



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 10, 2024

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for August 13, 2024. (For possible action)
Approval of Minutes for August 27, 2024. (For possible action)

- IV. Approval of the Agenda for September 10, 2024 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. **VS-24-0339-ZOO LANDERS, LLC:**
AMENDED HOLDOVER VACATE AND ABANDON a portion of right-of-way being Jones Boulevard located between Oquendo Road and Ponderosa Way (previously not notified); easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way (easements no longer needed) within Spring Valley (description on file). MN/tpd/syp (For possible action) **09/17/24 PC**

- 2. **TM-24-500089-LV SMOB, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 1.77 acres in a CG (Commercial General) Zone. Generally located on the west side of Buffalo Drive, the north side of Laredo Street within Spring Valley. JJ/rp/ng (For possible action) **10/01/24 PC**

- 3. **UC-24-0425-PROPERTY WEST, LLC:**
USE PERMIT for a vehicle paint/body shop on a portion of 4.0 acres in a CG (Commercial General) Zone. Generally located on the south side of Russell Road, west side of Durango Drive within Spring Valley. JJ/rp/syp (For possible action) **10/01/24 PC**

- 4. **WS-24-0419-MEEKRAT HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; and **2)** throat depth.
DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action) **10/02/24 BCC**

VII. General Business

- 1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: September 24, 2024.

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

August 13, 2024

MINUTES

Board Members:	John Getter, Chair EXCUSED Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris PRESENT Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Nairee Agulian, Current Planning

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 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 Chair or the Board/Council by majority vote.

- None.

III. Approval of July 30, 2024 Minutes (For possible action)

Motion by: **Juana Leia Jordan**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for August 13, 2024 and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

V. Informational Items

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

- None.

VI. Planning & Zoning

1. **VS-24-0339-ZOO LANDERS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/syp (For possible action) **08/20/24 PC**

Motion by: **Brian Morris**

Action: **HOLD** to Spring Valley TAB meeting on August 27, 2024 due to applicant being not present.

Vote: 4-0/Unanimous

2. **ET-24-400077 (UC-22-0319)-MAVERIK INC:**

USE PERMIT FIRST EXTENSION OF TIME to reduce separations to a residential use. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; and 2) allow modified driveways.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/my/syp (For possible action) **08/21/24 BCC**

Motion by: **Dr. Juana Leia Jordan**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

3. **ZC-24-0368-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**

ZONE CHANGE to reclassify 21.38 from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd (For possible action) **09/04/24 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

4. **VS-24-0369-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**

VACATE AND ABANDON easements of interest to Clark County located between Montessori Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of a right-of-way being Montessori Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessori Street and Tenaya Way within Spring Valley (description on file). MN/sd/syp (For possible action) **09/04/24 BCC**

Motion by: **Randy Okamura**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

5. **WS-24-0370-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards. **DESIGN REVIEW** for a distribution center on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action) **09/04/24 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** subject to staff conditions
Vote: 4-0/Unanimous

6. **TM-24-500072-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**
TENTATIVE MAP consisting of 1 commercial lot on 21.38 acres in an IP (Industrial Park) (AE-60) Zone. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action) **09/04/24 BCC**

Motion by: **Randy Okamura**
Action: **APPROVE** subject to staff conditions
Vote: 4-0/Unanimous

VII General Business

1. None.

VIII. Comments by the General Public-

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

- None.

IX. Next Meeting Date August 27, 2024.

X Adjournment

Motion by John Getter
Action: **ADJOURNMENT** meeting at 6:33 p.m.
Vote: **PASSED** (4-0) /Unanimous



Spring Valley Town Advisory Board

August 27, 2024

MINUTES

Board Members:	John Getter, Chair EXCUSED Dale Devitt PRESENT Randal Okamura EXCUSED	Brian A. Morris PRESENT Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Michael Huling, Current Planning

II. Public Comment

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- **None**

III. Approval of **August 13, 2024** Minutes (For possible action) **Held until Spring Valley Town Board Meeting September 10, 2024.**

IV. Approval of Agenda for **August 27, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**

Action: **APPROVE** after noting item 1 would be held until September 10, 2024.

Vote: 3-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.
(for discussion)
 - **None**

VI. Planning & Zoning

1. **VS-24-0339-ZOO LANDERS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/syp (For possible action) **08/20/24 PC**

Motion by: **Brian Morris**

Action: **HOLD** to Spring Valley Town Advisory Board meeting on September 10, 2024.

Vote: 3-0/Unanimous

2. **WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Edna Avenue, 175 feet east of Lindell Road within Spring Valley. JJ/jm/syp (For possible action) **09/03/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions.

ADD condition of a 1-year review.

Vote: 3-0/Unanimous

3. **PA-24-700018-ORVPP TRUST & KUMAR RSHMI TRS:**

PLAN AMENDMENT to redesignate the land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 5.00 acres. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/al (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** subject to staff recommendations.

