved via UC-0412-11)

History

The place of worship was initially approved on the western parcel in November 2011 by action of UC-0412-11. An expansion was later approved on the northeastern parcel in November 2017 by action of UC-0801-17. The purpose of this application is to expand the place of worship use onto the southeastern parcel, enclose the entire facility with a 6 foot high wrought iron fence, and add an additional 45 space parking lot. A previous application, UC 18-0199, was approved to expand the place of worship onto the southeastern parcel and enclose the entire facility with a 6 foot high wrought iron fence; however, that application expired since the fence was built but permits were not finalized.

Site Plans

The plans show an existing place of worship with buildings located on the western and northeastern parcels. The place of worship use is proposed to be expanded onto the southeastern parcel with a parking lot and a 6 foot high wrought iron fence to enclose the entire facility.

Access to the site is from an existing 24 foot wide driveway on the western parcel and an existing 25 foot wide driveway on the southeastern parcel, both from Viking Road. A waiver of development standards is necessary for the reduced widths of these driveways. A 24 foot wide rolling gate is located at the western driveway, set back 19 feet from the front property line. A 25 foot wide rolling gate is located at the eastern driveway, set back 25 feet from the front property line. Both gates will remain open during business hours.

The new parking lot will include 45 new parking spaces. Most of the parking spaces are arranged in east/west rows on the west side of the drive aisle, and 6 parking spaces are located on the east side of the drive aisle, which connects to the existing parking spaces located on the northeast and western parcels. A waiver of development standards is necessary to not provide a pedestrian walkway within the new parking lot.

A 6 foot high wrought iron fence is proposed along the south (front) and east (side) property lines. The fence along the east property line is allowed by Code; however, since the fence along the south property line is within the required 15 foot front setback, a waiver of development standards is needed to increase the height to 6 feet where a maximum of 3 feet is permitted. The proposed fences will be set back 6 inches from the south and east property lines. Although both fences were built, they were not permitted. Portions of the fence along the southern property line, adjacent to Viking Road, will be relocated outside of the sight visibility zones.

Landscaping

Existing landscaping will remain on the western and northeastern parcels; however, some additional parking lot landscaping will be installed where the drive aisle on the southeastern parcel connects to the other 2 parcels. On the southeastern parcel, a strip of landscaping will be located along the east property line that ranges in width from 4 feet to 25 feet. Landscaping is

also located on the north and west sides of the new parking lot; however, no parking lot landscape fingers are provided, which necessitates a waiver of development standards. Also, landscaping along Viking Road will be mostly located in a 12 foot wide strip behind the wrought iron fence. No landscaping is proposed on the east side of the driveway, which necessitates a waiver of development standards to eliminate street landscaping.

Applicant's Justification

The applicant indicates that the driveways and fence are existing, although permits were not finalized for the fence. Portions of the fence will be relocated outside of the sight visibility zone along Viking Road, and additional landscaping will be installed behind the fence. The additional parking lot is necessary for patrons for the place of worship. Although a walkway is not provided through the parking lot, an existing pedestrian path connects from Viking Road to the place of worship on the western parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0199	Expansion of a place of worship onto the southeastern parcel and enclose the facility with a fence - expired	Approved by PC	May 2018
UC-0801-17	Expansion of a place of worship onto the northeastern parcel within an existing office building	Approved by BCC	November 2017
UC-0412-11	Place of worship on the western parcel within an existing office building which included waivers for reduced parking and access to a local street	Approved by BCC	November 2011
DR-1414-07	Expansion to an office building on the northeastern parcel that is not residential in character	Approved by PC	January 2008
DR-2107-96	Office building on southeastern parcel - expired	Approved by PC	February 1997
DR-1455-96	Office building on northeastern parcel	Approved by PC	October 1996
DR-1225-96	Office building on western parcel	Approved by PC	August 1996
ZC-0052-93	Reclassified the overall site and properties to the east to C-P zoning for an office complex	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential High (8 to 18 du/ac)	R-3	Senior apartments
East	Office Professional	C-P	Office buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The use permit to expand the place of worship on the southeastern parcel was previously approved; however, the land use application expired since permits were not finalized for the fence. Expanding the place of worship use on this parcel will not create any negative impacts on the surrounding properties, and it is a natural progression to complete the overall place of worship campus; therefore, staff can support the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The waiver of development standards to increase fence height was previously approved; however, the permits were not finalized, and the land use application expired. Although the fence is existing, portions of the fence will be removed and relocated outside of the sight visibility zones. As a result, staff can support the request to modify the fence location and finalize the building permit process.

