



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 13, 2022

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or 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: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris

Catherine Godges, Vice Chair
 John Getter

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.

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

- III. Approval of Minutes for August 30, 2022. (For possible action)
- IV. Approval of the Agenda for September 13, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **UC-22-0472-DURANGO TECO PARTNERS, LLC:**
USE PERMIT for a pawn shop in conjunction with an existing retail center on 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay. Generally located on the east side of Durango Drive, 400 feet north of Sunset Road within Spring Valley. MN/sr/syp (For possible action) **10/04/22 PC**
 - 2. **UC-22-0480-PSI SUNSET, LLC:**
USE PERMIT to reduce the separation for on-premises consumption of alcohol (tavern) to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a restaurant within an existing retail center on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. JJ/jad/syp (For possible action) **10/04/22 PC**
 - 3. **VS-22-0452-UNLV RESEARCH FOUNDATION:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file). MN/jud/syp (For possible action) **10/04/22 PC**
 - 4. **WS-22-0474-BEAZER HOMES HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action) **10/04/22 BCC**
- VII. General Business
 - 1. None.

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 27, 2022.
- X. Adjournment.

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



Spring Valley Town Advisory Board

August 30, 2022

MINUTES

Board Members:	Yvette Williams, Chair - EXCUSED Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - 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

II. Public Comment

- None

III. Approval of **August 9, 2022** Minutes (For possible action)

Motion by: John Getter

Action: **APPROVE** as published.

Vote: 4-0/Unanimous

IV. Approval of Agenda for **August 30, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: John Getter

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-22-0440-CITY LIGHT CHURCH, INC.:**

VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Westwind Road (alignment) and Jones Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action) **09/06/22 PC**

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

2. **UC-22-0439-CITY LIGHT CHURCH, INC.:**

USE PERMIT for a place of worship.

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEWS for the following: 1) place of worship; and 2) alternative parking lot landscaping on 4.8 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 900 feet west of Lindell Road within Spring Valley. MN/gc/syp (For possible action) **09/06/22 PC**

Motion by: Brian Morris

Action: **APPROVE** subject to staff conditions

ADD: Las Vegas Metropolitan Police Department Traffic Control assist at all worship service

Vote: 4-0/Unanimous

3. **ET-22-400095 (UC-20-0203)-JOSHUA GROUP, LLC:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) daycare facility; and 2) major training facility.

DESIGN REVIEWS for the following: 1) daycare facility; and 2) major training facility on 2.1 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Russell Road, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/dd/syp (For possible action) **09/20/22 PC**

Motion by: John Getter

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

4. **NZC-22-0397-JONES TECO HOLDINGS, LLC:**

ZONE CHANGE to reclassify 2.2 acres in an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate landscaping adjacent to a less intensive use; 3) eliminate the sidewalk between the building and parking area; 4) reduce driveway throat depth; and 5) reduce driveway departure distance.

DESIGN REVIEWS for the following: 1) office/warehouse complex; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the northeast corner of Jones Boulevard and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action) **09/20/22 PC**

Motion by: Brian Morris

Action: **DENY**

Vote: 4-0/Unanimous

5. **VS-22-0428-JONES TECO HOLDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue, and between Jones Boulevard and Duneville Street (alignment); and a portion of right-of-way being Jones Boulevard located between Post Road and Teco Avenue within Spring Valley (description on file). MN/gc/syp (For possible action) **09/20/22 PC**

Motion by: Brian Morris

Action: **APPROVE** per staff conditions
Vote: 4-0/Unanimous

6. **UC-22-0429-RAVA ORANGE GROVE, LLC:**
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); and 2) reduce the separation between a supper club and residential use in conjunction with an existing restaurant within an existing shopping center on 6.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Warm Springs Road, 550 feet west of Durango Drive within Spring Valley. JJ/md/syp (For possible action) **09/20/22 PC**

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

7. **UC-22-0438-MINZER, GARY ALAN LIVING TRUST & MINZER, GARY ALAN TRS:**
USE PERMITS for the following: 1) secondhand sales; and 2) pawn shop.
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a pawn shop to a residential use on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/sd/syp (For possible action) **09/20/22 PC**

Motion by: Catherine Godges
Action: **APPROVE** with staff conditions
Vote: 4-0/Unanimous