Vote: 3-0/Unanimous

4. **ZC-24-0409-ORVPP TRUST & KUMAR RSHMI TRS:**

ZONE CHANGE to reclassify 5.24 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rg (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions.

Vote: 3-0/Unanimous

5. **VS-24-0418-ORVPP TRUST & KUMAR RSHMI TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane (alignment), and between Oquendo Road and Russell Road within Spring Valley (description on file). JJ/rg/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff conditions.

Vote: 3-0/Unanimous

6. **PUD-24-0417-ORVPP TRUST & KUMAR RSHMI TRS:**
PLANNED UNIT DEVELOPMENT for a 94 lot single-family residential attached development with modified development standards on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Oquendo Road and 630 feet east of Fort Apache Road within Spring Valley (description on file). JJ/rg/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**
Action: **DENY**
Vote: 3-0/Unanimous

7. **TM-24-500084-ORVPP TRUST & KUMAR RSHMI TRS:**
TENTATIVE MAP consisting of 94 lots and 4 common lots on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rg/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**
Action: **DENY**
Vote: 3-0/Unanimous

8. **WS-24-0392-AU-YEUNG, KA:**
WAIVER OF DEVELOPMENT STANDARDS to increase the fence height in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Westwind Road and approximately 300 feet north of Spring Mountain Road within Spring Valley. JJ/my/syp (For possible action) **09/17/24 PC**

Motion by: **Dale Devitt**
Action: **APPROVE** as presented with staff conditions.
Vote: 3-0/Unanimous

9. **UC-24-0399-TENAYA LOFTS, LLC:**
USE PERMIT for live-work dwellings.
WAIVER OF DEVELOPMENT STANDARDS to reduce of buffering and screening.
DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action) **09/18/24 BCC**

Motion by: **Dale Devitt**
Action: **DENY**
Vote: 3-0/Unanimous

10. **ZC-24-0400-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC**
LEASE:
ZONE CHANGE to reclassify 21.60 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/lm (For possible action) **09/18/24 BCC**

Motion by: **Dale Devitt**
Action: **APPROVE** with staff recommendations.
Vote: 3-0/Unanimous

11. **VS-24-0402-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC LEASE:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Buffalo Drive, and between Warm Springs Road and Arby Avenue and portion of a right-of-way being Arby Avenue located between Tenaya Way and Buffalo Drive; portion of a right-of-way being Warm Springs Road located between Tenaya Way and Buffalo Drive; a portion of right-of-way being Monte Cristo Way located between Warm Springs Road and Arby Avenue and a portion of Capovilla Avenue located between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/rp/syp (For possible action) **09/18/24 BCC**

Motion by: **Dale Devitt**

Action: **APPROVE** with staff recommendations.

Vote: 3-0/Unanimous

12. **WS-24-0401-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse distribution facility on 21.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/lm/syp (For possible action) **09/18/24 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** as presented with staff conditions.

ADD condition of intensive landscaping.

Vote: 3-0/Unanimous

13. **TM-24-500081-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC LEASE:**
TENTATIVE MAP consisting of 1 commercial lot on 21.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/rp/syp (For possible action) **09/18/24 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** with staff conditions.

Vote: 3-0/Unanimous

VII. **General Business**

1. **None**

VIII. **Comments by the General Public-**

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

- **None**

IX. **Next Meeting Date: September 10, 2024**

X. Adjournment

Motion by: **Brian Morris**

Action: **ADJOURN** meeting at 7:30 pm

Vote: 3-0/Unanimous

09/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0339-ZOO LANDERS, LLC:

AMENDED HOLDOVER VACATE AND ABANDON a portion of right-of-way being Jones Boulevard located between Oquendo Road and Ponderosa Way (previously not notified); easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way (easements no longer needed) within Spring Valley (description on file). MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-602-005; 163-35-602-006

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 5 feet of right-of-way, on the east sides of the parcels, along Jones Boulevard. The applicant indicates that these rights-of-way are needed for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0375	Zone change, waivers of development standards, and design reviews for an office complex	Approved by BCC	August 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Public Use	RS20 (AE-60)	Undeveloped
East	Neighborhood Commercial	CP (AE-60)	Commercial complex

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that a fire hydrant will be required on Jones Boulevard when improvements are made.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: August 20, 2024 – HELD – September 17, 2024 – per staff to rewrite/re-notify.

APPLICANT: NATHAN JONES

**CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV
89103**

DRAFT

2

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500089-LV SMOB, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 1.77 acres in a CG (Commercial General) Zone.