Waiver of Development Standards #2a

A narrow 25 foot wide portion of Viking Road street frontage will not have landscaping, which is on the east side of the driveway entrance. Landscaping could easily be installed in this area to meet Title 30 standards, and street landscaping has both aesthetic and environmental benefits. Per the plans, a water valve box is in this area; however, landscaping could still be installed around the utility box. As a result, staff cannot support the request.

Waiver of Development Standards #2b

Adequate space exists on the property to install the required parking lot landscape fingers. Parking lot landscaping helps shade vehicles and reduce the urban heat island effect, which is especially prevalent in parking lots. In addition, parking lot landscaping helps improve the aesthetic quality of the site. As a result, staff cannot support the request.

Waiver of Development Standards #3

Pedestrian walkways help ensure pedestrian safety and encourage alternative modes of transportation besides vehicles. In addition, adequate space exists on the site to provide striping

or enhanced paving for pedestrians to walk through the parking lot between Viking Road and the place of worship building to the north; therefore, staff cannot support the request.

Design Review #1

The fence is existing, and the applicant will remove and relocate portions of the fence that are in the sight visibility zones. With the modifications, the fence will not create any safety concerns for vehicles and pedestrians. Also, the additional landscaping proposed behind the fence will soften the appearance and improved the aesthetic quality of the site. As a result, staff can support the request.

Design Review #2

The additional parking lot will be a benefit to the place of worship and help complete the place of worship campus. However, since staff cannot support the waivers of development standards to not provide parking lot landscape fingers and a pedestrian walkway, staff also cannot support the design review of the parking lot. As proposed without the landscape fingers and pedestrian walkway, the parking lot would be detrimental to the environment by increasing the urban heat island and detrimental to pedestrian safety in the parking lot. Therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to allowing the existing driveway to remain since it was built as an ADA-compliant commercial curb return driveway. Additionally, the throat depth is being improved with the on-site improvements as the parking lot will have defined drive aisles and parking stalls, eliminating the confusion that currently exists with parking on the unimproved surface.

Staff Recommendation

Approval of the use permit, waivers of development standards #1 & #4, and design review #1; denial of waivers of development #2 & #3, and design review #2.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised off-site improvements permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No comment.