8. **UC-22-0433-SUNSET AND DURANGO PARTNERS PHASE 2, LLC:**
USE PERMITS for the following: 1) a recreational facility; 2) live entertainment; 3) reduce separation from on-premises consumption of alcohol establishments to a residential use; and 4) reduce separation from outside dining to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from outdoor live entertainment to a residential use; and 2) increase building height.
DESIGN REVIEWS for the following: 1) recreational facility (pickle ball) with restaurants, retail, offices, and parking garage; and 2) modifications to Phase 1 of this development on 9.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 280 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **09/21/22 BCC**

Motion by: John Getter
Action: **APPROVE** with staff "if approved" conditions

ADD Current Planning Conditions:

- Live entertainment not to start before 10:00 am or extend past 10:00 pm.
- All outdoor live entertainment to be restricted to the proposed stage area.
- Construction of stage to include sound mitigation materials.
- Increase landscaping along northern boundary wall to help shield adjacent residential from sound.
- 2-year review as a public hearing for live entertainment and sound attenuation.

Vote: 3-1/**NAY** - Godges

9. **ZC-22-0435-HD SUNSET DECATUR, LLC:**
ZONE CHANGE to reclassify 4.6 acres from an R-E (Rural Estates Residential) (AE-60 and AE-65) Zone to an M-D (Designed Manufacturing) (AE-60 and AE-65) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** allow modified CMA Design Overlay District Standards; and **3)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** warehouse buildings; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 1,200 feet to the east of Lindell Road within Spring Valley (description on file). MN/md/syp (For possible action) **09/21/22 BCC**

Motion by: John Getter

Action: **APPROVE** Zone Change

APPROVE: Waivers of Developments Standards #1 and #3

DENY: Waiver of Development Standards #2

APPROVE: Design Reviews #2 and #3.

DENY: Design Review #1

Vote: 4-0/Unanimous

10. **VS-22-0436-HD SUNSET DECATUR, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Hauck Street and between Teco Avenue (alignment) and Sunset Road and a portion of a right-of-way being Sunset Road located between Lindell Road and Hauck Street within Spring Valley (description on file). MN/jad/syp (For possible action) **09/21/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff conditions

Vote: 4-0/Unanimous

11. **ZC-22-0448-DSH HOLDING, LLC:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** warehouse buildings; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 305 feet east of Tenaya Way within Spring Valley (description on file). MN/md/syp (For possible action) **09/21/22 BCC**

Motion by: Rodney Bell

Action: **APPROVE** per 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.

- John Getter inquired when the 2022 budget briefing will occur.
- John Getter inquired if the Spring Valley Town Advisory Board should factor in their future planning process and formal recommendations the commitment of the Nevada Legislature to comply with California air standards related to electric vehicle infrastructure and renewable energy.
- Catherine Godges commented that she attended a water conservation presentation at the Springs Preserve and is optimistic about the conservation efforts in Clark County, especially with recycling water.

IX. Next Meeting Date **September 13, 2022.**

X Adjournment

Motion by: Catherine Godges
Action: **ADJORN** meeting at **8:30 p.m.**
Vote: (4-0) /Unanimous

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/>

10/04/22 PC AGENDA SHEET

PAWN SHOP
(TITLE 30)

DURANGO DR/TECO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0472-DURANGO TECO PARTNERS, LLC:

USE PERMIT for a pawn shop in conjunction with an existing retail center on 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay.

Generally located on the east side of Durango Drive, 400 feet north of Sunset Road within Spring Valley. MN/sr/syp (For possible action)

RELATED INFORMATION:

APN:

163-33-401-015

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4610 S. Durango Drive
- Site Acreage: 1.3
- Project Type: Pawn shop
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 3,330 (pawn shop)/9,103 (total retail building)
- Parking Required/Provided: 55/68

Site Plan

The project site is developed with a 9,103 square foot retail building in the center of the site with parking located on the east and west sides. The building faces west towards Durango Drive and access to the site is located from a driveway along Durango Drive and a driveway from Teco Avenue. Cross access is shared with the commercial center to the south.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is provided along Durango Drive and a 10 foot wide landscape area is located adjacent to an attached sidewalk along Teco Avenue.

Interior parking lot trees are distributed throughout the site. Landscaping materials include trees, shrubs, and groundcover.

Elevations

The site is developed with a 1 story retail/restaurant building with a flat roof and parapet walls ranging in height from 14 feet to 24 feet. The exterior façade includes painted EIFS, canopies, and aluminum store front window and door treatments.

