



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 9, 2021

6:30pm

AGENDA

Note:

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

Board/Council Members: Yvette Williams, Chair
Rodney Bell
Brian A. Morris
Catherine Godges, Vice Chair
John Getter

Secretary: Carmen Hayes (702) 371-7911 chayes@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

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

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

- III. Approval of Minutes for October 26, 2021. (For possible action)
- IV. Approval of the Agenda for November 9, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR: ZONE CHANGE** to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) 11/03/21 BCC
 - 2. **UC-21-0537-CARMEL II, LLC:**
USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action) 11/16/21 PC
 - 3. **WS-21-0545-RAINBOW 26, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish an alternative parking requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure distances from the intersection.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) 11/17/21 BCC
 - 4. **NZC-21-0606-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V. & AIDA TRS:**
ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEWS for the following: 1) office/warehouse; 2) alternative landscaping; and 3) finished grade. Generally located on the east side of Mohawk Street and the north side of Sobb Avenue within Spring Valley (description on file). MN/jvm/xx (For possible action) 12/07/21 PC

5. **UC-21-0561-DAVIS LETHIA:**
USE PERMIT for a hospital.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hospital not adjacent to a collector/arterial street; 2) parking; 3) landscaping; 4) trash enclosure; and 5) alternative driveway geometrics.
DESIGN REVIEW for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Banbridge Drive, 470 feet west of the intersection of Harmon Avenue and Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action) **12/07/21 PC**

6. **UC-21-0582-LAM PHUONG:**
USE PERMIT to allow a service bar within an existing restaurant on 0.4 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 76 feet west of Jones Boulevard within Spring Valley. JJ/jor/jo (For possible action **12/07/21 PC**

7. **UC-21-0604-GALLERIA CENTER, LLC:**
USE PERMIT to reduce the separation of a proposed supper club in conjunction with an existing restaurant on 0.3 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Tropicana Avenue and Duneville Street within Spring Valley. MN/jor/jo (For possible action) **12/07/21 PC**

8. **VS-21-0602-DWWFCF, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/sd/jo (For possible action) **12/07/21 PC**

9. **WS-21-0596-NEVADA BUDDHIST ASSOCIATION:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for modifications to an existing place of worship on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the north side of Fairbanks Road within Spring Valley. MN/md/xx (For possible action) **12/07/21 PC**

10. **WS-21-0600-FIERRO FAMILY TRUST & MORALES MARIA TRINIDAD FIERRO TRS:**
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an addition to an existing single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone. Generally located 170 feet east of Tenaya Way, and 100 feet north of Vireo Drive within Spring Valley. MN/jgh/jo (For possible action) **12/07/21 PC**

11. **ET-21-400162 (DR-19-0664)-SUMMERLIN SURGERY CENTER, LLC:**
DESIGN REVIEW FIRST EXTENSION OF TIME for a building addition for an existing medical office in conjunction with an existing commercial/office complex on 0.6 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way, 164 feet south of Discovery Drive (alignment) within Spring Valley. JJ/jor/jo (For possible action) **12/08/21 BCC**

12. **ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**
ZONE CHANGE to reclassify 5.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) increase wall height; and 3) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) 12/08/21 BCC
13. **VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action) 12/08/21 BCC
14. **TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:**
TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley. JJ/rk/jo (For possible action) 12/08/21 BCC
15. **ZC-21-0594-FORTE LIVING, LLC:**
ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMITS for the following: 1) offices as a principal use; and 2) retail as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the number of required loading spaces; 2) alternative architectural materials; and 3) eliminate cross access.
DESIGN REVIEWS for the following: 1) warehouse, retail, and office complex; 2) alternative parking lot landscaping; 3) lighting; and 4) finished grade in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive and the north side of Post Road within Spring Valley (description on file). MN/md/jo (For possible action) 12/08/21 BCC
16. **VS-21-0595-FORTE LIVING, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive located between Post Road and Patrick Lane within Spring Valley (description on file). MN/md/ja (For possible action) 12/08/21 BCC

17. **WS-21-0579-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEWS for the following: 1) modifications to a previously approved senior housing facility; and 2) finished grade on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/jt/jo (For possible action) 12/08/21 BCC

18. **WS-21-0615-LV MAULE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow free standing signs in a residential Zone on 13.9 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/bb/jo (For possible action) 12/08/21 BCC

VII. General Business

1. Approve the 2022 Spring Valley Town Advisory Board Meeting calendar (for possible Action).

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

IX. Next Meeting Date: November 30, 2021.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov>



Spring Valley Town Advisory Board

October 26, 2021

MINUTES

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

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

Yvette Williams, called the meeting to order at 6:35 pm
Greg Cerven, Current Planning

II. Public Comment

Two individuals spoke in opposition of ZC-21-0490 which was HELD to the November 9, 2021 meeting at request of the applicant.

III. Approval of **October 12, 2021** Minutes

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

IV. Approval of Agenda for **October 26, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**
Action: **APPROVE** as amended.
Vote: **5/0 Unanimous**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **Trunk or Treat at Spring Valley Area Commend October 27, 2021**
- **Hall-O-Breeze event at Desert Breeze 6:00 pm on October 28, 2021**

VI. Planning & Zoning

1. **NZC-21-0468-HACIENDA ASSOCIATES LP:**

ZONE CHANGE to reclassify 4.8 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the area of a PUD; **2)** reduce setbacks; **3)** increase wall height; **4)** reduce width of private streets; **5)** reduce street intersection off-set; and **6)** reduce back of curb radius.

DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**

Motion by: **John Getter**

Action: **APPROVE** as presented with "if approved" staff conditions.

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

2. **VS-21-0469-HACIENDA ASSOCIATES LP:**

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**

Motion by: **John Getter**

Action: **APPROVE** as presented with "if approved" staff conditions.

Vote: **5/0 Unanimous**

3. **TM-21-500139-HACIENDA ASSOCIATES LP:**

TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/jo (For possible action) **10/19/21 PC**

Motion by: **John Getter**

Action: **APPROVE** as presented with "if approved" staff conditions.

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

4. **VS-21-0494-ELDORA LAS VEGAS INVESTMENTS, LLC:**

VACATE AND ABANDON a portion of right-of-way being Eldora Avenue located between Pioneer Way (alignment) and Monte Cristo Way within Spring Valley (description on file). JJ/rk/jo (For possible action) **11/03/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions.

Vote: **5/0 Unanimous**

5. **WS-21-0491-ELDORA LAS VEGAS INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced net lot area; 2) increased wall height; 3) increase driveway width; and 4) reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) a proposed 10 lot single family residential subdivision; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action) 11/03/21 BCC

Motion by: **Brian Morris**

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

ADD Conditions:

- All single-story homes
- A maximum of 2 lots are permitted to have RV garages
- Provide 36" box trees with a mixture of evergreens and deciduous trees spaced 25-feet apart on center with a minimum of 4 shrubs provided per tree
- No pine trees
- Applicant to provide 5-foot sewer stub connection in Eldora Avenue
- Along east property line, Applicant to record CC&Rs prohibiting additional build up in the 3:1 slope area
- Per plans on file

Vote: 3/2 NAY – **Williams and Getter**

6. **TM-21-500142-ELDORA LAS VEGAS INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action) 11/03/21 BCC

Motion by: **Brian Morris**

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

ADD Conditions:

- All single-story homes
- A maximum of 2 lots are permitted to have RV garages
- Provide 36" box trees with a mixture of evergreens and deciduous trees spaced 25-feet apart on center with a minimum of 4 shrubs provided per tree
- No pine trees
- Applicant to provide 5-foot sewer stub connection in Eldora Avenue
- Along east property line, Applicant to record CC&Rs prohibiting additional build up in the 3:1 slope area
- Per plans on file

Vote: 3/2 NAY – **Williams and Getter**

7. **WS-21-0526-PARDEE HOMES NEVADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce street intersection off-set; **3)** allow a wall in the front yard; and **4)** establish alternative yards.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action) **11/03/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
Vote: **5/0 Unanimous**

8. **TM-21-500151-PARDEE HOMES NEVADA:**
TENTATIVE MAP consisting of 65 residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action) **11/03/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
Vote: **5/0 Unanimous**

9. **ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:**
ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on November 9, 2021.

10. **SC-21-0547-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Helen Toland Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**

Motion by: **Yvette Williams**
Action: **APPROVE** with "if approved" staff conditions.
Vote: **5/0 Unanimous**

11. **SC-21-0548-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Michael Cherry Avenue as the official name for a private drive aisle within a mixed-use development on 24.0 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**

Motion by: **Yvette Williams**
Action: **APPROVE** with "if approved" staff conditions.
Vote: **5/0 Unanimous**

12. **SC-21-0549-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Rozita Lee Avenue as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**

Motion by: **Yvette Williams**
Action: **APPROVE** with “if approved” staff conditions.
Vote: **5/0 Unanimous**

13. **SC-21-0550-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Ruby Duncan Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**

Motion by: **Yvette Williams**
Action: **APPROVE** with “if approved” staff conditions.
Vote: **5/0 Unanimous**

14. **SC-21-0551-MATTER DURANGO, LLC:**
STREET NAME CHANGE to establish Tom Rodriguez Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) **11/16/21 PC**

Motion by: **Yvette Williams**
Action: **APPROVE** with “if approved” staff conditions.
Vote: **5/0 Unanimous**

15. **UC-21-0531-FORT APACHE PROFESSIONAL PARK, LLC:**
USE PERMITS for the following: **1)** health club; and **2)** personal services in conjunction with an approved office complex on 5.0 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/rk/jo (For possible action) **11/16/21 PC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
Vote: **5/0 Unanimous**

16. **UC-21-0537-CARMEL II, LLC:**
USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action) **11/16/21 PC**

Motion by: **Yvette Williams**
Action: **HOLD** to November 9, 2021 meeting as applicant was not present.
Vote: **5/0 Unanimous**

17. **UC-21-0539-APACHE 3, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); **2)** reduced separation; and **3)** a hookah lounge.
DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with a proposed supper club in an existing shopping center on a portion of 4.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/nr/jo (For possible action) **11/16/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **5/0 Unanimous**

18. **VS-21-0535-PROJECT MINT REHAB, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Torrey Pines Drive (alignment) and Karms Park Court within Spring Valley (description on file). MN/jgh/jd (For possible action) **11/16/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions.
Vote: **5/0 Unanimous**

19. **UC-21-0570-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
USE PERMIT for modified residential development standards in conjunction with a single family subdivision.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,000 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action) **11/17/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
ADD Condition:

- Staggered driveways throughout.