Generally located on the west side of Buffalo Drive, the north side of Laredo Street within Spring Valley. JJ/rp/ng (For possible action)

RELATED INFORMATION:

APN:

163-09-502-014

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.77
- Project Type: Commercial map
- Number of Lots/Units: 1

The plan depicts 1 commercial lot. The site will be accessed by 1 commercial driveway, measuring 32 feet in width, located on Buffalo Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-24-0076	Vacated and abandoned government patent easements and a 5 foot wide portion of Laredo Street for a detached sidewalk	Approved by BCC	May 2024
WS-24-0075	Alternative driveway geometrics and design review for an office and retail complex	Approved by BCC	May 2024
ZC-1048-08	Reclassified 2 acres to C-1 zoning with a design review for a grocery store	Approved by BCC	December 2008
ZC-1081-07	Reclassified 2 acres to C-1 zoning, waiver for access to a local residential street and design review for a grocery store	Denied by BCC	December 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential
East	Corridor Mixed Use	CG & CP	Offices & commercial
West	Neighborhood Commercial	CG & CP	Offices & commercial

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with approved drainage study PW24-13893;
- Comply with approved traffic study PW24-13960;
- Full off-site improvements for Laredo Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0371-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

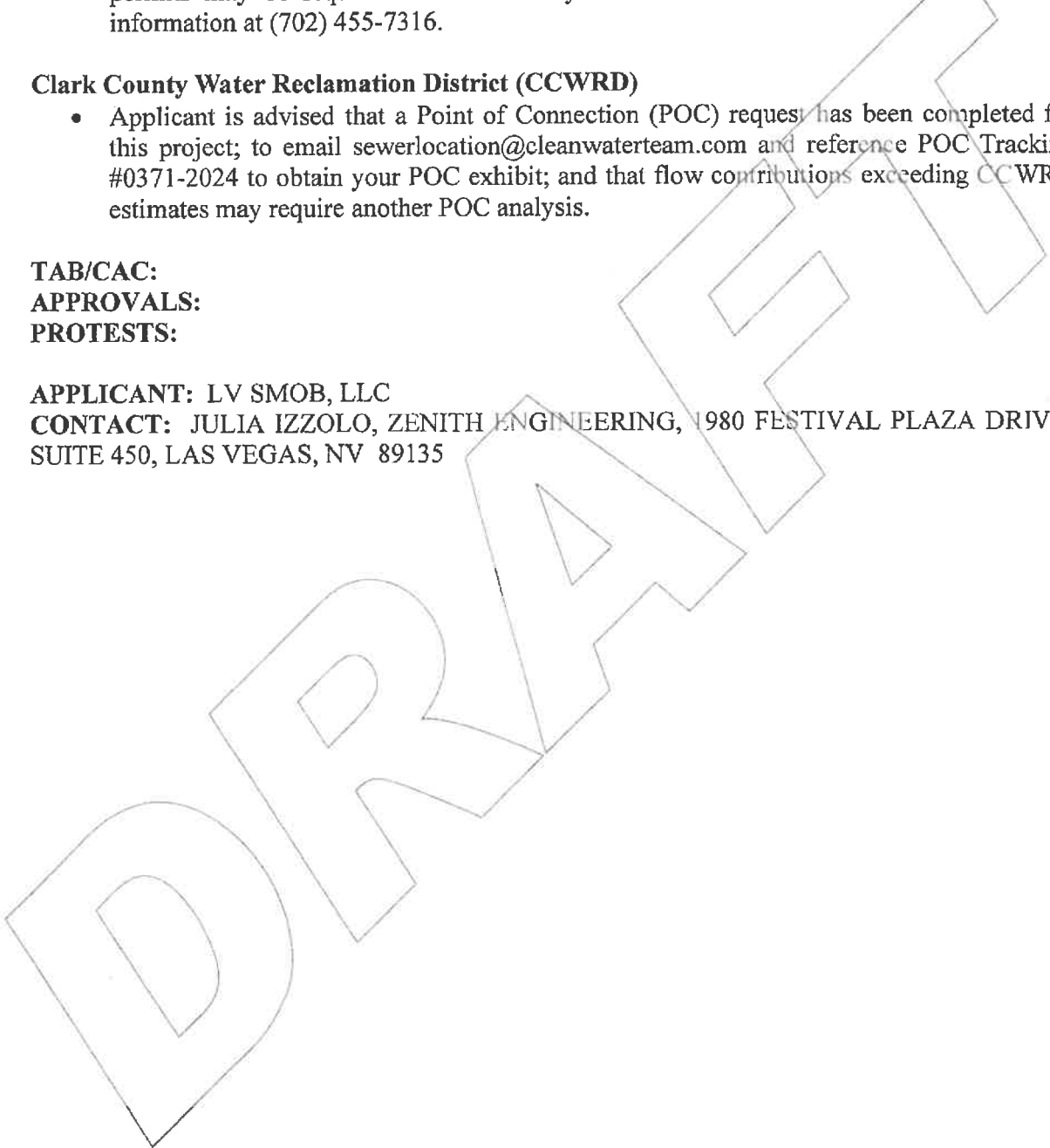
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LV SMOB, LLC