Floor Plans

The suite for the pawn shop measures 3,330 square feet. The floor plans depict a pawn shop that consists of an open sales floor, sales/service counters, managers office, breakroom, general office, restrooms, and storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant, MP Luxury, LLC, is owned by Max Pawn, LLC and EZPAWN Nevada, Inc which are well-established and highly regarded pawn shop operators throughout the Las Vegas valley. The applicant has over 28 years of experience in operating pawn shops and currently operates 24 pawn shops in Nevada. The applicant states they will operate a neighborhood oriented business, providing access to cash to local cash constrained customers. The shop will also include a retail outlet for the purchase of secondhand goods.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0206	Increased wall signage for a cannabis establishment (retail store)	Approved by BCC	June 2020
UC-19-0802	Cannabis establishment (retail store)	Approved by BCC	December 2019
VS-18-0070	Vacated and abandoned a portion of a right-of-way being Durango Drive	Approved by PC	March 2018
WS-1006-17	Design review for a retail/restaurant building with waivers for reduced driveway separation and throat depth in conjunction with an existing shopping center	Approved by BCC	January 2018
VS-0976-17	Vacated and abandoned patent easements	Approved by PC	December 2017
TM-0161-15	Commercial subdivision	Approved by PC	October 2015
ZC-0537-00 / (ET-0178-02)	First extension of time for a shopping center with convenience store, restaurant, and gasoline station	Approved by BCC	August 2002
ZC-0537-00 (WC-0066-02)	Waiver of conditions requiring only 1 access point to Durango Drive	Approved by BCC	April 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0537-00	Reclassified 5 acres from R-E to C-2 zoning for a shopping center with convenience store, restaurant, and gasoline station	Approved by BCC	June 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Medical center
South & West	Corridor Mixed-Use	C-2	Commercial development
East	Corridor Mixed-Use	C-2	Medical office

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed use of a pawn shop is similar to other various retail and service uses that are commonly found in retail centers and shopping centers. As such, staff does not foresee that the pawn shop will have any negative impacts to the subject site or surrounding uses and can, therefore, 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 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 approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the

project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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: MP LUXURY, LLC

CONTACT: JIM DIFIORÉ, DIFIORÉ CONSULTING, 8550 W. CHARLESTON BLVD.,
SUITE 102, PMB 348, LAS VEGAS, NV 89117



LAND USE APPLICATION

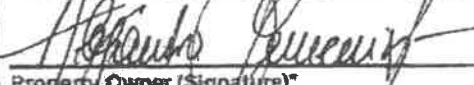
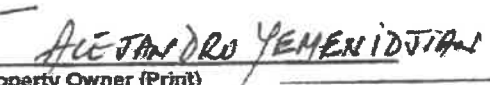
DEPARTMENT OF COMPREHENSIVE PLANNING


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-22-272</u> DATE FILED: _____ PLANNER ASSIGNED: <u>SR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>9/13/22</u> PC MEETING DATE: <u>10/4/22</u> BCC MEETING DATE: <u>NA</u> FEE: _____ <u>MAN</u>
	PROPERTY OWNER NAME: <u>DURANGO TECO PARTNERS LLC</u> ADDRESS: <u>One Hughes Center Drive, #1902</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 219-4336</u> CELL: _____ E-MAIL: <u>Linda@armencocapital.com</u>
	APPLICANT NAME: <u>MP. LUXURY LLC</u> ADDRESS: <u>2500 Bee Cave Rd, Bldg. 1, Ste 200</u> CITY: <u>Rollingwood</u> STATE: <u>TX</u> ZIP: <u>78746</u> TELEPHONE: <u>(512) 314-3325</u> CELL: <u>(737) 228-4170</u> E-MAIL: <u>legal@ezcorp.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jim DiFioré / DiFioré Consulting & Business Svcs</u> ADDRESS: <u>8500 W. CHARLESTON BLVD, SUITE 102, PMB 348</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 275-6929</u> CELL: <u>(702) 275-6929</u> E-MAIL: <u>Jim@Diforeconsulting.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-401-015
 PROPERTY ADDRESS and/or CROSS STREETS: 6410 S. DURANGO DR.
 PROJECT DESCRIPTION: PAWNSHOP

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



 Property Owner (Signature) Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 5-3-2022 (DATE)
 By Alejandro Yemendjian
 NOTARY PUBLIC: Linda C. McDonald


 LINDA C. MCDONALD
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 01-17-26
 Certificate No: 98-2987-1

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

MP Luxury, LLC

July 21, 2022

UC-22-0472

Clark County Department of Planning
500 Grand Central Parkway
Las Vegas, NV 89155
Via Hand Delivery

**Re: Amended Justification Letter - special use permit for a pawnshop
Site: 6410 S Durango Dr. (APN 163-33-401-015)
Applicant: MP Luxury, LLC**

To Whom It May Concern:

Please be advised that MP Luxury, LLC ("Applicant") is seeking a special use permit for a pawnshop at 6410 S Durango Dr., Las Vegas, NV 89145 ("Site"). Please accept this amended justification letter to replace the letter of June 14, 2022, which unnecessarily referenced secondhand dealer and separation requirements.