Vote: **5/0 Unanimous**

20. **TM-21-500159-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
TENTATIVE MAP consisting of 40 residential lots and common lots on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action) **11/17/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
ADD Condition:

- Staggered driveways throughout.

Vote: **5/0 Unanimous**

21. **WS-21-0536-JO FAM PROPERTY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for signage.
DESIGN REVIEWS for the following: **1)** restaurant; **2)** signage; and **3)** lighting on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Fort Apache Road within Spring Valley. JJ/ja/jo (For possible action) 11/17/21 BCC

Motion by: **Brian Morris**

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

Vote: **5/0 Unanimous**

22. **WS-21-0544-JAMD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** office building; and **2)** finished grade on a 3.8 acre portion of 13.6 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/ja/jo (For possible action) 11/17/21 BCC

Motion by: **Brian Morris**

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

Vote: **5/0 Unanimous**

23. **WS-21-0545-RAINBOW 26, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish an alternative parking requirement; **2)** allow a modified driveway design; and **3)** reduce driveway approach and departure distances from the intersection.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a proposed shopping center; and **3)** finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) 11/17/21 BCC

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on November 9, 2021.

24. **ZC-21-0555-RONALD MCDONALD HOUSE CHARITIES GREATER LV:**
ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a quasi-public facility. Generally located on the north side of O'Bannon Drive and the west side of Edmond Street within the Spring Valley Land Use Plan area (description on file). JJ/jt/jd (For possible action) 11/17/21 BCC

Motion by: **John Getter**

Action: **APPROVE** with staff conditions and/or recommendations.

Vote: **3/2 NAY – Williams and Bell**

VII General Business

1. Spring Valley Town Board to discuss start time of the Town Board meetings. (For discussion.)

Discussed potentially starting meetings at 6:00pm beginning in 2022. Requested an item on the next meeting agenda, including new start time.

- 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.

- **Rodney Bell introduced Eugene Dillon, President of the Black Student Union at Liberty High School.**

IX. Next Meeting Date

The next regular meeting will be **November 9, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 Unanimous**

The meeting was adjourned at 10:28 p.m.

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/>

11/03/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

CIMARRON RD/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:

ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEWS for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-301-011; 176-04-301-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for the driveways along Badura Avenue, Cimarron Road, Arby Avenue, and Gagnier Boulevard to a minimum of 6.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 94% reduction).

DESIGN REVIEWS:

1. A distribution center.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 87 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 383% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 26.8
- Project Type: Distribution center

- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 526,510 (total of 6 buildings)
- Parking Required/Provided: 486/602

Site Plan

The plan depicts a distribution center consisting of 6 buildings that are orientated in both north/south, and east/west directions. The perimeter of the site is bounded by public right-of-way on the north, south, and east sides. Gagnier Boulevard is shown as a through street and divides the site into east and west portions. The plans depict 4 proposed driveways on Badura Avenue and Arby Avenue, 1 proposed driveway on Cimarron Avenue, and 2 proposed driveways on Gagnier Boulevard; all of which require a waiver of development standards to reduce throat depth. The loading docks for the distribution center are internal to the development and are not facing public street frontage or visible from the residential development. Parking for the facility is generally located around the perimeter of the site.

Landscaping

The street landscaping consists of a 10 foot to 20 foot wide area with proposed attached and detached sidewalks. A 6 foot wide landscape buffer per Figure 30.64-11 is proposed along the west property line. Most of the parking lot and interior landscaping is equitably distributed throughout the site. Along a few portions of the project, the applicant is proposing to install half landscape diamonds every other finger in lieu of landscape fingers every 6 spaces.

Elevations

The buildings will be 39 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines, and color changes. The height of the building varies slightly from 35 feet to 39 feet and have been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located interior to the site and screened from public view by walls and perimeter street landscaping.

Floor Plans

The plans depict a 526,510 square foot distribution/warehouse shell with 6 potential building lease spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

This is a request for a conforming zone change that is mostly surrounded by planned light industrial uses. The applicant indicates this site has been designed to be compatible with the surrounding area as well as most of the objectives of Title 30 and the Comprehensive Master Plan. Furthermore, the waiver of development standards to reduce throat depth has been broken-up into separate driveways site wide. The applicant indicates that portions of some of the driveways (either the ingress or egress sides) will minimally have 25 foot throat depths. In addition, the applicant also indicates that the industrial uses will not generate a high volume of traffic; therefore, will have adequate space on the site for vehicles to stack.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|--|
| North | Business and Design/Research Park | M-D, R-E, & U-V | Undeveloped |
| South | Public Facilities & Business and Design/Research Park | C-P, C-2, & U-V | St. Rose Dominican Hospital, assisted living facility, & undeveloped |
| East | Business and Design/Research Park | R-E | Private school |
| West | Business and Design/Research Park | C-2 | Shopping center |

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request is a conforming zone boundary amendment to the Winchester/Paradise Land Use Plan. The project complies with Urban Land Use Policy 99 of the Comprehensive Master Plan which promotes ensuring that Business and Design/Research Park developments are complementary with abutting uses through site planning and building design. Furthermore, most of the area is planned for light industrial uses and a number of properties in the area are zoned M-D and developed with similar uses which makes this site harmonious with the existing development in the area. Therefore, staff can support the zone change request.

Waiver of Development Standards

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

Design Reviews #1 & #2

Urban Specific Policy 97 encourages Business and Design/Research Park uses to orient less intensive uses and landscaping adjacent to public right-of-way on the perimeter of the development. This improves the visual quality and buffering and maintains view corridors to the storefronts. The proposed development is consistent with this policy since the storefronts are oriented to the north and south towards the adjacent public rights-of-way, and the loading docks are oriented inwards between the buildings. In addition, the design and layout include adequate landscaping, buffering, and parking to accommodate the use. Furthermore, within portions of the parking lot the site is not meeting Code by having a landscape finger every 6 spaces and

some areas will provide parking lot landscape diamonds instead of the fingers. To mitigate the elimination of a couple of landscape fingers, the applicant is proposing to install half landscape diamonds every other finger in lieu of landscape fingers every 6 spaces; therefore, staff supports the design reviews.

Public Works - Development Review

Waiver of Development Standards

Staff worked with the applicant to reduce the potential conflicts at the driveways by removing parking spaces and providing extra landscape planters. This will provide drivers more distance before they encounter any conflicting parking spaces.

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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 waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 60 feet for Gagnier Boulevard and associated spandrels.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Ensure all points of structure are within 250 feet of fire department access for sprinklered buildings.

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 #0228-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHELAN DEVELOPMENT

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

2

11/16/21 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

JONES BLVD/VIKING RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0537-CARMEL II, LLC:

USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

163-13-301-005 ptn

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3824 Jones Boulevard
- Site Acreage: 1 (portion)
- Project Type: Personal services
- Number of Stories: 1
- Square Feet: 349
- Parking Required/Provided: 63/63

Site Plan

The site plan depicts a 1 acre parcel with a 14,686 square foot building located in the middle of the parcel. Access to Jones Boulevard is available at the southwest corner of the lot. There are 63 parking spaces located on the east and west sides of the existing building. Jones Boulevard is to the west of the building and single family residential homes are located to the east of the building. Suite E is located in the northwest corner of the building.

Landscaping

The property has existing perimeter and parking lot landscaping. No additional landscaping is proposed with this request.

Elevations

The elevations depict a commercial building with flat roof and several store front entrances and façade treatments including columns, covered entries with tile roofs, and concrete and stucco walls.

Floor Plan

The floor plan depicts Suite E with 349 square feet of office and client space in a building with 14,686 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to operate a medical aesthetician (skin care) at 3824 South Jones Boulevard, Suite E. The existing building is currently used by medical doctors for office space and services. The offices will operate during daylight hours. The proposed use is compatible with the existing medical uses in the surrounding office buildings and will not generate negative impacts.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|-------------------------------------|-----------------|---------------|
| UC-1694-00 | Place of worship | Approved by PC | December 2000 |
| ZC-0103-98 | Reclassified from R-E to C-P zoning | Approved by BCC | March 1998 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|---------------------------|
| North | Commercial General | C-1 | Office & medical |
| South | Office Professional | C-P | Offices |
| East | Residential Suburban (up to 8 du/acre) | R-1 | Single family residential |
| West | Office Professional | C-P | Offices |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

proposed skin care business will take place in an area less than 400 square feet in the central part of the building and will not impact the surrounding property in a negative way.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: ADRIANA SARGU

CONTACT: ADRIANA SARGU, 3824 S. JONES BLVD, SUITE E, LAS VEGAS, NV 89103

11/17/21 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0545-RAINBOW 26, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish an alternative parking requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure distances from the intersection.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-35-101-012; 163-35-101-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish an alternative parking requirement in accordance with Section 30.60.040.
2.
 - a. Reduce throat depth for the driveway along Rainbow Boulevard to 63 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 37% reduction).
 - b. Reduce throat depth for the driveway along Oquendo Road to 82 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 18% reduction).
3.
 - a. Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 102 feet along Oquendo Road where 150 feet is the minimum per Chapter 30.52 (a 32% reduction).
 - b. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 189 feet along Oquendo Road where 190 feet is the minimum per Chapter 30.52 (a 0.01% reduction).

DESIGN REVIEWS:

1. Alternative parking lot landscaping where landscaping per 30.64-14 is required.
2. For a proposed shopping center.
3. Increase the finished grade up to 66 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 267% increase).