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





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-09-502-014

PROPERTY ADDRESS/ CROSS STREETS: Buffalo and Laredo

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: LVS MOB LLC
 ADDRESS: 5055 W. Patrick Lane Suite 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: 702-221-5634 CELL _____ EMAIL: mstone@capwestdev.com

APPLICANT INFORMATION (must match online record)

NAME: LVS MOB LLC
 ADDRESS: 5055 W. Patrick Lane Suite 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89145 REF CONTACT ID # _____
 TELEPHONE: 702-221-5634 CELL _____ EMAIL: mstone@capwestdev.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Zenith Engineering - Julia Izzolo
 ADDRESS: 1980 Festival Plaza Dr. Suite 450
 CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
 TELEPHONE: 702-835-3496 CELL _____ EMAIL: julia@zenith-lv.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

SEE TM APPLICATION

Property Owner (Signature)* _____

Property Owner (Print) _____

Date _____

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____ |

APPLICATION # (I) TM-24-500089

PC MEETING DATE 10-01-24

BCL MEETING DATE _____

TAB/CAE LOCATION Spring Valley

DATE 9/10/24

ACCEPTED BY MH
 DATE 8/5/24
 FEES \$750

24-500 089



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: _____	DATE FILED: _____
		PLANNER ASSIGNED: _____	TAB/CAC DATE: _____
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: _____	PC MEETING DATE: _____
		BCC MEETING DATE: _____	FEE: _____

PROPERTY OWNER	NAME: <u>LVSMOB LLC</u>
	ADDRESS: <u>5055 W. Patrick Lane Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>702-221-5634</u> CELL: _____
	E-MAIL: <u>mstone@capwestdev.com</u>

APPLICANT	NAME: <u>LVSMOB LLC</u>
	ADDRESS: <u>5055 W. Patrick Lane Suite 101</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>702-221-5634</u> CELL: _____
	E-MAIL: <u>mstone@capwestdev.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u>
	ADDRESS: <u>1980 Festival Plaza Drive Suite 450</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u>
	TELEPHONE: <u>702-835-3496</u> CELL: _____
	E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-09-502-014

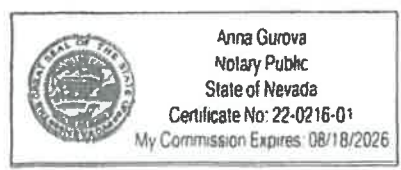
PROPERTY ADDRESS and/or CROSS STREETS: Buffalo and Laredo

TENTATIVE MAP NAME: Buffalo and Laredo

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

[Signature] Property Owner (Signature)* RAM SANGIA Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 27, 2024 (DATE)
 By RAM SANGIA
 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.

10/01/24 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-24-0425-PROPERTY WEST, LLC:

USE PERMIT for a vehicle paint/body shop on a portion of 4.0 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:
163-32-510-002; 163-32-510-003; 163-32-510-004; 163-32-510-005

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description
General Summary

- Site Address: 5785 S. Durango Drive
- Site Acreage: 4.0 (portion)
- Project Type: Vehicle paint/body shop
- Parking Required/Provided: 77/157

Site Plan & History

The plan depicts an existing 10,989 square foot building that is used as a vehicle paint and body shop. The building is located southernmost parcel side. Access to the site is from Durango Drive and Russel Road. A use permit (UC-1506-02) was approved for the vehicle paint and body shop at this location. However, the applicant did not complete the 3 year required review, so the use permit expired.

Landscaping

Landscaping is not a part of this request.

Elevations

The existing building consists of decorative split-face block. Facing interior to the site, the building has steel roll-up doors. The building is approximately 1 story with different roof heights up to 30 feet. No changes to the building elevations are proposed with this application.

Floor Plans

The plans for the suite depict a 10,989 square foot space with offices, a reception area, restrooms, and an area for mechanical repair and vehicle paint and body work.

Applicant's Justification

The applicant indicated that all vehicle paint and auto body repair work at this location is done within an enclosed area. The applicant also stated that the reason for this use permit is to bring the use permit up-to-date to facilitate a future potential sale of the facility.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0266-12	Communication tower	Approved by PC	July 2012
UC-1506-02	Automotive repair and body shop- expired	Approved by PC	November 2002
DR-0430-01 (WC-0086-02)	Waiver of conditions of a design review requiring landscape buffers	Approved by PC	May 2002
DR-0430-01	Restaurant/longue and convenience store with a gasoline service	Approved by PC	May 2001
ZC-1669-00	Reclassified from R-E to C-2 zoning	Approved by BCC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Corridor Mixed-Use	CG	Undeveloped
East	Neighborhood Commercial	CG	Self storage & office
West	Corridor Mixed-Use	RM18	Single-family residential

STANBARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed use permit to allow a vehicle paint/body shop in a CG zone should not negatively impact the use of the site. Although the prior use permit expired in 2005, the business has continued to operate with no complaints to the Public Response Office. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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: CLASSIC BODY & PAINT
CONTACT: JENNIFER GAYNOR, J. GAYNOR LAW, 1810 S. 7TH STREET, LAS VEGAS,
NV 89104



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-32-510-005

PROPERTY ADDRESS/ CROSS STREETS: 5785 S. Durango Drive, Las Vegas NV 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Updated special use permit for body shop use.