The Applicant is owned by Max Pawn, LLC and EZPAWN Nevada, Inc., both of which are well-established and highly-regarded pawnshop operators throughout the Las Vegas valley. Max Pawn, LLC has been operating a pawnshop in Las Vegas since 2015. EZPAWN has been operating pawnshops in Las Vegas for over 28 years and currently operates 24 pawnshops in Nevada. EZPAWN is a subsidiary of EZCORP, Inc., which, through its family of companies operates over 1,100 in the U.S. and Latin America. EZCORP, Inc. is publicly-traded on the NASDAQ exchange (EZPW).

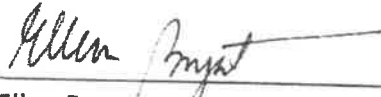
We proposing to locate in portion of a newly developed strip center, with a clean, modern building. The building maintains an attractive façade and the Applicant will be converting the suite to include a finished, high-end retail space. As a local pawnbroker, we will operate a neighborhood-oriented business, providing access to cash to local cash-constrained customers. We provide an essential financial resource for customers underserved by traditional financial services. We also will provide a retail outlet for the purchase of secondhand goods.

The pawnshop location will be a complement to the area. We respectfully request that our application be approved by the County Planning Commission in accordance with Title 30 of the Clark County Code. If you need additional information, please contact Jim DiFiore with

DiFiore Consulting (702-275-6929), as we have engaged him to assist us in this endeavor. Thank you for your consideration.

Sincerely,

MP Luxury, LLC

A handwritten signature in cursive script, appearing to read "Ellen Bryant", is written over a horizontal line.

Ellen Bryant, Vice President & Asst. Sec

10/04/22 PC AGENDA SHEET

TAVERN
(TITLE 30)

SUNSET RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0480-PSI SUNSET, LLC:

USE PERMIT to reduce the separation for on-premises consumption of alcohol (tavern) to a residential use.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a restaurant within an existing retail center on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. JJ/jad/syp (For possible action)

RELATED INFORMATION:

APN:

176-06-501-017

USE PERMIT: Reduce the separation from on-premises consumption of alcohol (tavern) to a residential use to 12 feet where 200 feet is required per Table 30.44-1 (a 94% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 51 spaces where 78 spaces are required per Table 30.60-1 (a 35% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9775 W. Sunset Road
- Site Acreage: 1.2
- Project Type: Tavern and reduced parking
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3,963 tenant space
- Parking Required/Provided: 78/51

Site Plans

The plans show a 12,500 square foot retail center located on the southern portion of the site 12 feet from the south property line and 58 feet from the west property line. The proposed tavern is located on the western side of the existing building. Existing parking is located on the north, east, and west sides of the building. Access to the site is provided from an access point along Sunset Road and an access point along Grand Canyon Drive. A 393 square foot outside dining and drinking area, approved via WS-21-0730, is located in front of the tenant space, on the western side of the building partially under the existing recessed walkway.

A waiver of development standards to reduce parking to 70 spaces was approved via WS-21-0730; however, the proposed tavern, which requires 10 parking spaces per 1,000 square feet of area, has replaced a tenant space which required 4 parking spaces per 1,000 square feet of area. The result is that 8 additional parking spaces are required; therefore, a new waiver to reduce parking is required to allow the proposed use.

Landscaping

The plans show existing street landscaping along Sunset Road, an intensive landscape area on the south and east sides of the site and parking lot landscaping internal to the site. Per the approval of WS-0372-16, street landscaping along Grand Canyon Drive was eliminated due to a drainage easement on the site.

Elevations

The elevations show a 21 foot high, 1 story commercial building with a stucco exterior, decorative metal panel system, stone veneer accents, and multiple surface plane variations consisting of walls that are off-set with contrasting color schemes and a varied roofline.