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Shopping center with 2 future retail pad sites
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 48,090 (in-line shopping center)/7,000 (future retail pads)
- Parking Required/Provided: 235/179 (surface)/58 (lifts)

Site Plan

The project consists of 2, in-line retail buildings totaling 48,090 square feet and 2 future retail pad sites. The larger in-line retail building is located near the eastern portion of the site which faces west towards Rainbow Boulevard and another smaller in-line retail building is located near the northern portion of the site, towards Quail Avenue, and faces south towards Oquendo Road. The 2 future retail pad site buildings along with a majority of the parking for the site are in front of the larger building. Additionally, with this application the applicant is requesting to allow 58 parking lifts in front of Building B to satisfy parking requirements. The shopping center will provide parking attendants during the business hours of operation. By including the parking lifts, the project will provide 237 parking spaces where 235 parking spaces are required. The buildings are set back a minimum of 10.5 feet from the east property line and 10 feet from the north property line. There is 1 main entrance into the development from Rainbow Boulevard with a secondary entrance into the development from Oquendo Road. This request also includes waiver of development standards to reduce driveway approach and departure distances from the intersection and reduce the driveway throat depth along Rainbow Boulevard and Oquendo Road.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached 5 foot wide sidewalk along Rainbow Boulevard, and a 20 foot wide landscape area behind an attached 5 foot wide sidewalk along Quail Avenue and Oquendo Road. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. There are some areas in the parking lot that do not provided a landscape finger every 6 spaces thus, requiring the design review for alternative parking lot landscaping.

Elevations

The buildings are generally 25 foot high with architectural roof treatments reaching a height of 35 feet. Building B is 1 story; Building C is 2 stories. The buildings have a contemporary architectural design consisting of painted concrete tilt-up panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are slightly off-set with contrasting design schemes. The height of the

buildings vary and have been designed to break-up the roofline and enhance the overall look of the buildings.

Floor Plans

The plans depict a total building area, including the future pad sites, of 55,090 square feet. The plans indicate that the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the general design and layout have not changed significantly from a prior M-D nonconforming zoning request in 2020 (this application was withdrawn at the Board of County Commissioners meeting). The applicant now believes this conforming retail development will provide additional commercial amenities to the area and should be a welcomed addition to the neighborhood. The applicant indicates the proposed project will enhance the surrounding neighborhood by providing services for the residents in the area and will not negatively impact adjacent roadways or traffic.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|------------------------|--------------|
| NZC-20-0427 | Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone | Withdrawn by applicant | N/A |
| DR-0439-05 | Retail center on the northern parcel - expired | Approved by PC | May 2005 |
| ZC-1936-03 | Reclassified the northern parcel to C-1 zoning for future commercial development | Approved by BCC | January 2003 |
| ZC-0181-97 | Reclassified the southern parcel to C-1 zoning for an office/retail complex | Approved by BCC | April 1997 |
| UC-1905-97 | Convenience store, gas station, and car wash | Approved by BCC | January 1997 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|---|
| North | Public Facilities | R-E | Electrical substation & cell tower site |
| South | Commercial Neighborhood | C-1 | Office complex |
| East | Office Professional & Commercial General | C-P & C-1 | Office building & undeveloped |
| West | Commercial General | C-2 & C-1 | Office/retail building & undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The request depicts a total of 237 parking spaces on-site (58 mechanical lifts and 179 surface parking spaces). Staff finds the mechanical parking lifts in a commercial shopping center will not be utilized, nor will this alleviate any parking issues on-site. Most visitors to the commercial center will not be on-site long enough to ever contemplate using this service. So, if the parking lift were never utilized that means the site would be 56 spaces short on the required parking and could cause issues in the future. Therefore, staff finds the applicant has not met requirements to establish alternative parking of 58 parking spaces per Section 30.69.040.

Design Reviews #1 & #2

The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. The design of the parking lot will not have a landscape finger every 6 spaces in some areas of the parking lot; however, the plant material is essentially distributed in other areas of the site (along the east property line) to compensate for the landscape fingers. Although staff supports this alternative parking lot design and the overall design of the shopping center, since staff is recommending denial of the parking waiver, staff recommends denial of the design reviews.

Public Works - Development Review

Waiver of Development Standards #2a

Staff does not object to the request to reduce the throat depth for the driveway on Rainbow Boulevard as the applicant has reduced potential vehicular conflicts by providing extra landscape planters creating a lengthy main entry drive aisle. However, since the overall design of the site is not supported by Planning, staff cannot support this request.

Waiver of Development Standards #2b

Although staff does not object to the request to reduce the throat depth for the driveway on Oquendo Road, staff is unable to support the applicant's request to have a driveway on Oquendo Road as described in the analysis for waiver of development standards #3a. Therefore, staff cannot support this request.

Waiver of Development Standards #3a

Staff finds that any full movement driveway on Oquendo Road will create conflicts with the driveway directly east of the subject site and the driveway on the south side of Oquendo Road as left turn movements may result in vehicular collisions. Due to the existence of those 2 driveways and the limited frontage on Oquendo Road, staff finds that a driveway on Oquendo Road will be unsafe. Therefore, staff cannot support this request.

Waiver of Development Standards #3b

Staff has no objection to the departure distance for the driveway on Rainbow Boulevard as the location is only 1 foot shorter than the minimum standard and the applicant indicates that existing utility poles necessitate having the driveway in the proposed location. However, since the overall design of the site is not supported by Planning, staff cannot support this request.

Design Review #3

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Design review as a public hearing for the 2 future pad sites;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet to the back of curb for Rainbow Boulevard, 30 feet for Oquendo Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

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 #0376-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: REZA R. ALAIE
CONTACT: REZA ALAIE, P.O. BOX 81873, LAS VEGAS, NV 89180**

4

12/07/21 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

MOHAWK ST/SOBB AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0606-BEDROSIAN FAMILY TRUST & BEDROSIAN EDMUND V. & AIDA TRS:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEWS for the following: 1) office/warehouse; 2) alternative landscaping; and 3) finished grade.

Generally located on the east side of Mohawk Street and the north side of Sobb Avenue within Spring Valley (description on file). MN/jvm/xx (For possible action)

RELATED INFORMATION:

APN:

163-36-701-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to 5 feet 10 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 76.8 % reduction).

DESIGN REVIEWS:

1. Office/warehouse.
2. Alternative landscaping.
3. Increase finished grade to 36 inches where a maximum of 18 inches is the maximum allowed per 30.32.040 (a 100% increase).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): Up to 37

- Square Feet: 37,000
- Parking Required/Provided: 56/58

Neighborhood Meeting Summary

The applicant mailed out the required notices to surrounding property owners within a 1,500 foot radius notifying the property owners of a virtual meeting on April 15, 2021. Three neighbors attended the meeting, and topics discussed included traffic on Mohawk Street and Post Road, as well as, opposition to nonconforming zone changes in general.

Site Plan

The plans depict a 2.5 acre site located in the northeast quadrant of the intersection of Mohawk Street and Sobb Avenue. Access to the site is being proposed by 2 driveways on Mohawk Street. The building is situated in the southeast corner of the parcel, with the majority of the parking located to the west and north of the building. Three grade level bay doors and 6 dock level doors are shown on the north side of the building. A trash enclosure is shown near the northern entrance to the property and the bike racks are depicted on the west side of the building.

Landscaping

A 10 foot wide landscape planter behind an attached sidewalk is shown along Mohawk Street with 24 inch box trees spaced 20 feet on center and including required shrubs and groundcover. Additional landscaping is shown along the majority of the south property line and adjacent to the west side of the building.

Elevations

The elevations depict a 37 foot tall building to the top of the parapet wall. The building will be constructed of concrete tilt-up panels painted various shades of grey. The north elevation depicts both grade doors and loading docks.

Floor Plans

The floor plans show a 37,000 square foot area composed of an open warehouse area with 2 office areas with restrooms and a reception area shown in the southwest corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the Spring Valley Land Use Plan was last updated in 2014 and due to the Covid-19 pandemic the 2020 update was cancelled. There have been changes in the area in the last several years, specifically the property directly to the east was approved for office warehouse (NZC-17-1103) in March, 2018. In addition, several properties in the general area are either planned or zoned for similar type developments, therefore this request is appropriate. The applicant also indicates that pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourages site design to be compatible with adjacent land use and off-site circulation patterns." Here the site is located near other developed and planned warehouse sites. As such, the overall site design meets the goals and policies set forth in the Urban Land Use Policies.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|-------------------------------------|
| North | Office Professional | R-E | Undeveloped |
| South | Business and Design/Research Park | R-E | Undeveloped |
| East | Office Professional | M-D | Under construction office/warehouse |
| West | Rural Neighborhood Preservation (up to 2 du/ac) | R-E | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states that the Spring Valley Land Use Plan was last updated in 2014 and due to the Covid-19 pandemic the 2020 update was cancelled. There have been changes in the area in the last several years, specifically the property directly to the east was approved for office warehouse (NZA-17-1103) in March 2018. In addition, several properties in the general area are either planned or zoned for similar type developments; therefore, this request is appropriate.

Staff finds that while there have been some changes approved in the area, the intent of the OP (Office Professional) Land Use District designation on the eastside of Mohawk Street was to provide a buffer between the higher intensity designations to the east and the RNP area to the west. By eliminating the office professional designation on the eastside of Mohawk Street and allowing a change to office/warehouse a negative impact to the planned RNP area will occur by introducing large truck traffic into the area and eliminating the buffer as planned.

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

The applicant indicates that with the current and planned development for warehouse uses in the area, the intensity of this proposed use is compatible with the surrounding area. There are numerous existing warehouse facilities to the east, including the approval of NZA-17-1103. Thus, overall, the intensity is compatible with the area.

Staff finds that the proposed project on the subject site is not compatible with the surrounding area. The introduction of large trucks into the area will create a negative impact on the established RNP areas to the west and northwest of the subject site. Also, even though an NZC to office/warehouse on the parcel to the east was approved, they are taking access from a cul-de-sac bulb on Edmond Street, which has no direct access to the RNP.

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

The applicant states that the proposed zone change will not result in any additional impacts on the surrounding infrastructure not already contemplated in the area.

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

The applicant indicates that pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourages site design to be compatible with adjacent land use and off-site circulation patterns." Here the site is located near other developed and planned warehouse sites. As such, the overall site design meets the goals and policies set forth in the Urban Land Use Policies.

Staff finds that the project does not meet Urban Land Use Policy 10, even though the building design and site layout may be compatible with projects to the east of the subject site, the design and off-site circulation will be detrimental to the RNP development to the west of the subject site by introducing large trucks into the area.