PROPERTY OWNER INFORMATION

NAME: Property West LLC, c/o Don Steinbock
 ADDRESS: PO BOX 400801
 CITY: Las Vegas STATE: NV ZIP CODE: 89140
 TELEPHONE: 702 646-8100 CELL 702 379-1009 EMAIL: lvbumpshop@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Classic Body & Paint c/o Don Steinbock
 ADDRESS: 5785 S. Durango Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: : 702 646-8100 CELL 702 379-1009 EMAIL: lvbumpshop@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jennifer Gaynor, c/o J. Gaynor Law
 ADDRESS: 1810 S. 7th Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89104 REF CONTACT ID # _____
 TELEPHONE: 702-569-3208 CELL 702-569-3208 EMAIL: jennifer@gaynorlaw.com

*Correspondent will receive all communication on submitted application(s).

(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.

[Handwritten Signature]
 Property Owner (Signature)

Don Steinbock
 Property Owner (Print)

6/29/24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|--|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (S) UC-24-0425

PC MEETING DATE 10/01/24

BCC MEETING DATE _____

TAB/CAC LOCATION Spring Valley DATE 9/10/24

ACCEPTED BY RP
 DATE 7/31/24
 FEES \$1000.00



24-0425

1810 S. 7th Street
Las Vegas, Nevada 89104
(702) 608-2920
jennifer@jgaynorlaw.com
www.jgaynorlaw.com

July 14, 2024

VIA Electronic Submittal

Clark County Department of Development Services
Current Planning Division
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: Application for Special Use Permit for Body Shop; 5785 W. Durango Drive

To Whom It May Concern:

The following justification letter is in support of the request of our client, Property West, LLC ("PW"), for a Use Permit for a Body Shop at 5785 S. Durango Drive, Las Vegas NV 89113 ("the Property").

There is an existing, permitted and licensed body shop on the premises now- Classic Body & Paint. In 1984 Don Steinbock opened Classic Body & Paint on Nellis Blvd. next to Nellis AFB and in 2004 he opened this second location at 5785 S. Durango Dr. Classic Body and Paint specializes in body, paint, and mechanical repair, and has served the Southwest Las Vegas area for over 20 years at this Durango location. Note that all vehicle paint and auto body repair work at this location is done within an enclosed area.

The reason for this use permit, however, is that the owner of that body shop would like to bring the use permit up-to-date and get any waivers that might be necessary to facilitate a future potential sale for use by a new body shop owner.

The Property is zoned Commercial General (CG), with Corridor Mixed-Use (CM) Planned Land Use. It is Parcel 16332510005 and encompasses 1.94 acres on the west side of Durango Drive, south of Russell Road. Because this is an existing, long-term use, its continued use as a body shop at this location is in line with the surrounding area.

24-0425

Property West - Use Permit Justification Letter

Please contact Jennifer Gaynor at jennifer@jgaynorlaw.com or 702-569-3208 if you have any questions or if we may provide any further information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Jennifer Gaynor', with a stylized flourish extending to the right.

Jennifer Gaynor
J. Gaynor Law, Ltd.

41

10/02/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0419-MEEKRAT HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) throat depth.

DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-101-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a drive-thru lane to a residential zoned property to 65 feet where 200 feet is required per Section 30.04.06 (a 68% reduction).
2. Reduce the throat depth along Jones Boulevard to 16 feet 7 inches where 75 feet is required per Uniform Standard Drawings 222.1 (a 79% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Restaurants with drive-thru
- Number of Stories: 1
- Building Height (feet): 23 (tavern)/22 (coffee shack)
- Square Feet: 4,371(tavern)/700 (coffee shack)
- Parking Required/Provided: 33/38
- Sustainability Required/Provided: 7/8.5

Site Plan & History

The site was originally approved via ZC-22-0628 for 2 restaurants. The previously approved application included a waiver of development standards for a reduction in the required departure distance along Jones Boulevard to 106 feet where 190 feet is required from the intersection of Quail Avenue and Jones Boulevard. The new plans depict a new coffee shack in the northwest

portion of the parcel, and a tavern located centrally on the site. The coffee shack will have a drive-thru lane and the queuing for the drive-thru will be along the north property line, with the starting point being 65 feet from the east property line (adjacent residential property). It then travels west towards the talk box and curves towards south to exit. The talk box is 170 feet from the residential property to the east. The plan depicts all development to be within the north half of the parcel with the southern half of the parcel dedicated for a future commercial building. The plan shows pedestrian pathways from Jones Boulevard to the tavern and to the coffee shack building. Access to the site is from Jones Boulevard and Quail Avenue via commercial driveways. There are 38 parking spaces provided where 33 are required. The parking areas are shown on the north and the east of the tavern.