Floor Plans

The plans show a proposed 3,963 square foot restaurant and tavern in the westernmost tenant space in the building. The kitchen and back of house are along the southern portion of the building with the dining area and bar located in the front of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the special use permit is appropriate due to the site location at the corner of Sunset Road and Grand Canyon Drive, the entrance to the tavern is located on Sunset Road and does not face the residential use; and there is no connectivity between the commercial and residential use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0730	Reduced parking and parking lot landscaping in conjunction with outside dining and restaurant	Approved by PC	February 2022

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0372-16	Reduction of landscaping for an approved retail center	Approved by PC	July 2016
ADR-0465-16	Façade change to an approved retail center	Approved by ZA	June 2016
DR-0653-14 (ET-0016-16)	First extension of time to commence and complete a retail center	Approved by BCC	April 2016
ZC-0263-00 (ET-0015-16)	Second extension of time to commence and complete a retail center	Approved by BCC	April 2016
DR-0653-14	Retail center	Approved by PC	May 2008
ZC-0263-00 (ET-0081-08)	First extension of time to complete a commercial development	Approved by BCC	May 2008
ZC-0263-00	Reclassified the subject site from R-E to C-2 zoning	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-1	Assisted living facility
South & East	Compact Neighborhood (up to 18 du/ac)	R-3	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential (Summerlin South)

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 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.

While the building is set back 12 feet, a landscape buffer is located between the building and the property line. Since the building is abutting the landscaped area, there is no vehicular traffic behind the building and only a limited number of doors for employees. The customer doors are facing Sunset Road, along with the outside dining area that promotes activity on the northern side of the building. While the use includes on-premises consumption of alcohol, it is incidental to the restaurant. There should not a be negative impact to the surrounding area; therefore, staff supports the request.

Waiver of Development Standards

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

Shopping centers are large enough so that the mix of uses is accommodated with an overall parking calculation of 5 (or 4 for the largest shopping centers) parking spaces per 1000 square feet of area, regardless of the use. Since this retail center is only 12,500 square feet, each use must be calculated, as different tenants come and go. Staff is not aware of any parking problems at this location since the previous waiver was approved, but is concerned that continued expansions of more intensive uses will create a parking problem, especially since there is no room on-site to provide additional parking. Staff does not support this request.

Staff Recommendation

Approval of the use permit; denial of the waiver of development standards.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

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: PARTING SEAS INVESTMENTS, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89166



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-22-0480</u> DATE FILED: <u>08/09/2022</u> PLANNER ASSIGNED: <u>TAD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>09/13/2022 @ 6pm</u> PC MEETING DATE: <u>10/04/2022 @ 7pm</u> BCC MEETING DATE: _____ FEE: <u>\$1675⁰⁰</u>
	PROPERTY OWNER NAME: <u>PSI Sunset, LLC</u> ADDRESS: <u>6161 S. Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Parting Seas Investments, LLC</u> ADDRESS: <u>6161 S. Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #850</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcwrlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 178-06-501-017

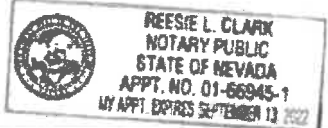
PROPERTY ADDRESS and/or CROSS STREETS: Sunset and Grand Canyon

PROJECT DESCRIPTION: Use permit for a tavern

(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)
Jason Matalon
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 18, 2022 (DATE)
 By Rebecca L. Clark
 NOTARY PUBLIC: Rebecca L. Clark



*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

ANTHONY J. CELESTE

aceleste@kcnvlaw.com
702.693.4215

July 29, 2022

VIA UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING

500 S. Grand Central Parkway

First Floor

Las Vegas, NV 89155

Re: *Justification Letter – Special Use Permit to Reduce Separation Requirement Between Residential Use and Alcohol, On-Premises Consumption Use (Tavern) and Update to Approved Parking Waiver APNs: 176-06-501-017*

To Whom It May Concern:

Please be advised this firm represents the Applicant. The Applicant is proposing an alcohol, on-premises consumption (tavern) on property located at the southeast corner of Sunset Road and Grand Canyon Drive, more particularly described as APN: 176-06-501-017 (the "Site"). The Site is zoned C-2 with an approved and existing 12,500 square foot retail center. Recently, the Site was approved, by WS-21-0730, to allow outside dining with a restaurant and a parking reduction.

The Applicant is now requesting a tavern use in conjunction with the restaurant on the Site. A tavern use is an allowed use in a C-2 zoning district and with a special use permit approval the distance between a tavern use and a residential use may be reduced. Here, the proposed tavern's south elevation is approximately 13-feet from the residential property line where 200-feet is required. The front door to the proposed tavern, though, is approximately 83-feet from the residential use. Even though the proposed tavern is less than 200-feet from a residential use, a special use permit is appropriate for the following reasons:

- The Site is located at the busy signalized commercial intersection of Sunset Road, a 100-foot right-of-way, and Grand Canyon Drive, an 80-foot right-of-way.
- The entrance to the tavern is located on Sunset Road and the entrance does not face the residential use.
- There is no connectivity between commercial and residential use.