Summary

Zone Change & Design Reviews #1 & #2

Staff finds that there have been no change in law, policies, and trends that make this request appropriate for the area. The reclassification of the site to an M-D zone would allow the proposed facility within a zoning district that is not compatible with existing uses immediately to the west of this site and the project conflicts with several applicable goals and policies established by the Comprehensive Master Plan. The intrusion of an industrial warehouse use and associated truck traffic in an area that is predominantly residential to the west and northwest, without an appropriate transitional space or use, could create future land use conflicts and cannot be justified nor is it appropriate. Therefore, staff finds the applicant has not provided a compelling justification for the proposed zone change and design reviews and staff cannot support these requests.

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.

Public Work - Development Review.....
Waiver of Development Standards

Design Review #3

Department of Aviation

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

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 5, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

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

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 #0392-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 110, LAS VEGAS, NV 89118

4



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 checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (N2C) <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 checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>N2C-21-0606</u> DATE FILED: <u>10-13-21</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>11-9-21</u> PC MEETING DATE: <u>12-7-21</u> R-E to M.D (AE-CS) BCC MEETING DATE: <u>1-5-22</u> OP FEE: <u>\$3,000.00</u> MN |
| | PROPERTY OWNER NAME: <u>BEDROSIAN Family Trust , EDMUND V and AIDA , trustees</u> ADDRESS: <u>600 S. SAN RAFAEL AVE.</u> CITY: <u>PASANDENA</u> STATE: <u>CA</u> ZIP: <u>91105</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ |
| | APPLICANT NAME: <u>PETERSEN MANGEMENT LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 236 - 1802</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u> |
| CORRESPONDENT NAME: <u>RICHARD GALLEGOS - D C PETERSEN CONSULTANTS</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 524 - 0054</u> CELL: <u>702 - 524 - 0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u> | |

ASSESSOR'S PARCEL NUMBER(S): 163 - 36 - 701 - 009

PROPERTY ADDRESS and/or CROSS STREETS: east side of Mohawk St. approximately 300 ft south of Patrick Ln.

PROJECT DESCRIPTION: Zone Change from R-E to M-D for a 37,000 s.f. office/warehouse building on 2.5 ac.

(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.

Edmund V. Bedrosian
Property Owner (Signature)*

Edmund V. Bedrosian , trustee
Property Owner (Print)

STATE OF _____
COUNTY OF _____

Please See Attached
Jurat

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

Please See Attached
Jurat

By _____
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.

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

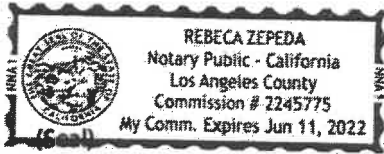
State of California)

County of Los Angeles)

Subscribed and sworn to (or affirmed) before me on this 22nd day

of April, 20 21, by Edmund
V. Bedrosian

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature Rebeca Zepeda

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

This certificate is attached to a document titled/for the purpose of

Land Use Application

containing 1 pages, and dated 04/22/2021

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

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Fax: 775.882.0257

August 12, 2021

VIA UPLOAD

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

Re: *Compelling Justification Letter – Nonconforming Zone Change to M-D; Design Review for Warehouse Facility; Waiver of Development Standards to Reduce Throat Depth; Design Review for Alternative Parking Lot Landscaping; and Design Review to Increase Grade Diamond Mohawk Industrial*
APNs: 163-36-701-009 (Near the SEC of Mohawk Street and Patrick Lane)

To Whom It May Concern:

Please be advised our office represents Diamond Mohawk Industrial (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 2.5 acres on the east side of Mohawk Street and just south of Patrick Lane. The property is more particularly described as APN: 163-36-701-009 (the "Site"). The Applicant is requesting a nonconforming zone change from R-E to M-D, a design review for a warehouse facility with related waivers, and a design review to increase the grade.

Nonconforming Zone Change:

The Spring Valley Land Use Plan designation for the Site is Office Professional ("OP"). However, this request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

The Spring Valley Land Use Plan was last amended in 2014 and due to the COVID-19 pandemic the 2020 update to the Spring Valley Land Use Plan was cancelled. There have been changes within the last several years with the recent approval for an M-D zoning warehousing project. Specifically, on March 21, 2018, the BCC approved a nonconforming zone change to M-D, under a resolution of intent, and design review for a warehouse project, via application NZC-17-1103, on property immediately east (APN: 163-36-701-010) of the Site. Staff also recommended approval of NZC-17-1103. In addition to the approval of the nonconforming zone change to M-D, the immediate area around the Site are properties master planned BDRP and zoned M-D and M-1. Specific examples include: (1) property owned by the Department of Aviation immediately to the south (APN: 163-36-701-036) is master planned BDRP, (2) property immediately to the northeast of the Site (APN: 163-36-701-004) is master planned BDRP and (3) several properties west of the drainage channel are master planned BDRP with some of the land zoned M-D and M-1. As such, the request to zone the Site M-D is appropriate.

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

With the current development and planned development for warehouses uses in the area, the density and intensity of this proposed use is compatible with the surrounding area. There are numerous existing warehouse facilities to the east including the approval of NZC-17-1103. Additionally, the Department of Aviation property is master planned BDRP. Thus, overall, the density and intensity is compatible with the area.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. This application request is to change a nonresidential use to a different nonresidential use. Therefore, there will be no impact on parks or schools. Additionally, an office use, as the Site is currently planned, would generate more traffic than the proposed warehouse use. Finally, the Applicant will mitigate any impacts the proposed development may have.

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

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located near other developed and planned warehouse uses. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Business and Research Park policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 96 encourages development to be designated as centers or campuses with limited point of ingress and egress. Here, the Site is proposing one building as the center of the development.
- Policy 97 encourages the development to orient less intensive uses and landscaping adjacent to public right-of-ways on the perimeter of the development to improve visual quality and buffering. Here, the building is oriented away from the residential zoned districts to the west. The Site complies with perimeter landscaping requirements.
- Policy 99 encourages development is complementary with abutting uses. Here, to the south, north and east of the Site are planned BDRP and approved or developed warehouse uses.

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

Design Review for Warehouse Development:

The Applicant is proposing to construct a 37,000 square foot warehouse building. The building will be 37' in height. There will be two (2) access points from Mohawk Street to the Site. The building will be constructed with exterior concrete tilt-up panel, painted different shades of grey, and will include aluminum storefront windows. The building has both grade doors and loading docks facing north. The loading docks are over 500' away from the nearest residential use on the west side of Mohawk Street.

Design Review of Parking Lot Landscaping:

The Applicant is requesting to eliminate 5 parking lot landscaping islands as required by code. The reason for the request is to provide better on-Site turning movements. The 5 parking lot landscaping islands the Applicant is seeking to eliminate would be behind the enclosed secured parking area and therefore not visible from the right-of-way. Although the Site will be deficient 5 parking lot landscaping islands, the Site will provide an additional 6 trees with appropriate shrubs in the landscape perimeter.

Waiver of Development Standards to Reduce Throat Depth:

The Applicant is requesting to reduce the throat depth to 5'10" where 25' is required. However, at the northern entrance the exiting traffic is protected as there is no parking or drive aisle to the north and the same is true for the southern entrance as entering traffic is protected as there is no parking or drive aisle to the south.

Design Review to Increase Grade:

The Applicant is requesting to increase the finished grade to approximately 36" where 18" is permitted. The additional fill is required on the east side of the property in order to drain the Site.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Anthony Celeste

AJC

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12/07/21 PC AGENDA SHEET

HOSPITAL
(TITLE 30)

HARMON AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0561-DAVIS LETHIA:

USE PERMIT for a hospital.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hospital not adjacent to a collector/arterial street; 2) parking; 3) landscaping; 4) trash enclosure; and 5) alternative driveway geometrics.

DESIGN REVIEW for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Banbridge Drive, 470 feet west of the intersection of Harmon Avenue and Torrey Pines Drive within Spring Valley. MN/m/ja (For possible action)

RELATED INFORMATION:

APN:
163-23-213-062

USE PERMIT:
Allow a hospital in an R-1 Zone per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a hospital not adjacent to or accessed from a collector or arterial street or commercial complex required per Table 30.44-1.
2. Reduce parking to 2 parking spaces where 12 parking spaces are required per Table 30.60-1 (an 83% reduction).
3.
 - a. Alternative street landscaping for a hospital (special use) where landscaping per Figure 30.64-N is required.
 - b. Eliminate intense landscape buffer between a hospital and less intense use where required per Figure 30.64-11.
4. Eliminate commercial trash enclosure requirements where required per Section 30.56.120.
5. Permit a non-standard commercial driveway where a commercial driveway per Uniform Standards Drawing 222.1 is required.

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6573 Banbridge Drive
- Site Acreage: 0.2
- Project Type: Hospital
- Number of Stories: 1
- Square Feet: 1,771
- Parking Required/Provided: 12/2

Site Plan

The plan shows an existing 1 story, 1,771 square foot single family residence. The existing residence meets the residential standards for the R-1 zone. The proposed use of the residence is for a hospital in a residential zone.

Landscaping

A special use within a residential area requires a landscape buffer per Figure 30.64-11 and street landscaping per Figure 30.64-13. The requested waivers of development standards are needed to keep the existing landscaping.

Elevations

The photos show a 1 story single family residence with a stucco exterior and a shingle roof.