Landscaping

The plans depict a street landscape area measuring minimum of 15 feet in width, including a 5 foot wide detached sidewalk, and 5 foot wide along both Jones Boulevard and Quail Avenue. An 18 foot wide intense landscape buffer, per Figure 30.04.02 for buffering and screening, is provided along the east property line adjacent to the existing single-family residences. A landscape area measuring 4 feet in width is also provided along the north property line, adjacent to the existing commercial development with no trees and only shrubs. Interior parking lot landscaping is equitably distributed throughout the parking lot.

Elevations

The plans depict a new tavern building which is 23 feet to the top of the parapet wall with architectural enhancement including popouts, large windows, and a steel canopy over the front entrance. The proposed coffee shack building is 22 feet to the top of the parapet wall with variations in materials, surface colors, 4 foot parapet wall return, roofline, and roof height. The color pattern is a sand pebble finish that resembles a desert color scheme.

Floor Plans

The plans depict a tavern building with a bar, dining, office, cooler, kitchen, and restrooms at 4,371 square feet. The coffee shack plans depict storage room, retail space, service bar, and preparation area and is 700 square feet.

Applicant's Justification

The applicant states this project proposes to develop this parcel consisting of 2 restaurant uses, being a coffee kiosk with drive-thru and a tavern with food and gaming. The coffee kiosk and tavern are closer to Jones Boulevard to provide more distance to the residential lot to the east. The kiosk anticipates that most customers will come inside to pick-up and leave or go through the drive-thru, with little or no indoor seating. The order speaker is 170 feet away with an automated sound attenuation monitor; however, the end of the queuing lane is a minimum of 65 feet from the property line to the east. The proposed tavern will be approximately 4,371 square feet with the building pushed away from the eastern residential property line. There will be an 18 feet of intense landscape buffer width to the adjacent residential uses with Evergreen trees and runs along the east property line. There will be 87 seats in total consisting of bar seating with 15 bar top machines, a dining area with tables and booths as well as an area for pool tables with counters and stools surrounding them so that customers can choose to eat and play at the same time and there is no outdoor seating.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0628	Reclassified 2.2 acres from R-E (AE-60) to C-1 (AE-60) zoning, waiver of development standards for modified street standards, and design review for 2 restaurants	Approved by BCC	January 2023
AR-21-400110 (UC-0369-15)	Fourth 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 2021
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	Neighborhood Commercial	CG (AE-60)	Convenience store, gasoline station, & vehicle wash
South	Neighborhood Commercial	RS20 AE-60)	Undeveloped
East	Neighborhood Commercial	RS20 (AE-60)	Single family residential
West	Neighborhood Commercial	CG (AE-60)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that the proposed location for the coffee shack drive-thru entrance with their related equipment is important to consider due to the impact that such facilities can have on noise and air quality for surrounding properties. Staff cannot support the waiver to reduce a drive-thru lane within 200 feet of an adjacent residential use. Staff anticipates that there will be significant traffic within the shopping center. While the plans depict the order box being approximately 170 feet from the eastern property line, the entrance point to the drive-thru is only 65 feet from the east property line. Although an intense landscape buffer is being provided along the east property line, the proposed design of the drive-thru can potentially have over 8 vehicles waiting in line. A drive-thru adjacent to a residential use even with an intense landscape buffer can have negative impacts to the adjacent residential use. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed development for 2 restaurant buildings incorporates varying rooflines and contrasting colors to break-up the mass on portions of the buildings. The tavern building will be in the center portion of the parcel away from the residential property line with a 56 foot setback. The associated drive-thru for the kiosk building is 65 feet at the closet point, where vehicles begin their queuing. Overall, the design of the buildings and uses are compatible with the surrounding area; however, the drive-thru location and distance to the residential property will result in potential impacts to the adjacent residential use. Staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the throat depth for the Jones Boulevard commercial driveway. With the future pad area this reduction may not be adequate to handle the traffic or future volumes of traffic entering the site and will cause stacking within the right-of-way. Since Jones Boulevard is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the site.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the design review portion of ZC-22-0628;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Jones Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County

Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 458-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CRB INVESTMENTS, LLC

CONTACT: G.C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-36-101-003

PROPERTY ADDRESS/ CROSS STREETS: Jones & Quail NEC

DETAILED SUMMARY PROJECT DESCRIPTION

USE PERMIT AND DESIGN REVIEW FOR A RESTAURANT W/ GAMING AND FULL ON-PREMISE ALCOHOL SALES (TAVERN) AND A DRIVE THROUGH FOOD ESTABLISHMENT KIOSK