In addition, we are updating the required parking calculations to account for the slight increase in the square footage of the tavern/restaurant use. WS-21-0739 allowed a reduction of 51 spaces where at the time 70 spaces were required. The Applicant is still providing 51 parking spaces in accordance with the approved parking waiver, however, the required number of parking spaces is now 76.

UC-22-0480

PLANNER
COPY

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

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

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257



We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

10/04/22 PC AGENDA SHEET

3

EASEMENTS
(TITLE 30)

PATRICK LANE/JIM ROGERS WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0452-UNLV RESEARCH FOUNDATION:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road (alignment), and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file). MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

163-33-301-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate an existing access easement. The previous development of the existing school site to the north included a temporary turnaround for Sobb Avenue at the southwest corner of APN 163-33-301-006. An access easement was created over the turnaround. The plans for a project immediately adjacent to the site depict Sobb Avenue extending to the east and construction of a new turnaround at the end of Sobb Avenue. The existing access easement will be vacated and replaced by a new access easement at the proposed location of the turnaround.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0752-13	Charter school	Approved by BCC	February 2014
UC-0448-08 (ET-0095-10)	Extension of time for a use permit request for public quasi-public buildings and facilities development	Approved by BCC	August 2010
WS-0139-10	Deviated from CMA sign standards	Approved by BCC	May 2010
VS-1398-07 (ET-0356-09)	Extension of time for a request and abandonment of easements and right-of-way	Approved by PC	February 2010
UC-0448-08	Public quasi-public buildings and facilities development	Approved by BCC	June 2008

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1398-07	Vacated and abandoned easements and right-of-way	Approved by PC	January 2008
ZC-1715-05	Reclassified from R-E, R-2, and R-3 to M-D zoning	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (8 du/ac) & Business Employment	R-E & M-D	Undeveloped & educational institution
South	Business Employment	M-D & R-E	Undeveloped
East	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-2	Residential subdivision
West	Business Employment	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Grant a new access easement for Sobb Avenue, including Clark County approved turnaround;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE UNLV RESEARCH FOUNDATION

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



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0452</u>	DATE FILED: <u>08/02/2022</u>
		PLANNER ASSIGNED: <u>JUD</u>	TAB/CAC DATE: <u>09/13/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>Spring Valley</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>10/04/2022 @ 7pm</u>	@ 6pm
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: _____	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>THE UNLV RESEARCH FOUNDATION</u>
	ADDRESS: <u>8400 W SUNSET RD., SUITE 400</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-895-5598</u> CELL: _____
	E-MAIL: <u>BO.BERNHARD@UNLV.EDU</u>

APPLICANT	NAME: <u>THE UNLV RESEARCH FOUNDATION</u>
	ADDRESS: <u>8400 W SUNSET RD., SUITE 400</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-895-5598</u> CELL: _____
	E-MAIL: <u>BO.BERNHARD@UNLV.EDU</u>

CORRESPONDENT	NAME: <u>JOE K. PECK</u>
	ADDRESS: <u>6345 S. JONES BLVD., SUITE 100</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: _____
	E-MAIL: <u>JOE@LOCHSA.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-301-015

PROPERTY ADDRESS and/or CROSS STREETS: SOBB AVE. & JIM ROGERS WAY

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

[Signature]
 Property Owner (Signature)
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON FEBRUARY 20, 2022 (DATE)
 By: BO BERNHARD, INTERIM EXECUTIVE DIRECTOR
 NOTARY PUBLIC: [Signature]

BO BERNHARD, INTERIM EXECUTIVE DIRECTOR

Property Owner (Print)
MEGAN SVARZ
 Notary Public-State of Nevada
 APPT. NO. 15-3175-1
 My Appt. Expires 08-15-2023

*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.

Civil
Flood Control
Structural
Surveying
Traffic



June 28, 2022

VS-22-04SZ

Clark County Current Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

PLANNER
COPY

Re: Justification Letter for the Vacation of an Existing Access Easement
APN: 163-33-301-015
Lochsa Engineering Project No. 181044-APA Sports Field

To Whom It May Concern:

This letter is intended to provide a justification for the vacation of an existing Access Easement. The previous development of the existing school site included a temporary turn-around for Sobb Avenue. An Access Easement was created over the turn-around.

Our new project, immediately adjacent to the site, is proposing to extend Sobb Avenue to the east and construct a new turnaround at the new end of Sobb Avenue. We are proposing a new access easement for the revised turn-around location. The existing access easement will be vacated and replaced by a new access easement at the proposed location.