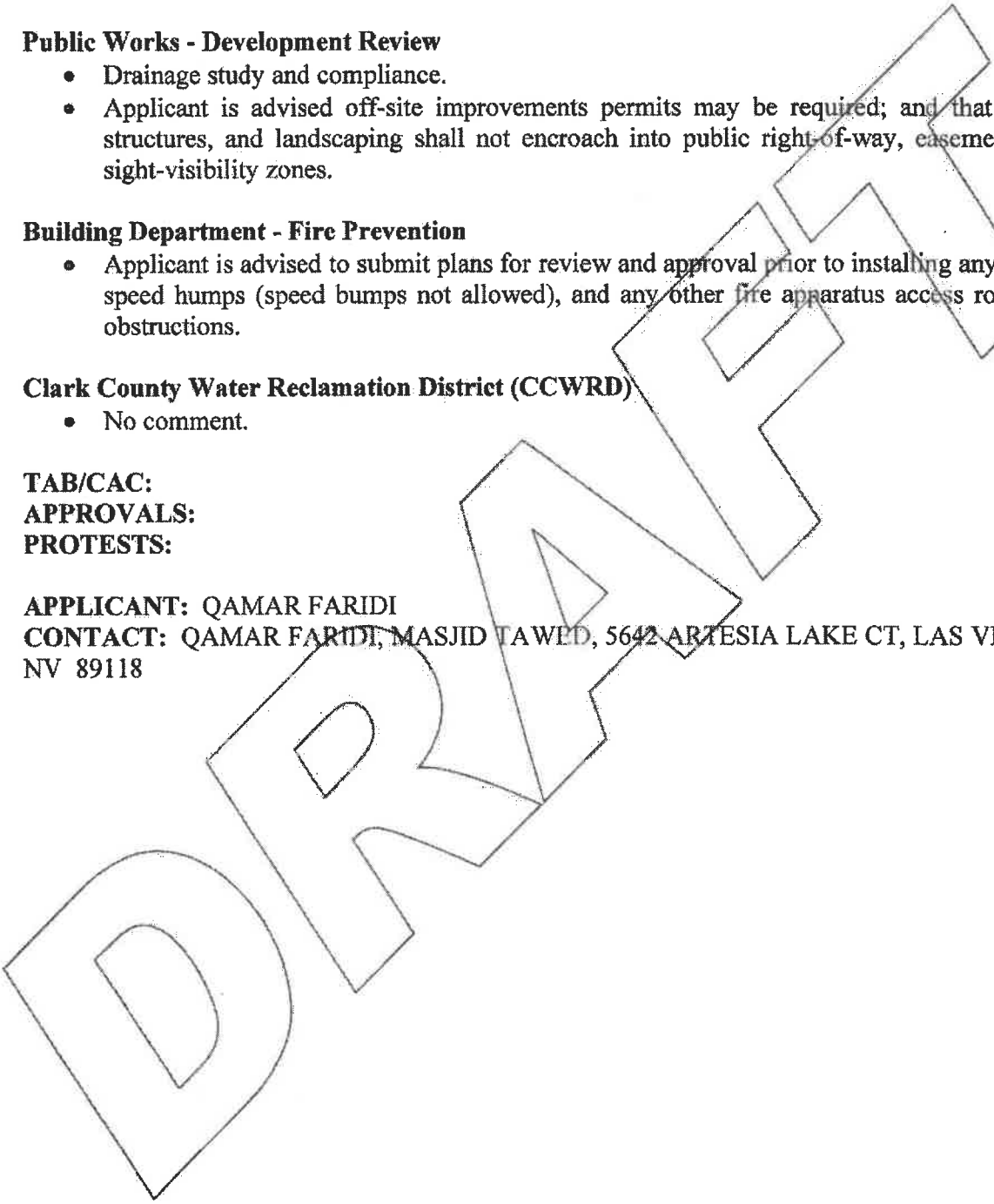
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QAMAR FARIDI

CONTACT: QAMAR FARIDI, MASJID TAWED, 5642 ARTESIA LAKE CT, LAS VEGAS, NV 89118



09/07/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

BUFFALO DR/PEACE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0357-4435 BUFFALO OFFICES, LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from a supper club to a residential use in conjunction with a proposed restaurant within an existing retail center on a portion of 0.9 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Buffalo Drive, 420 feet north of Peace Way within Spring Valley. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-21-619-007 ptn

USE PERMITS:

1. Permit on-premises consumption of alcohol (supper club) in conjunction with an existing restaurant.
2. Reduce the separation between a supper club and a residential use to 143 feet where 200 feet is the standard per Table 30.44-1 (a 29% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 4435 S. Buffalo Drive
- Site Acreage: 0.9 (portion)
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 4,100 (restaurant/supper club)/8,000 (overall building)
- Parking Required/Provided: 57/65

Site Plan

The supper club is located within a large commercial center. The shopping center contains 2 in-line buildings, with a convenience store and a gasoline station located on the northwest corner of

Peace Way and Buffalo Drive. The supper club is in the northern most in-line retail building. The supper club is set back 143 feet from the residential properties to the west. Access to the site is provided by 2 existing driveways from Buffalo Drive to the east. The subject building shares parking and access with the remaining commercial center.

Landscaping

Landscaping exists throughout the site and is neither required nor a part of this request.