PROPERTY OWNER INFORMATION

NAME: MEERKAT HOLDINGS L L C

ADDRESS: 2411 FAYETTEVILLE RD STE B

CITY: VAN BUREN

STATE: AR

ZIP CODE: 72956

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: CRB INVESTMENTS LLC

ADDRESS: 6 AUGUSTA CANYON WAY

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89141

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: DOUG43196@GMAIL.COM

CORRESPONDENT INFORMATION

NAME: G.C.GARCIA, INC

ADDRESS: 1055 WHITNEY RANCH DR, SUITE 210

CITY: HENDERSON

STATE: NV

ZIP CODE: 89014

REF CONTACT ID # 186548

TELEPHONE: 702-435-9909

CELL _____

EMAIL: ACOLE@GCGARCIINC.COM

*Correspondent will receive all project communication

(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 and 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)*

Jason R Myers

Property Owner (Print)

2024-04-11

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WCS-24-0419

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 7/25/24

BCC MEETING DATE 10/2/24

TAB/CAC LOCATION Spring Valley

DATE 9/10/24



GCGARCIA

July 15, 2024

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

RE: Letter of Justification
Request for Design Review for Restaurant Uses (Coffee Kiosk w/ Drive Through
and Tavern w/ Gaming)
APN# 163-36-101-003
Related Cases: ZC-22-0628, VS-22-0629, TM-22-500207

Dear Sami,

On behalf of the applicant, CRB Investments, LLC, please accept this letter and the attached materials for Design Review for two proposed Restaurant Uses (Coffee Kiosk w/ Drive Through and Tavern w/ Gaming). The proposed project is located at the northeast corner of Jones Blvd & Quail Ave (APN# 163-36-101-003) on the north half of the 2.12 +/- acre property. The land use designation for the site is Neighborhood Commercial (NC) and the zoning district is General Commercial (CG).

The site currently has an approved zoning and design review for two drive-thru restaurants (see ZC-22-0628).

The properties to the north and west of the property also have NC land use designation and CG zoning. A convenience store with gas and a car wash is developed to the north and vacant land across Jones Blvd and another convenience store with gas to the northwest. The properties to the south and east have an NC land use designation but are zoned RS-20 with an existing single-family home to the east and a vacant property to the south across Quail Ave.

Design Review

The project proposes developing the north half of the property consisting of two restaurant uses: a coffee kiosk with drive through and a tavern with gaming. The coffee kiosk would be approximately 700 SF located near Jones and away from the residential.

The coffee kiosk and tavern are closer to Jones Blvd to provide more distance to the residential lot to the east. The kiosk anticipates that most customers will come inside to pick up and leave or go through the drive through, with little or no indoor seating. The drive through will wrap around the north side of the building next to the existing convenience store and carwash. The drive through building has been pushed forward to create as much separation from the residential to the east as practical. The order speaker is 170FT away with an automated sound attenuation monitor; however, the end of the queuing lane is a minimum of 65 FT from the property line to the east. Per staff interpretation, a waiver is requested for this distance.

The proposed tavern will be approximately 4,371 SF with the building pushed away from the eastern residential property line. There will be an 18FT intense landscape buffer to residential. There will be 87 seats in total consisting of bar seating with 15 bar top machines, a dining area with tables and booths as well as an area for pool tables with counters and stools surrounding them so that customers can choose to eat and play at the same time. There is no outdoor seating.



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Both buildings will have an attractive modern appearance. They have been designed with plenty of façade articulations, fenestrations and are painted with neutral desert tones.

The proposed project requires 33 parking spaces, and 40 spaces are provided.

Cross Access.

This applicant and the property owner jointly and separately agree to the conditions for limited access to Quail (exit only) that was previously approved with Zone Change ZC-22-0628. If the site is parceled off in the future a cross access agreement will be made between the two sites. The site plan shows how cross access and circulation would generally work as well as the access across the future southern parcel with one-way access to Quail from the north portion of the property. See attached letter regarding cross access agreement.

Residential Adjacency & Sustainability

The site meets landscape requirements and provides a substantial landscape buffer at 18FT or 20% greater than required and with a double row of 3" caliper evergreens on the east property line to further screen the proposed uses from the residential property to the east. This intense landscape buffer is in addition to an 8FT decorative screen wall.