This project also has a vacation for the existing Patent Easements which has already been processed with Clark County and for which we submitted an extension of time. The extension of time for the adjacent APN 163-33-301-006 is approved as VS-22-400047. Required fees for the extension of time request have been paid. It is our hope that a favorable review and approval of our request will be forthcoming.

If you have any questions or concerns, please contact our office at your earliest convenience.

Sincerely,
LOCHSA ENGINEERING


Ian Johnston, P.E.
Senior Civil Project Manager

jkp

4

10/04/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RUSSELL RD/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0474-BEAZER HOMES HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:

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

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination screen wall/retaining wall to 12 feet (6 foot screen wall with a 6 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.4% increase).

DESIGN REVIEW:

Increase finished grade to 112 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 211.2% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 78
- Density (du/ac): 15.6
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Attached (townhouse) planned unit development
- Open Space Required/Provided: 19,621/48,008

- Parking Required/Provided: 204/204

History, Site Plans, and Request

The plans depict a previously approved (NZA-21-0295) attached single family (townhouse) residential planned unit development on 5 acres with a density of 15.6 dwelling units per acre. The proposed development features a total of 15 buildings, made up of 4 plex, 5 plex, and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street around the center of the project. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the west from Bonita Vista Street. A network of common open spaces is located throughout the development, which will include on-site pedestrian paths, gazebos, picnic tables, BBQ's, benches, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 48 parking spaces are shown for the visitors and 156 parking spaces are provided for the residents. Sixteen visitor parking spaces are located on Bonita Vista Street.

Due to the existing topography of the site, an increase in finished grade to a maximum of 112 inches is necessary for several lots located at the southeast corner of the site to maintain established historic drainage patterns and to meet Clark County drainage criteria. A waiver of development standards to increase the combination screen wall/retaining wall height up to a maximum of 12 feet is necessitated due to the request to increase finished grade. A maximum wall height of 12 feet (6 foot screen wall with 6 foot retaining wall) is proposed along the east property line, adjacent to the undeveloped C-2 zoned property. A maximum wall height of 10 feet (6 foot screen wall with 4 foot retaining wall) is proposed along the north property line, adjacent to the improved drainage channel. A 4 foot decorative wrought iron fence with a 2 foot decorative block wall will be constructed over the requested retaining walls.

Landscaping

The previously approved plans depict street landscaping consisting of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Russell Road, and a 6 foot wide area behind an attached sidewalk is shown along Bonita Vista Street. Along the north and east property lines, there is a 5.5 foot to 10 foot wide landscape buffer with trees shown 20 feet on-center. Internal to the site, a network of common open space areas is located throughout the development, which will include on-site pedestrian paths, gazebos, picnic tables, barbecue grills, benches, and a dog park. The development requires 19,621 square feet of open space where 48,008 square feet of open space is provided.

Applicant's Justification

The applicant states a small portion of the site resides several feet below the remaining portion of the project site. The currently designed site will require a maximum elevation raise of 9.33 feet (112 inches) from existing grading to the finished floor elevation (8.5 feet from the existing grade to the pad elevation) of several lots in the southeast corner of the site to maintain established historic drainage patterns and to meet Clark County drainage criteria. The applicant would like to amend the originally approved design review (NZA-21-0295) from a maximum elevation increase of 36 inches to a maximum increase of 112 inches (9.33 feet). The current site

design along the eastern boundary of the site has 2 off-set retaining walls. Allowing one concentric 6 foot retaining wall will allow for better access to the adjacent common element by combining said retaining walls. The northern boundary of the site is adjacent to an existing flood control channel. The developer will construct a 4 foot high decorative wrought iron fence with a 2 foot high decorative block wall over the requested retaining walls for a worst-case total wall height of 12 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0295	Reclassified this site to an R-3 zone for an attached (townhouse) planned unit development; waivers of development standards for reduced setbacks, reduced private street widths; modified street standards; reduced street intersection off-set; modified private residential driveway design; and design reviews for planned unit development and finished grade	Approved by BCC	August 2021
TM-21-500093	78 single family attached residential lots	Approved by BCC	August 2021
VS-21-0296	Vacated and abandoned government patent easements and portions of right-of-way	Approved by BCC	August 2021
ZC-0721-08	Reclassified this site to C-2 zoning for a future commercial development	Approved by BCC	September 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-2	Single family residential
South	Corridor Mixed-Use	R-3	Undeveloped
East	Corridor Mixed-Use	C-2	Undeveloped
West	Public Use	R-E	NV Energy substation