Elevations

The existing in-line building is single story and includes painted stucco with curved decorative column details and pitched concrete tiled roof. No changes to the exterior of the building are required or proposed with this request.

Floor Plans

The plans depict a 4,100 square foot lease space that will consist of a dining area, kitchen, bar area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant currently owns and operates another restaurant location (BG Bistro) located on Tropicana Avenue. BG Bistro operates as a family dining experience, offering modern European and Mediterranean food and beverages. It is the applicant's intent to replicate the operations at this second location, offering a similar menu, service, restaurant style, and layout. The restaurant operating hours are intended to be from 9:00 a.m. to 2:00 a.m., 7 days per week. Additionally, the applicant indicates the existing building is approximately 143 feet from the residential property line to the west; however, there is a vacant lot behind the building and there are future plans to house a bakery that was recently submitted to the County.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-2025-98	15,093 square foot commercial center	Approved by PC	January 1998
ZC-0328-96	Reclassified this site and the parcels to the south to C-1 and C-2 zoning	Approved by BCC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Neighborhood	C-1	Undeveloped
South	Commercial General	C-2	Retail center
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the proposed restaurant with on-premises consumption of alcohol (supper club) is compatible with the existing uses within the commercial center. Retail and restaurant uses already exist in the center without any reported issues. The proposed use is consistent and compatible with the area and staff finds that the on-premises consumption of alcohol and a reduction in the setback from residential use to the west will have no impact to the neighboring residential development. There is a vacant commercial lot behind the subject building and there are future plans to construct a bakery that was recently submitted to the County which will buffer the supper club from the residential use to the west. Furthermore, there is no outside dining proposed with this request; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: ROUMEN STEFANOV

CONTACT: CAROLYN SPOLETINI, SADLER-SPOLETINI, 8886 NEVI ROSE AVE, LAS VEGAS, NV 89148

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

9

Application Number: UC-21-0347

Property Owner or Subdivision Name: DISCOVERY GATEWAY PARK, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

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

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

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 8/17/21 PC & 7/27/21 SPRING VALLEY TAB
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUNDS\$: _____

Reason for Change: Added additional parcels for the whole complex for notification purposes. Added APN(s) 163-29-810-003; -005 thru -007; -010 thru -012; & -014 thru -016. Subject parcel for this application is only for APN 163-29-810-013.

Change initiated by: ior Date: 7/13/21

Change authorized by: [Signature] Date: 7/13/21

Change processed by: [Signature] Date: 7/13/21

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-29-810-003; -005 thru -007; & -010 thru -016

Town Board(s): spring valley

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

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

STAFF

APP. NUMBER: UC-21-0357 DATE FILED: 7/8/21
 PLANNER ASSIGNED: RK
 TAB/CAC: Spring Valley TAB/CAC DATE: 8/10/21
 PC MEETING DATE: 9/7/21 C-1
 BCC MEETING DATE: _____ CN
 FEE: \$1150.00 MN

PROPERTY OWNER

NAME: 4435 S BUFFALO OFFICES LLC
 ADDRESS: 4435 S Buffalo Drive
 CITY: Las Vegas STATE: NV ZIP: 89147
 TELEPHONE: _____ CELL: 702 245-1181
 E-MAIL: AWAPILAT@gmail.com

APPLICANT

NAME: Rouman N. Stefanou
 ADDRESS: 8057 Chambersberg St.
 CITY: Las Vegas STATE: NV ZIP: 89147
 TELEPHONE: 702 321 3722 CELL: 702 321 3722
 E-MAIL: rs41569@yahoo.com REF CONTACT ID #:

CORRESPONDENT

NAME: Rouman N. Stefanou / Carolyn Spoletrini
 ADDRESS: 8057 Chambersberg St.
 CITY: Las Vegas STATE: NV ZIP: 89147
 TELEPHONE: 702 321 3722 CELL: 702 321 3722
 E-MAIL: rs41569@yahoo.com REF CONTACT ID #:
halfpricelicense@yahoo.com

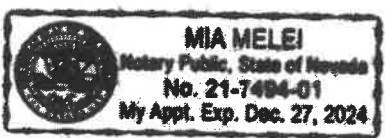
ASSESSOR'S PARCEL NUMBER(S): 163-21-619-007
 PROPERTY ADDRESS and/or CROSS STREETS: 4435 S BUFFALO DRIVE LV NV 89147 BUFFALO / PEACE
 PROJECT DESCRIPTION: PEACE PLAZA Phase 2 - Restaurant with liquor

(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.