Floor Plans

The plans indicate that the residence has 4 bedrooms, 2 baths, a kitchen, dining room, living room, and a 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed hospital will be a surgical recovery facility for individuals with post-operative care from cosmetic surgery. The facility will provide meals, housekeeping, and personal care with a staff of 8. Each shift will have 2 to 3 staff members on-site. The facility will operate 24 hours per day with health care aides and certified nursing assistants on-site. The facility can accommodate 8 clients at a time with the average length of stay being 3 to 4 days. Clients will be transported to and from the site and will receive 24 hour care. The applicant states that the waivers of development standards for commercial development are to keep the facility residential in nature for the surrounding area. The residence will not be owner occupied, the entire residence will be used for the hospital use. The applicant requests approval because Las Vegas is an up and coming cosmetic surgery destination and clients can recover from post-operative care in a small group setting.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|--------------------------------------|------------------------|---------------------------|
| North, South, East, & West | Residential Suburban (up to 8 du/ac) | R-1 | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit, Waivers of Development Standards #1 through #4, & Design Review

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

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 reviews land use applications to ensure compatibility with existing development in the area and conformance with guidelines and policies within both Land Use Plans and the Comprehensive Master Plan. The Comprehensive Master Plan provides policies and guidelines for various types of development within the County. The Spring Valley Land Use Plan establishes policies and goals to protect neighborhoods while also providing opportunities for a mix of balanced uses that complement each other. A hospital is a special use in every zoning district in Clark County, which means the commercial use could be allowed as a primary use if compatible to and appropriate with the surrounding neighborhood. The designation of a special use has specific development standards and design criteria to ensure compatibility with the area in which the use is proposed. A hospital use provides 24 hour care for individuals, and the use is generally short-term in nature, as the applicant indicates 2 to 4 days on average. A home occupation is another type of commercial business that is permitted in conjunction with a residence. A home occupation is considered low intensity commercial use that does not change the overall character of the residential neighborhood. Whereas a hospital, even at a smaller scale, will have employees, transportation of clients to and from doctor appointments, staff shift changes, and reduced parking without a buffer from the existing residential that surrounds the site. A hospital is more of an intense use than single family residential is designed to accommodate. Each room in the proposed hospital could accommodate 2 individuals, which at maximum capacity could be 8 clients plus staff (including medical staff) in the residence at any one time. The land use trend for the area in which the hospital is proposed is wholly single family residential, with the nearest commercial use a half mile away. The requested use permit, waivers of development standards, and the design review are not a compatible use for the area.

Staff finds that the proposed use would have negative impacts on the surrounding area and the proposed use is not appropriate for the area; therefore, recommends denial.

Public Works - Development Review
Waiver of Development Standards #5

Staff finds that the intensity of a hospital use, even one as small and limited in scope as what is proposed with this application, will create negative traffic impacts on the surrounding area. Commercial uses are held to more robust off-site improvement standards than residential uses in order to protect pedestrians, cyclists, and vehicles. As a commercial use in the middle of a residential subdivision, visitors and staff of the hospital will be confused by the surroundings while they attempt to locate the hospital. That confusion may lead to vehicular collisions and to unsafe and potentially harmful interactions with pedestrians and cyclists. Staff finds that waiving the commercial driveway standards, in addition to all of the other waivers with the application, will be unsafe and therefore, the hospital is not a feasible use for this site and therefore, staff recommends denial.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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: LETHIA DAVIS

CONTACT: KAYLA DAVIS, 6573 BANBRIDGE DRIVE, LAS VEGAS, NV 89103

DRAFT

6

12/07/21 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

SPRING MOUNTAIN RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0582-LAM PHUONG:

USE PERMIT to allow a service bar within an existing restaurant on 0.4 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Spring Mountain Road, 76 feet west of Jones Boulevard within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:
163-14-601-003

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 6125 Spring Mountain Road
- Site Acreage: 0.4
- Project Type: Service bar within an existing restaurant
- Number of Stories: 1
- Square Feet: 2,000
- Parking Required/Provided: 20/21

Site Plan

The site plan depicts an existing restaurant building that was approved and constructed in the late 1970's. Access to the site is via a shared driveway along the north property line adjacent to Spring Mountain Road. Cross access is also available to the convenience store to the east. Twenty-one parking spaces are available north of the restaurant building where 20 are required. The applicant is requesting to add a service bar to the existing restaurant (Lamoon).

Landscaping

There is an existing landscape planter along the north property line adjacent to an attached sidewalk. The landscape planter includes trees, shrubs, and decorative rock. No additional landscaping is proposed or required with this request.

Elevations

The submitted photos show an existing 1 story restaurant building. The exterior materials include white CMU block wall with a shingled roof. Photos show that the site is well maintained and clean.

Floor Plan

The floor plan depicts an entry way, seating area, kitchen, office, and restroom. The overall area of the building is approximately 2,000 square feet.

Signage

Signage is not a part of this request; however, there is an existing freestanding sign on the northern portion of the site, just south of the landscape strip adjacent to Spring Mountain Road.

Applicant's Justification

Per the applicant's justification letter, the applicant is requesting approval to add a service bar to the existing restaurant. The restaurant opened in March 2020, during the height of the COVID-19 pandemic. With the support of the local community, the restaurant continued to serve the community with unique Thailand and Japanese cuisines. Now that the restaurant is open to the public, the applicant would like to serve alcohol with meals. Business hours are Tuesday through Sunday 12:00 p.m. to 12:00 a.m., and closed on Mondays.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-0195-76 | Reclassified the site from R-E zoning to C-1 zoning for a restaurant | Approved by BCC | February 1977 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|----------------------------|
| North | Commercial General | C-2 | Shopping center |
| South | Commercial Neighborhood | C-1 | Wells Fargo Bank |
| East | Commercial Neighborhood | C-1 | 7-Eleven convenience store |
| West | Commercial Neighborhood | C-1 | Office buildings |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The applicant's request is similar to the existing surrounding restaurants throughout the vicinity of Spring Mountain Road. In addition, there are buildings buffering this restaurant from residential

uses surrounding the commercial property. Staff finds the request to be appropriate and should not pose any negative impacts to the site, neighboring businesses, or the residential development. Therefore, staff supports this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

**TAB/CAC
APPROVALS:
PROTESTS:**

**APPLICANT: JAKRAPAN ATCHARAWAN
CONTACT: JAKRAPAN ATCHARAWAN, LAMOON, 6125 SPRING MOUNTAIN ROAD,
LAS VEGAS, NV 89146**

7

12/07/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

TROPICANA AVE/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0604-GALLERIA CENTER, LLC:

USE PERMIT to reduce the separation of a proposed supper club in conjunction with an existing restaurant on 0.3 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Tropicana Avenue and Duneville Street within Spring Valley. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-25-110-006

USE PERMIT:

Reduce the separation of a proposed supper club to a residential development to 137 feet where 200 feet is required per Table 30.44-1 (a 32% decrease).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5795 W. Tropicana Avenue
- Site Acreage: 0.3
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 2,500
- Parking Required/Provided: 87/96

Site Plan

The site plan depicts an existing commercial center with a variety of existing uses (dispensary, restaurant, retail, hookah lounge, and spa). The applicant is proposing a supper club in conjunction with an existing restaurant on a pad site that is located on the northwest corner of the complex. Eighty-seven parking spaces are required where 96 parking spaces are provided throughout the site. Access to the restaurant is provided via existing driveways along Tropicana Avenue (north property line), and Duneville Street (west property line). The proposed supper

club has a separation of 137 feet from the nearest residential use to the southwest. Title 30 requires a 200 foot separation from the nearest residential use.

Landscaping

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

Elevations

Submitted photos show a 1 story restaurant building with horizontal siding and black aluminum door and window systems. Exterior building materials also include a shingled roof and decorative wrought iron railings.

Floor Plan

The submitted floor plan depicts a dining area, bar area, kitchen, restrooms, and other back of house areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting approval of the use permit so the applicant can continue to operate the restaurant while allowing customers to utilize a bar within the restaurant. Although the separation requirement is not met, the proposed supper club is still a great addition to the complex and is compatible to existing uses on-site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| UC-18-0316 | Reduced the separation of a tavern to a residential use | Approved by PC | June 2018 |
| UC-18-0208 | Hookah lounge within an existing retail center | Approved by PC | May 2018 |
| UC-0379-17 | A marijuana establishment (retail marijuana store) in conjunction with an existing dispensary that is located just east of the subject building within the same retail center | Approved by BCC | June 2018 |
| UC-0356-14 | A medical marijuana establishment (dispensary) located just east of the subject building within the same retail center | Approved by BCC | June 2014 |
| UC-270-89 | An outside dining area in conjunction with a restaurant, deli and convenience market | Approved by PC | August 1989 |
| ZC-221-86 | Reclassified 3 acres from R-E and R-1 zoning to C-2 zoning for a shopping center | Approved by BCC | October 1986 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|--|
| North | Commercial General | C-2 | Mobile home development |
| South | Commercial General | C-2 | Mini warehouse development |
| East | Residential Urban Center (18 to 32 du/ac) | R-4 | Apartment complex |
| West | Commercial General & Residential Urban Center (18 to 32 du/ac) | C-2 & R-4 | Commercial shopping center & condominium complex |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The reduction to separation for proposed supper club requires the approval of a use permit to determine if the use could have any negative impacts on adjacent developments. This use should not cause an adverse effect on adjacent properties since the residential uses are buffered by an existing right-of-way and access to the residential development is impeded by existing fencing and landscaping. Staff supports this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KIDER JEMAL

CONTACT: KIDER JEMAL, 5125 W. RENO AVE #1059, LAS VEGAS, NV 89118

DRAFT

PLANNER COPY

LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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


| | |
|-----------------------|---|
| STAFF | APP. NUMBER: <u>UC-21-0604</u> DATE FILED: <u>10/13/21</u> |
| | PLANNER ASSIGNED: <u>DR2</u> TAB/CAC DATE: <u>1/9/21</u> |
| | TAB/CAC: <u>Spring Valley</u> PC MEETING DATE: <u>12/7/21</u> |
| PROPERTY OWNER | NAME: <u>GALLERIA CENTER, UC c/o GATSKI COMMERCIAL REAL ESTATE SERVICES</u> |
| | ADDRESS: <u>4755 Dean Martin Dr.</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> |
| APPLICANT | TELEPHONE: <u>702-221-8226</u> CELL: _____ |
| | E-MAIL: <u>khopper@gatskicommercial.com</u> |
| | NAME: <u>Kider Jemal</u> |
| CORRESPONDENT | ADDRESS: <u>5795 W Tropicana Ave</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> |
| | TELEPHONE: <u>702-601-6224</u> CELL: _____ |
| | E-MAIL: <u>kiderjemal@yahoo.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 1632611006

PROPERTY ADDRESS and/or CROSS STREETS: 5795 W Tropicana Ave Las Vegas NV 89103

PROJECT DESCRIPTION: Red Sea bar and Restaurant

(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.