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

The subject site is within 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

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 there has been a trend within the immediate area for increases to retaining wall height in conjunction with existing single family residential development. The R-2 single family residential development to the southwest of the project site across Russell Road, included a combination screen wall and retaining wall height up to 13.5 feet. The R-2 single family residential development to the north of the project site was developed with combination screen wall and retaining wall heights up to 11 feet. Furthermore, the increase in finished grade to maintain historic drainage patterns and meet Clark County drainage criteria necessitates an increase to the combined screen wall and retaining wall height. The 4 foot high decorative wrought iron fence with a 2 foot high decorative block wall over the retaining walls provides mitigation improving the aesthetics of the wall. Staff finds the increased wall height should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

Public Works - Development Review

Design Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 18, 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.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE 300, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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 type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0474</u> DATE FILED: <u>8/8/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>9/13/22</u> PC MEETING DATE: <u>-</u> <u>6:00 P.M.</u> BCC MEETING DATE: <u>10/4/22 @ 1:00 P.M.</u> FEE: <u>\$1,150.00</u>		
		PROPERTY OWNER NAME: <u>Beazer Homes Holdings, LLC</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: <u>702-595-6431</u> E-MAIL: <u>Jeff.Lesnick@Beazer.com</u>	
	APPLICANT NAME: <u>Beazer Homes Holdings, LLC</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: <u>702-595-6431</u> E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: _____		
		CORRESPONDENT NAME: <u>Actus</u> Contact: <u>Darryl Lattimore</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x101</u> CELL: <u>702-403-4174</u> E-MAIL: <u>Darryl.Lattimore@Actus-NV.com</u> REF CONTACT ID #: _____	

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

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

PROJECT DESCRIPTION: Proposed townhome residential development by Beazer Homes

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

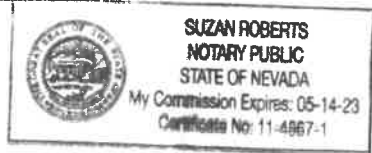
Property Owner (Signature)*

Michael Gray
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 3, 2022 (DATE)

By Michael Gray
NOTARY PUBLIC:



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

August 2, 2022



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

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

WS-22-0474

**Re.: Majestic Point (Durango and Russell)
Updated Design Review and Additional Waiver of Standards
APNs 163-29-801-008 and 163-29-801-009**

**PLANNER
COPY**

Dear Mr. Donohue,

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

Updated Design Review and Waiver of Standards:

Summary of Requests:

Design Review (update):

1. Increase Finished Grade 112 inches where 36 inches is standard (211% increase).

Waiver of Standards (new):

1. Increase retaining wall height from 3 feet to 6 feet (100% increase) along boundary wall (Title 30.64.050.a.4).

Project Description

The project consists entirely of 3.99 acres (5± gross acres at the time of the original entitlements) and is generally located at the northeast corner of the intersection of Bonita Vista Street and Russell Road. The project site is located in a portion of the West Half (W ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 29, Township 21 South, Range 60 East, MDB&M, Nevada commonly known as APNs 163-29-801-008 and 163-29-801-009.

Design Review

A small portion of the site resides several feet below the remaining portion of the project site. The currently designed site will require a maximum elevation raise of 9.33 feet (112 inches) from existing grading to the finished floor elevation (8.5 feet from the existing grade to the pad elevation) of the

several lots in the southeast corner of the site to maintain established historic drainage patterns and to meet Clark County drainage criteria. The applicant would like to amend the originally approved design review (N2C-21-0295) from a maximum elevation increase of 36 inches to a maximum increase of 112 inches (9.33 feet). Updated cross-section maps have also been updated to depict said elevation increase, as well as depicting the location of the worst-case differential on the site as determined by the final grading design within the current drainage study under review with Clark County Public Works (PW22-11302).

Waiver of Standards

The applicant is applying for a new waiver of standards to allow for a 6-foot retaining wall adjacent to the eastern property line and a 4-foot retaining wall along the northern property line. The current design along the eastern boundary of the site has two offset retaining walls. Allowing one concentric 6-foot retaining wall will allow for better access to the adjacent common element by combining said retaining walls. The northern boundary of the site is adjacent to an existing flood control channel. The developer will construct a 4-foot decorative wrought iron fence with a 2-foot decorative block wall over the requested retaining walls for a worst-case total wall height of 12 feet.

Conclusion

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

Sincerely,



Darryl C. Lattimore, PE
President

PLANNER
COPY