The proposed site design as depicted on the plans meets the Sustainability and Residential Adjacency requirements of the code except for the distance separation for a Drive-thru Lane. The Sustainability Chart has a total of 8.5 points fully expressed on the Landscape Plan. The Residential Adjacency meets the requirements: 1) Grading – Not more than 3 feet within 5 feet of the residential; 2) Site and Building Orientation – a) The more active areas of the site are moved toward the arterial, b) Additional Buffering and Screening is provide with a 18' foot buffer with screening and an 8 foot decorative screen wall. 3) Building Configuration – The one-story kiosk building is moved 200 feet away from the residential to the maximum practical and is near the arterial roadway, Jones Blvd, with the narrow side facing the residential (not the back or the front). Building Height and Facades are one story in height, well below the allowable 35 feet, with articulation and consistent roof lines and roof treatments. 4) Setbacks - Both buildings are well below the 35 height. 5) Lighting will comply with no spill over lighting and no light fixture above 18FT height (see photometric plan). 6) Trash Receptacles are located beyond 50 feet to the adjacent residential at 130 feet 7) Parking Area Screening is provided with 18 feet or 20%+ more than the minimum of 15 FT of landscaped buffer and a staggered double row of pine trees 20 feet on center 8) Cut-Through Traffic is discouraged with one-way access to Quail. 9) Roll Up Doors are not provided, and there is no Loading Area facing the residential district. 9) Four-Sided Architecture is provided with no blank wall facing the residential (see elevations).

Waiver of Development Standards

1. Request to allow a drive through lane to be 65 FT from a Residential Property Line to the east where 200 FT are required per 30.04.06.E.2.

The coffee kiosk building is 200 FT from the east property line. The speaker box/ start of the actual drive through lane is 165 FT from the property line. The queuing line for the drive through, however, can stack up to 65 FT from the property line. There is an intense landscape buffer with a double row of evergreens and an 8 FT decorative screen wall along the east property line. This effectively buffers the view of any vehicle in the stacking lane. In addition, the line stacks facing to the west which keeps the vehicle headlights facing away from the residential property line. The request is for 65 FT to allow for the maximum number of vehicles to be stacked, however it is anticipated that this will only occur during peak hours and the remainder of the time the separation distance will be greater than what is being requested.

2. Request for a throat depth to be a minimum of 16.7 FT where 75 FT is required per drawing 222.1.

The Civil Drawings for this property are approved (PW23- 14647) as reflected on the plans. The revised site design adds 8 new parking spaces for a total of 40 versus 32 original parking

spaces. The design needs to have a 75FT throat depth for the combined properties.

The newly proposed plans show an alternative practical and effective design that accomplishes the public policy while not in technical compliance. As show on the Site Plan, The INBOUND PRACTICAL Throat Depth is 96+ FT and the OUTBOUND PRACTICAL Throat Dept is 75FT. This effective alternative design supports the requested WoS.

Design Review Approval Criteria 30.16-9(i)

1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation;

The proposed development is compatible with the adjacent development and development in the area. Furthermore, it is compatible with the land use and zoning. The buildings are single story with neutral desert tones and attractive modern appearance. There are no buildings, structures or sites with a Historic Designation in the area.

2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed project is consistent with the zoning and regulations, plans and policies of the County, including meeting the residential adjacency requirements in terms of grading, use limitations, vehicular access, site and building orientation and height, lighting, parking and buffering. It complies with the prior conditions of approval on the ZC and is consistent with the approved Tentative Map.

3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods. The proposed project is for a smaller drive through than was previously approved on the site and adds the tavern which would produce fewer vehicle trips.

Waiver of Development Standards Approval Criteria 30.06.07.F

A Waiver of Development Standards shall establish that the proposed request is appropriate for its proposed location by showing the following:

- (i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the area surrounding the property will not be affected in a substantially adverse manner. The site has an intense landscape buffer along with an 8 FT decorative screen wall along the residential property to the east. The drive through lane has been design to minimize any impact to the property to the east to the maximum extent practical. The project will hold to the previous condition of approval limiting access to Quail as well.

- (ii) The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare;

The proposed project will not affect the health and safety of persons living, working or living in the immediate vicinity or be detrimental to the public welfare. The proposed project is for two food related uses, one which includes liquor and gaming. Both businesses will be under the jurisdiction of multiple agencies which, including the Health District, which require the establishments to operate using

best practices.

(iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

The proposed project is in harmony with the purpose, goals, objectives and standards of the Plan and Title 30. Including Policies 6.1.6 which encourages infill development and Policy 6.1.2 which encourages a balanced mix of uses. Finally, it will add curb sidewalk and gutter along Jones Blvd a well trafficked roadway.

(iv) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The proposed project is on a site that was previously approved for two restaurants with drive through, one of which was also a coffee shop. It will not create an undue burden on any public improvements, facilities or services.

Summary

The proposed restaurant uses (coffee kiosk with drive through and tavern with gaming) are compatible with the surrounding development and uses. As well as providing an additional mix of uses to the site to serve the area. It will help with developing a currently vacant site and further complete the curb sidewalk and gutter on the east side of Jones. It will not overwhelm infrastructure and services; and will not negatively affect public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Melissa Eure,
President