James W. Donley
 Property Owner (Signature)* Manassa
 STATE OF Nevada
 COUNTY OF CLARK

JAMES W. DONLEY
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON 4-30-21 (DATE)
 By James W. Donley
 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.

June 22, 2021

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

RE: Special Use Permit Application for a Supper Club License and Request for Waiver of Development Standards, parcel #163-21-619-007, 4435 S. Buffalo Dr. Las Vegas, NV 89147

Dear Planning Agent:

Please consider this letter, application and all documents submitted with it as the request for a Special Use Permit to allow for a restaurant with liquor, under a supper club license at parcel #163-21-619-007, located at 4435 S. Buffalo Dr., Las Vegas NV 89147. Additionally, the Applicant is respectfully requesting a waiver of the 200 foot distance to the neighborhood homes located behind the parcel (to the West). There is no intent to have gaming at this location now or in the future.

The applicant currently owns and operates another restaurant location, operating under a supper club license called BG Bistro, located at 6160 W. Tropicana Ave, Ste 8, Las Vegas NV (reviews and website overview included hereto). BG Bistro operates as a family dining experience, offering modern European and Mediterranean food and beverages. It is the Applicant's intent to replicate current family style operations at this second location, offering a similar menu, service, restaurant style and layout.

The Applicant has previously been found suitable to hold a privileged liquor license for the current operations and has been a model business owner in our community. The other location on Tropicana has been in operation since 2012, however the Applicant is very experienced in the restaurant industry and has owned/operated restaurant businesses in the Las Vegas Valley since 1996. The applicant is currently finalizing purchase of the building at 4435 S. Buffalo with the intent to renovate and open a second BG Bistro location. The applicant currently employs 34 staff (at his Tropicana location) and intends to employ 40-45 staff members at the Buffalo location, for which this application is submitted, with a seating capacity of approx. 185. The current property owner and seller has signed off the Land Use application with consent to allow for the Special Use and Waiver.

The setback requirements are 200 feet per Clark County Code to the residential neighborhood located behind the property location (to the West). Currently the existing building is approximately 143' from the wall as there is only a vacant lot behind this location. However, the future plan for the lot directly behind the existing building is set to have a separate completely detached structure built that will eventually house a bakery. It is estimated that this other project will begin within the next 12 to 18 months. The distance waiver request would likely be a temporary request and the future plans to erect another structure would alleviate any continued long term concerns regarding a buffer zone. Our understanding is that another application to move forward with the project to build a bakery location was submitted on 5/25/21.

Development and buildout/renovations:

As part of the building location purchase, applicant intends to renovate approximately 4100 sq ft of the location to allow for the restaurant with liquor operations. The restaurant operating hours are intended to be 9am to 2am 7 days per week. The remaining approx. 3900 sq ft will remain as it currently is, which

is built out for office use (currently there is a Remax Real Estate Office located within, this will remain as a tenant in the second space).

Parking Plan:

We do not anticipate any changes to the current parking layout, with the exception that the Applicant has purchased the vacant lot on the NW corner of this parcel for additional future development and increased parking. We have included the cross parking agreement as part of our submittal, along with current parking lot photos. There are currently 64 parking spaces available, however with the cross parking agreement this allows for the ability to utilize parking spaces in the next building and of course the currently vacant lot is also available for parking it is believed that the lot, as it currently stands, could easily offer parking for 45 vehicles. We believe this should more than meet the parking requirements to allow the SUP in connection with a restaurant at this location. The 64 spaces alone put the parking at an 8:1 ratio, well beyond what is required under Clark County Code.

Landscape plan:

There are no intended changes to the existing landscape. The property was most recently updated with the plans filed in 2003. See county recorder details and Assessor's site and photos included.