Kider Jemal  Kider Jemal

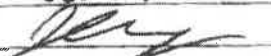
Property Owner (Signature)* _____ Property Owner (Print) _____

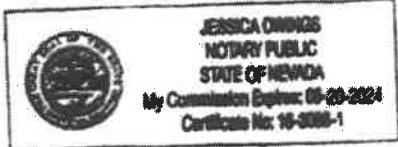
STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 07/23/2021 (DATE)

By Kider Jemal

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.

5795 W Tropicana Ave
Las Vegas NV 89103

91
UC-21-0604

Red Sea Bar And Restaurant

**PLANNER
COPY**

To Whom it may concern:

My name is Kider Jemal and I am requesting to get a Supper Club license for Red Sea Bar and Restaurant located at 5795 W Tropicana Ave Las Vegas NV 89103. The reason I am requesting this type of license is so that I can offer a full service for all my customers under one roof. I have worked hard to be able to get this restaurant open so that I can provide all my local customers a place where they would enjoy great food and drinks in one place. I understand that I don't meet the distance requirement for Supper Club license and that's why I am seeking a special use permit because I believe this would be a great addition to the area to diversify the location. I would be able to serve all the locals in the area with an experience that is not offered currently. I would like to thank you for the time you have taken to read and consider my location for this type of license and if there is anything I can do to help with the process please feel free to reach out to me anytime of the day. Thank you and have a wonderful day.

Kider Jemal

* REDUCE SEPARATION TO
144 FEET WHERE
200 IS REQUIRED.

8

12/07/21 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

CC-215/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0602-DWWFCF, LLC:

VACATE AND ABANDON a portion of a right-of-way being Valadez Street located between Cimarron Road and Buffalo Drive, a portion of right-of-way being Pamalyn Avenue (alignment) located between Roy Horn Way and Maule Avenue, and a portion of Cimarron Road located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-601-001; 176-04-601-003; 176-04-601-018

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

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of a 30 foot wide right-of-way being Valadez Street, a 30 foot wide right-of-way being Pamalyn Avenue (alignment), and a portion of a 5 foot wide right-of-way being Cimarron Road. The adjacent parcels to the east, south, and west are undeveloped and the CC-215 runs along the north property line. The applicant states these are no longer needed for the development of the parcel.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|-----------|
| XC-0569-02 | Reclassified 2.2 acres from R-E to M-D zoning, with a use permit for an off-premises sign | Approved by BCC | June 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|-----------------------------------|-----------------|----------------------|
| North, East, & South | Business and Design/Research park | C-2 | Retail & undeveloped |
| West | Business and Design/Research park | M-D | Warehouse |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Cimmaron Road; a portion of right-of-way for Roy Horn Way as determined by Public Works, and the associated spandrel;
- Dedicate any right-of-way and easements necessary for the Beltway, Frontage Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other dedications to occur with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation and the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUZANNE LASPINA

CONTACT: SUZANNE LASPINA, LOCHSA ENGINEERING, 6345 S. JONES BLVD
#200, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

8

| | | | |
|--|-----------------------|---------------------------------|------------------------------|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>VS-21-0602</u> | DATE FILED: _____ |
| | | PLANNER ASSIGNED: <u>SWD</u> | TAB/CAC DATE: <u>11/9/21</u> |
| <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) | | TAB/CAC: <u>Spring Valley</u> | |
| <input type="checkbox"/> EASEMENT(S) | | PC MEETING DATE: <u>12/7/21</u> | |
| <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>DWWFCF, LLC</u> |
| | ADDRESS: <u>3255 E. Sahara Ave.</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> |
| | TELEPHONE: <u>480-771-6449</u> CELL: _____ |
| | E-MAIL: <u>JHF@RIGHTTOYOTA.COM</u> |

| | |
|------------------|--|
| APPLICANT | NAME: <u>Logan Asset Management Attn: Casey Griffin</u> |
| | ADDRESS: <u>30100 Town Center Dr. #O-310</u> |
| | CITY: <u>Laguna Nigel</u> STATE: <u>CA</u> ZIP: <u>92677</u> |
| | TELEPHONE: <u>949-503-3400</u> CELL: <u>949-307-6883</u> |
| | E-MAIL: <u>cgriffin@loganam.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>Lochsa Engineering, LLC Attn: Suzanne LaSpina</u> |
| | ADDRESS: <u>6345 S. Jones Blvd. #100</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-365-9312</u> CELL: <u>702-379-3700</u> |
| | E-MAIL: <u>suzanne@lochsa.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 176-04-601-001 and 003

PROPERTY ADDRESS and/or CROSS STREETS: S. Cimarron Road / Roy Horn 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)*

JAY FRANCIS
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF _____

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

See attached NOTARIAL CERT.

*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.

**ARIZONA NOTARY ACKNOWLEDGEMENT
(INDIVIDUAL)**

State of Arizona)
County of MARICOPA)

On this 29th day of March, 2021, before me personally appeared
JAY FRANCIS (name of signer), whose identity was proven to me
on the basis of satisfactory evidence to be the person who he or she claims to be, and
acknowledged that he or she signed the above/attached document.

(Seal)

Donna M. Firestine

Signature of Person Taking
Acknowledgement

Title Clerk
Title or Rank

554568
Serial Number, if any

My Commission Expires: 11-13-22



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



May 13, 2021

Clark County Comprehensive Planning Department
500 south grand central parkway
Las Vegas, NV 89106

SUBJECT: VACATION OF RIGHT(S)-OF-WAY JUSTIFICATION LETTER FOR
APN: 176-04-601-003 AND 176-04-601-018

TO WHOM IT MAY CONCERN,

This letter is intended to provide justification for vacation of right(s)-of-way. The right-of-way created by or: 19950922:00658 has made the remaining southerly portion of that right-of-way granted by book 1422 instrument no. 1381975 as land division 84-81 no longer required for access to the parcel. We would like the remaining portion vacated. The right-of-way dedicated by or: 20020226:00528 as Cimarron road is an 80' wide, 40' each side of the sectional line for the southwest quarter (SW 1/4) of the southwest quarter (SW 1/4) of the northeast quarter (NE 1/4) of section 4, township 22 south, range 60 east., m.d.m., Clark county Nevada. Right-of-way from Maule to Roy Horn has been reduced to 35' feet by or: 20161228:01709 on the westerly side of the sectional line, we would like to have the easterly portion of that right-of-way reduced to 35'.

These public right-of-way are now being requested to be vacated.

Sincerely,

Lochsa Engineering, LLC

A handwritten signature in black ink, appearing to read 'Glen Davis'.

Glen Davis, P.L.S
Principal

12/07/21 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

FAIRBANKS RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0596-NEVADA BUDDHIST ASSOCIATION:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for modifications to an existing place of worship on 0.7 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Jones Boulevard and the north side of Fairbanks Road within Spring Valley. MN/md/xx (For possible action)

RELATED INFORMATION:

APN:

163-23-502-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 42 parking spaces where 74 parking spaces are required per Table 30.60-1 (a 43.2% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4189 S. Jones Blvd.
- Site Acreage: 0.7
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 7,400
- Parking Required/Provided: 74/42

History and Request

The existing place of worship was partially destroyed by a fire in October 2019. The 4 sides of the existing building remain. The applicant is requesting a design review for the new elevation to coincide with the appearance of other Buddhist temples. Furthermore, a waiver of development standards is being requested to address the parking reduction for the required

number of on-site spaces. No modifications, additions, or expansions are proposed to the project site or the existing building with this application.

Site Plans

The plans depict an existing place of worship that is centrally located within the project site. Forty-two parking spaces are provided for the project site where 74 parking spaces are required, necessitating a waiver of development standards. The previously approved design review for the place of worship expansion, DR-238-90, depicted 49 parking spaces dispersed throughout the site. The request to reduce parking will formalize the current number of on-site parking spaces. Access to the project site is granted via an existing driveway along Fairbanks Road and Jones Boulevard.

Landscaping

All street and site landscaping exists; however, the 5 trees will be planted along the south side of the place of worship, adjacent to Fairbanks Road. Five trees will be planted along the west property line, and 4 trees will be planted along the northeast property line, adjacent to the existing commercial development.

Elevations

The existing place of worship measures 17.5 feet to the existing parapet wall. The proposed elevations depict a place of worship measuring between 16 feet to 30 feet in height. The elevations consist of varying planes with a concrete tile roof. The exterior of the building will be painted with stucco and features multiple windows on all 4 elevations.

Floor Plans

The plans depict an existing place of worship consisting of 7,400 square feet. The plans include a sanctuary/meeting room, restroom facilities, dining room, kitchen with a walk-in refrigerator and freezer, changing room, meeting rooms, office, and lobby area.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the Temple's normal course of operations do not require even a fraction of the 42 spaces proposed on property. Typical hours of operation are from dawn to dusk when 3 to 5 Monks take part in services periodically throughout the day. The Monks own and reside at 3 single family residences in the cul-de-sac adjacent to the property across Fairbanks Road and walk the very short distance to attend the Temple, thus never utilizing the parking themselves. Unlike other traditional religious churches, there is no weekly scheduled gathering where the followers attend. Few Disciples come and go throughout the day at different times which, on average, may utilize 10 or less parking spaces at 1 time. Furthermore, the owner is requesting a design review for the new elevation to coincide with the appearance of other Buddhist temples.

The Temple is actively engaged in the welfare of the community. They hold service days, food drives, youth activities, and various charity events that occur from time to time throughout the

year and the size of these events vary greatly. Parking has never been a problem. During larger events, there is plenty of public parking on the north side of Fairbanks Road along the park frontage. In the decades the Temple has been in operation, there has never been a single known parking complaint or violation. The Monks live across the street and are friendly with all their neighbors. They are well respected and welcomed by the surrounding community.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|---------------|
| DR-238-90 | Construct and maintain an addition to an existing place of worship | Approved by PC | February 1991 |
| UC-272-89 | Construct and maintain a 2 story addition to an existing place of worship - expired | Approved by PC | August 1989 |
| VC-0488-89 | Variance to construct the 2 story addition and maintain the existing side street corner setback for the place of worship; reduce parking (parking variance denied) for the place of worship expansion - expired | Approved by PC | August 1989 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--------------------------------------|-----------------|---------------------------|
| North & West | Commercial General | C-1 | Vehicle parts store |
| South | Residential Suburban (up to 8 du/ac) | R-1 | Single family residential |
| East | Commercial General | C-2 | Commercial building |

Clark County Public Response Office (CCPRO)

CE-21-20941 is an active violation on the subject property for a vagrant camp.