Traffic Impact:

This was previously reviewed and approved when the site was initially approved for C-1 zoning. We do not anticipate any changes.

Residential Impact:

The Applicant believes that approval of this SUP and waiver will be a benefit to the neighborhood behind and across from the location. The property was originally built in 1999, renovated in 2003 and again in approx. 2006. During the last recession this building sat vacant for some time period, as did the buildings next door and behind. As the economy has come back from the recession this area of town has experienced continued growth and development in keeping with the current planning and zoning standards. Over 2020 due to Covid, this building again became vacant, with the exception of 1 Real Estate Agent currently remaining in the building. This project is anticipated to bring new business to the area, lease out the space, and create jobs. There are some other restaurant locations within a 3 mile radius and there is one location within 1.5 miles that offers gaming. The Applicant's business is such that it will encourage family patronage in a warm and inviting atmosphere which is conducive to the current neighborhood development. This will not be a gaming and drinking or sporting establishment, it is intended to be a mid-scale family friendly dine in operation.

Thank you very much for your consideration of the application and request for a Special Use Permit and Waiver. Should you have any questions, please contact Carolyn Spoletini, Licensing Director at 702.612.9519, on behalf of the Applicant Roumen Stefanov who may also be reached at 702.321.3722

Respectfully submitted,

Carolyn Spoletini, ACP, CP

09/07/21 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

PATRICK LN/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0373-DIGITAL DESERT BP, LLC:

USE PERMIT for a major training facility in conjunction with a mixed-use development with commercial and residential components on a portion of 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:
163-33-715-009 ptn

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 42.4 (portion)
- Project Type: Major training facility
- Number of Stories: 5 (residential buildings)/2 & 3 (commercial buildings)
- Building Height (feet): 55 with architectural intrusions up to 60.5
- Square Feet: 12,276 (classrooms)/4,048 (office)
- Parking Required/Provided: 801/2,059 (overall site)

Site Plans

The plans depict a mixed-use development consisting of 1,343 residential units on 42.4 gross acres with a density of 31.7 dwelling units per acre. The project consists of 14 buildings, which include 4 buildings for commercial uses, 9 buildings for residential units, and a clubhouse. The commercial buildings are located on the northeastern portion of the site. Access to the project is provided by 6 proposed driveways from Patrick Lane, Buffalo Drive, and Post Road that will provide ingress and egress to the site. An exit only driveway is also located on the southwestern portion of the site for the residential component. The approved plans indicate the residential portion of the development will be gated. The approved plans also depict the project will be

constructed in 4 phases. A total of 67 spaces are required for the training facility. A total of 1,149 spaces are provided, which exceeds the required parking, and will accommodate the training facility.

The applicant is seeking approval to operate a major training facility in a tenant space within the southern portion of Building D-2 located along Buffalo Drive. The proposed training facility will provide learning and training opportunities for students to learn about modern esthetic education professions, including facials, body treatments, laser tattoo and hair removal, vein therapy, and skin rejuvenation procedures. During each individual lecture and/or instructional class there is an anticipation of having at least 30 students each session.

Landscaping

The plans depict 11.7 acres of open space which includes passive and active areas. The open space includes a 1.5 acre plaza in the commercial portion of the site, the pedestrian realms, and common areas and courtyard located throughout the site. The pedestrian realms are a minimum of 15 feet in width, and where adjacent to buildings with heights of 55 feet the pedestrian realms are a minimum of 20 feet in width.

Elevations

All the buildings within the development have flat roofs behind parapet walls. The exterior of the buildings will be combinations of stucco painted in earth tone colors, brick or masonry, decorative metal panels, and wood panels. The commercial buildings are 2 and 3 stories and are 33 feet to 45 feet in height.

Floor Plans

The plans depict 2 floors with offices, classrooms, practical room, meeting room, break area, restrooms, dispensary, storage, and reception area. Classrooms will total approximately 12,276 square feet and office area approximately 4,048 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the training facility is for students in various modern esthetic education professions, including facials, body treatments, laser tattoo and hair removal, vein therapy and skin rejuvenation procedures. The average size of classes is at least 30 students. This training facility will consist of office spaces and classroom spaces for personal care students and will be located on the first and second floor. The required parking for this project was originally calculated per the shared use calculation chart and training facilities are not specifically listed on that chart. To calculate the required parking the displaced area was subtracted from the original office and retail totals. A new maximum required parking from the shared use chart was established. The required parking for the training facility was calculated based on classrooms and office space. The students will be able to learn a trade and apply their training to real-world practices.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0512	Vacated and abandoned patent easement and right-of-way	Approved by BCC	September 2019
TM-19-500130	Mixed-use project consisting of commercial lots and common elements	Approved by PC	August 2008
ZC-18-0507	Reclassified 42.4 acres from R-E to C-2 zoning, use permit for high impact project, mixed use project, increase residential density, building height and parking reduction; and design review for mixed-use project	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	R-1 & R-2	Single family residential
South	Commercial General & Business and Design/Research Park	M-D & C-2	Office building & an office/warehouse facility
East	Commercial General & Business and Design/Research Park	R-E & R-2	Single family residential & undeveloped
West	Residential High (from 8 to 18 du/ac)	R-2 & R-3	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The land use request for a major training facility will help the localized area with concentrated commercial, office, recreation, entertainment, and public facility uses to enhance the economic, social, and physical development of the immediate area. Urban Specific Policy 10 of the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The addition of the formal training facility use will enhance the existing uses on the site by providing an amenity to the public with increased economic opportunities. The proposed major training facility will not result in a substantial or undue adverse effect on adjacent properties, on-site parking, or public improvements. The proposed use will be adequately served by public improvements and will not impose an undue burden.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Traffic study and compliance.

Building Department - Fire Prevention

- 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: NIMA
CONTACT: ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN, SUITE 220,
LAS VEGAS, NV 89123

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC 21-0373</u> DATE FILED: <u>7/14/21</u> PLANNER ASSIGNED: <u>SUD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>8/10/21</u> PC MEETING DATE: <u>9/7/21</u> BCG MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Digital Desert BP, LLC.</u> ADDRESS: <u>6111 S. Buffalo Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>307-739-8990</u> CELL: _____ E-MAIL: <u>Andrew.Firmin@Decisivedx.com</u>
	APPLICANT NAME: <u>NIMA</u> ADDRESS: <u>6111 S. Buffalo Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(801) 599-0497</u> CELL: <u>(801) 599-0497</u> E-MAIL: <u>cbrinton@NIMA.edu</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>ethos three Architecture</u> ADDRESS: <u>8985 S. Eastern Ave., Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 458-1070</u> CELL: _____ E-MAIL: <u>buildingpermit@ethosthree.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16333715009

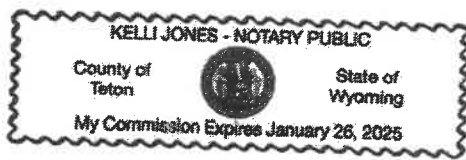
PROPERTY ADDRESS and/or CROSS STREETS: 6111 S. Buffalo Drive Las Vegas, NV 89113

PROJECT DESCRIPTION: +/- 20,380 square foot TI in a three story building, for an adult training center.

(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.

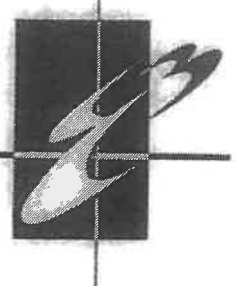
Property Owner (Signature)* Andrew Firmin, Authorized Agent
Property Owner (Print)

STATE OF Wyoming
COUNTY OF Teton
SUBSCRIBED AND SWORN BEFORE ME ON June 21, 2021 (DATE)
By Andrew Firmin
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.

10



Evora. The tenant improvement does not pose any significant adverse impacts to surrounding properties.

In conclusion, we respectfully request your consideration of the proposed training facility. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will provide beneficial use for the individuals and families in Spring Valley area.

Sincerely,

Kip Barton
Principal