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 typically does not support significant reductions to the required parking for places of worship. However, the floor area of the existing building is not increasing, and the number of on-site parking spaces have remained the same for over 20 years. Furthermore, there are not any

current or past violations related to on-street parking. Therefore, staff recommends approval of this request.

Design Review

The proposed building elevations comply with Urban Specific Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed elevations consist of varying roof planes and architecture matching that of the existing place of worship. Furthermore, the applicant is refurbishing perimeter and street landscaping with the proposed façade improvements; therefore, staff recommends approval.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OSCAR O'KEEFE

**CONTACT: OSCAR O'KEEFE, 2256 SAVANNAH RIVER STREET, HENDERSON, NV
89044**

9



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

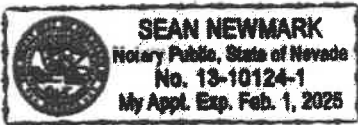
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| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> <i>REDUCE PARKING</i> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> <i>EXERCISE IMP.</i> 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-21-0596</u> DATE FILED: <u>10/8/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>11/9/21</u> PC MEETING DATE: <u>12/7/21 @ 7:00 PM</u> @ 6:30 BCC MEETING DATE: <u>-</u> FEE: <u>\$1,150.00</u> |
| | PROPERTY OWNER NAME: <u>NEVADA BUDDHIST ASSOCIATION</u> ADDRESS: <u>4189 S. JONES BLVD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>971-288-8636</u> E-MAIL: _____ |
| | APPLICANT NAME: <u>Oscar O'Keefe Architect</u> ADDRESS: <u>2256 Savannah River Street</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89044</u> TELEPHONE: <u>7024614848</u> CELL: <u>702-461-4848</u> E-MAIL: <u>ooscar@gmail.com</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>SAME AS APPLICANT ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 16323502004
 PROPERTY ADDRESS and/or CROSS STREETS: 4189 South Jones Avenue BLVD.
 PROJECT DESCRIPTION: Buddhist Temple Exterior Elevations Revisions

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

Property Owner (Signature): [Signature] Property Owner (Print): HUI, LAI FONG

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON Aug. 10, 2021 (DATE)
 by LAI FONG HUI
 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.



WESTPOINT DEVELOPMENT GROUP, INC.

Quality Custom Builders Since 1988

N SCL # 28234

September 24, 2021

WS-21-0596

RE: NV Buddhist Temple, APN 163-23-502-004

**PLANNER
COPY**

Community Development,

Thank you for your consideration in moving forward with the restoration of the abovementioned property. In summary, this property's structure was destroyed in a fire October 2019. The previous rebuild plans were already approved but before commencing construction, the owner requested a design change on the elevation to coincide with the appearance of other Buddhist temples. Therefore, we present this elevation modification for your approval.

We would also like to address the concern the county may have regarding the amount of parking spaces on the property and request a variance for reduced spaces. The current footprint of the site and its parking capacity has not changed in over three decades. The Temple's normal course of operations do not require even a fraction of the 42 spaces proposed on property. Typical hours of operation are from dawn to dusk when three to five Monks take part in services periodically throughout the day. They own and reside at three single-family residences in the cul-de-sac adjacent to the property across Fairbanks Road and walk the very short distance to attend the Temple, thus never utilizing the parking themselves. Unlike other traditional religious churches, there is no weekly scheduled gathering where the followers attend. Few Disciples come and go throughout the day at different times which, on average, may utilize ten or less parking spaces at one time.

The Temple is actively engaged in the welfare of the community. They hold service days, food drives, youth activities and various charity events that occur from time to time throughout the year. Size of these events vary greatly. Parking has never been a problem. During larger events, there is plenty of public parking on the north side of Fairbanks Rd along the park frontage. In the decades the Temple has been in operation, there has never been a single known parking complaint or violation. The Monks live across the street and are friendly with all their neighbors. They are well respected and welcomed by the surrounding community.

With Regards,

Corey Yanke
Project Manager

*Corporate Offices
6350 W. Cheyenne
Las Vegas, Nevada 89108
Tel (702) 739-9033 Fax (702) 432-4462*

12/07/21 PC AGENDA SHEET

SETBACKS
(TITLE 30)

TENAYA WAY/VIREO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0600-FIERRO FAMILY TRUST & MORALES MARIA TRINIDAD FIERRO TRS:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with an addition to an existing single family residence on 0.1 acres in an R-3 (Multiple Family Residential) Zone.

Generally located: 170 feet east of Tenaya Way, and 100 feet north of Vireo Drive within Spring Valley. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

163-22-217-035

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for a room addition to 5 feet where 15 feet is required per Table 30.40-3 (a 67% decrease).

LAND USE PLAN:

SPRING VALLEY RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4470 Hawthorne Way
- Site Acreage: 0.1
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet):14

Site Plans

The plans depict a proposed room addition with a patio that will be attached to the existing residence. The proposed room addition will be set back 5 feet from the rear (east) property line. Access to the subject parcel is from Hawthorne Way.

Elevations

The plans depict a 1 story (14 foot tall) room addition with a stucco building exterior painted to match the rest of the existing residence.

Floor Plans

The plans depict the proposed room addition will be adding 432 square feet to the existing home, making the overall square footage 1,517 square feet.

Applicant's Justification

The applicant indicates that this application is necessary because her family is outgrowing the home and a room addition is the most cost effective way to gain more space.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|----------------------------------|------------------------|---------------------------|
| North, South, East, & West | Residential Suburban | R-3 | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. Accessory structures are permitted with a 5 foot setback. However, an accessory structure does not extend the entire width of the residence, and must maintain a separation from the residence. There is existing landscaping along the southeastern portion of the site to mitigate the impact of the addition to the southern neighbor, and the addition exceeds the minimum setback from the north property line. Staff can support the setback reduction if landscaping is provided to mitigate the impact to the neighbor to the east.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Plant 1 large tree along the eastern property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RENE ROLIN

CONTACT: RENE ROLIN, MXT CONSULTING, 8465 W. SAHARA AVE, SUITE 111-147, LAS VEGAS, NV 89117



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

10

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|---|-----------------------|--|
| <p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (N2C)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input checked="" type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> | STAFF | <p>APP. NUMBER: <u>WS-21-0600</u> DATE FILED: <u>10/12/2021</u></p> <p>PLANNER ASSIGNED: <u>JG-H</u></p> <p>TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>11/9/21</u></p> <p>PC MEETING DATE: <u>12/7/21</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$475</u> 6:30pm</p> |
| | PROPERTY OWNER | <p>NAME: <u>Maria Trinidad Fierro Morales</u></p> <p>ADDRESS: <u>4430 Hawthorne Way</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: <u>Priscilaruiz0722@gmail.com</u></p> |
| | APPLICANT | <p>NAME: <u>Rene Rolin</u></p> <p>ADDRESS: <u>8465 W. Sahara Avenue, Suite 111-147</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: <u>702.499.4555</u> CELL: <u>702.499.4555</u></p> <p>E-MAIL: <u>renehass007@gmail.com</u> REF CONTACT ID #: _____</p> |
| | CORRESPONDENT | <p>NAME: <u>Rene Rolin</u></p> <p>ADDRESS: <u>8465 W. Sahara Avenue, Suite 111-147</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: <u>702.499.4555</u> CELL: <u>702.499.4555</u></p> <p>E-MAIL: <u>renehass007@gmail.com</u> REF CONTACT ID #: _____</p> |

ASSESSOR'S PARCEL NUMBER(S): 163-22-217-035

PROPERTY ADDRESS and/or CROSS STREETS: 4430 Hawthorne Way, Las Vegas, NV 89147

PROJECT DESCRIPTION: Single family residence, Lot 1 block 3 of colony homes Unit #8

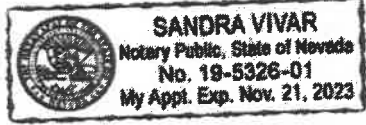
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Maria Trinidad Fierro Morales Maria Trinidad Fierro Morales
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME, ON September 3, 2021 (DATE)
 by Maria Trinidad Fierro Morales

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.

WS-21-0600

July 29, 2021

September 1, 2021 (REVISED)

September 22, 2021 (REVISED)

Clark County Comprehensive Planning

500 Grand Central Parkway

Las Vegas, NV 89106

PLANNER
COPY

Re: **21-101008** 4330 Hawthorne Avenue Justification Letter

We would like to enlarge our home to allow it to function better for our family by adding a bedroom and a bathroom.

This causes the new layout to be 5' from the back yard setback where 15' is required per RUD setback information.

Adding onto our home is the most cost-effective option for us to achieve more square footage as the current home costs are not feasible and we love our neighborhood.

The proposed addition is architecturally compatible in the neighborhood where other residences have the done the same.

Sincerely,

Maria Trinidad Fierro Morales

Maria Trinidad Fierro Morales

11

12/08/21 BCC AGENDA SHEET

MEDICAL OFFICE
(TITLE 30)

HUALAPAI WY/DISCOVERY DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400162 (DR-19-0664)-SUMMERLIN SURGERY CENTER, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for a building addition for an existing medical office in conjunction with an existing commercial/office complex on 0.6 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Hualapai Way, 164 feet south of Discovery Drive (alignment) within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:
163-18-314-007

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3860 S. Hualapai Way
- Site Acreage: 0.6
- Project Type: Building addition to medical office
- Number of Stories: 1
- Building Height (feet): 22 (maximum)
- Square Feet: 5,525 (existing medical office)/1,540 (proposed building addition)
- Parking Required/Provided: 498/550 (entire complex)

Site Plan

DR-19-0664 was previously approved for a proposed building addition to an existing medical office. The previously approved site plan depicted an existing commercial/office complex located east of Hualapai Way, south of Twain Avenue, and north of the CC 215. Access to the site is via driveways along Hualapai Way and Twain Avenue. ZC-0653-99 and ZC-1312-00 reclassified the site from R-E zoning to C-1 zoning (northeast portion of the overall complex) and C-2 zoning. Per the Notice of Final Action of the aforementioned zone changes, all phases of the development and significant changes to the plans require a design review to be reviewed by the Board of County Commissioners.

Currently, the existing medical office parking spaces are located on the east and west sides of the building, with landscaping located on the south side of the office. The applicant is proposing a building addition to the south side of the existing medical office and eliminating the existing 7 parking spaces and landscaping along the south side of the building. The parking analysis shows that the shared parking and cross access provides adequate circulation and parking for employees and customers. There are 550 parking spaces throughout the entire complex, where 498 parking spaces are required.

Landscaping

The plan shows that since the building addition will remove 7 existing parking spaces and existing landscaping, new landscaping will be added south of the building addition. The landscaping will include groundcover and shrubs to match the existing site and all required landscaping will remain on-site.

Elevations

The existing medical office has an overall height of 22 feet with embellished wall paneling to remain. The submitted elevation plan shows that the building addition is located on the south side of the medical office and the exterior features will match the existing building and the overall height of the expansion is 21 feet. Exterior finishes include light grey stucco and a grey toned CMU cap finish.

Floor Plan

The submitted floor plan depicts that the proposed building addition has an overall area of 1,540 square feet. The expansion will include new exam rooms, seating area, clinic station, storage room, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0664:

Current Planning

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

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.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's letter, the request for approval of a first extension of time is necessary due to the current COVID-19 pandemic. The applicant currently has an active building permit BD20-16008 that is still in review. In addition, the project is currently in review with the Las Vegas Valley Water District (LVVWD), which will take approximately 2 months to complete. An extension of time would allow the applicant to complete the necessary review times for their active permits currently in review with staff.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|--|-----------------|----------------|
| DR-19-0664 | Medical office building addition | Approved by BCC | October 2019 |
| DR-1190-04 | Office building within an existing commercial/office complex - current medical office | Approved by BCC | August 2004 |
| DR-2011-03 | Revised site design for previously approved commercial/office complex - not a part of this medical office location | Approved by BCC | February 2004 |
| DR-1305-03 | Retail buildings in conjunction with an approved commercial complex - not a part of this medical office location | Approved by BCC | September 2003 |
| ZC-0653-99 (ET-0194-03) | Second extension of time to reclassify the site from R-E and C-1 to C-2 zoning | Approved by BCC | September 2003 |
| DR-0449-03 | Office complex on a portion of 9.3 acres in C-1 and C-2 zoning | Approved by BCC | April 2003 |
| ZC-0653-99 (ET-0270-01) | First extension of time to reclassify the site from R-E and C-1 to C-2 zoning - not a part of this medical office location | Approved by BCC | September 2001 |
| DR-1000-00 (ET-0254-01) | First extension of time of a design review for a shopping center | Approved by PC | August 2001 |
| ZC-1312-00 (ET-0232-01) | First extension of time to reclassify 5 acres from C-1 to C-2 zoning - not a part of this medical office location | Approved by BCC | August 2001 |
| ZC-1312-00 | Reclassified 5 acres from C-1 to C-2 zoning for a hotel - vehicle wash, and vehicle maintenance were denied and hotel was not constructed - not a part of this medical office location | Approved by BCC | October 2000 |
| DR-1000-00 | Shopping center which includes a tavern, convenience store, gasoline station, and restaurant - not a part of this medical office location | Approved by PC | August 2000 |

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| ZC-0653-99 | Reclassified 12.5 acres from R-E and C-1 to C-2 zoning for a shopping center - subject to a reduction to C-1 zoning for the 2 north easternmost parcels | Approved by BCC | September 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|----------------------------------|
| North | Commercial Neighborhood | C-2 & C-1 | Shopping center & office complex |
| South | Commercial Neighborhood | C-2 | Office building |
| East | Residential Suburban (up to 18 du/ac) | R-3 | Multiple family complex |
| West | Major Development Project (Summerlin South) Commercial | C-2 | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Since the applicant has current and active permits with the Clark County Building Department (BD20-16008) and the NVWWD, staff finds that the request is appropriate. Staff recommends an additional 2 years to commence the design review.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 8, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BARRETT POWLEY

CONTACT: BARRETT POWLEY, ENCOMPASS STUDIO, 241 W. CHARLESTON BLVD., SUITE 155, LAS VEGAS, NV 89102

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|--|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>DR-19-0664</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>ET 21-40016 2</u> DATE FILED: <u>10/12/21</u> PLANNER ASSIGNED: <u>JK</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>11/9/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/9/21</u> FEE: <u>\$300</u> |
| | PROPERTY OWNER NAME: <u>SUMMERLIN SURGERY CENTER, LLC</u> ADDRESS: <u>3860 S HUALAPAI WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>917.364.2123</u> CELL: _____ E-MAIL: <u>Bryson.g.richards@gmail.com</u> |
| | APPLICANT NAME: <u>BRYSON RICHARDS</u> ADDRESS: <u>Bryson.g.richards@gmail.com</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>917.364.2123</u> CELL: _____ E-MAIL: <u>Bryson.g.richards@gmail.com</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>BARRETT POWLEY</u> ADDRESS: <u>241 W. CHARLESTON BLVD, STE 155</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702.753.7159</u> CELL: <u>702.579.0035</u> E-MAIL: <u>Barrett@studionevada.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 163-18-314-007
 PROPERTY ADDRESS and/or CROSS STREETS: 3860 S. HUALAPAI WAY
 PROJECT DESCRIPTION: EXPANSION OF AN EXISTING SURGERY CENTER

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

Property Owner (Signature)* [Signature] Property Owner (Print) Bryson Richards

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 15, 2021 (DATE)
 By Neilson Serrano
 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.



September 30, 2021

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

ET-21-400162

Re: **Justification Letter – Design Review**
Summerlin Surgery Center, LLC
3860 S. Hualapai Way, Las Vegas, NV 89147
APN 163-18-314-007

To whom it may Concern:

The purpose of this letter is to justify an **Extension of Time** associated with the commencement of construction for the addition of 1,540 sf of occupiable/conditioned space to the existing south wall of an existing single-story medical office building situated on Hualapai Way at Discovery Drive. This request is necessitated due to the impact of the current health crisis on the normal course of business affairs here in Clark County as well as throughout the Country. A current building permit application is pending approval to issue as soon as LVVWD conditions have been satisfied. The LVVWD review as a new application will take minimally two months. The PAC number is BD20-16008.

The existing building with the associated new addition is surrounded by sidewalks, landscaped areas and paved parking on all but the north side of the building where there is situated an existing non-associated building.

Setback requirements will be not be encroached into by the proposed improvements, although the south face of the proposed addition will abut an existing east/west property line identified as S88°50'56"W 219.92' that traverses the existing paved parking lot in an east/west direction.

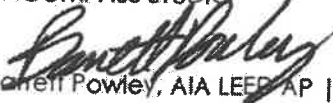
The proposed height of the addition at this interface is 21'-0", well within existing height limitations for a building of the current purpose. The south, west and east elevations of the addition will feature finishes that match those of the existing building and all three new walls of the addition will not feature any door(s) or window(s) openings. In keeping with the character of the existing building the roof will be flat and not project above the height of the existing building. Although the proposed addition is oriented towards existing parking lot drive aisles, existing circumstances are such that the incorporation of the proposed construction will not impact the existing code compliant conditions.

There will be no change to the existing use and hours of operation are to remain 8:00 am to 5:00 pm Monday through Friday.

Although issuance of the associated building permit is eminent, our client, Dr. Richards, is hoping that the Department will grant us additional time beyond the previous latest commencement date of 16 Oct. 2021.

Sincerely,

ENCOMPASS STUDIO


Barrett Powley, AIA LEED AP | Principal

principals.

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

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12/08/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

GRAND CANYON DR/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L.
TRS:

ZONE CHANGE to reclassify 5.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish alternative yards; 2) increase wall height; and 3) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade.

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file) JJ/rk/jc (For possible action)

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish alternative yards for 1 single family residence where yards are established per Chapter 30.56.
2. Increase block wall height to 10 feet (up to 4 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (12% increase).
3. Reduce a street intersection off-set to 106 feet where a minimum of 125 feet is required per Chapter 30.52 (a 16% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade for a single family residential development to 51 inches where a maximum of 18 inches is the standard per Section 30.32.030 (a 184% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - MULTIPLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.5
- Number of Lots: 42
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

Site Plans

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street. The proposal for alternative yards and 90 degree shift of the building orientation is intended for Lot 10 which is located on the southwest corner of the subdivision.

Landscaping

A 6 foot wide landscape area is shown behind an attached sidewalk along Ford Avenue. Internal to the development a street landscape buffer is shown on both sides of the entry street.

Elevations

The plans depict 3, two story models up to 26 feet high. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plan

The models range in size from 2,052 square feet to 2,300 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates that the proposed development is consistent with other single family residential developments in the area and conforms to both the County's Land Use Plans and the Rhodes Ranch Master Plan.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|---------------|---------------|
| PA-21-700003 | Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue) | Pending by PC | November 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|---|
| North | Major Development Project - Single Family Residential & Multiple Family Residential & Public Facility | R-3 & P-F | Single family residential & Forbuss Elementary school |
| South | Public Facility | R-E | Blue Diamond Wash |
| East | Residential High (from 8 to 18 du/ac) | R-E | Undeveloped |
| West | Residential Suburban (up to 8 du/ac) | R-E | Undeveloped |

Related Applications

| Application Number | Request |
|--------------------|---|
| TM-21-500166 | A tentative map for 42 residential lots on 5.5 acres is a companion item on this agenda. |
| VS-21-0591 | A vacation and abandonment of easements and right-of-way are a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The request is appropriate and compatible with the existing and approved land use patterns in the immediate area. The site is located partially within and adjacent to a master planned community which has primarily been built-out with single family residential uses. The density proposed by this request will result in a land use that will be developed at the same or similar densities of the existing subdivisions within Rhodes Ranch. Therefore, staff finds the proposed zoning is compatible with the existing, approved, and planned development in the area.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standard #1

Staff finds that the alternative yards for 1 lot will not have any adverse effects on the overall development or surrounding parcels. The proposal to rotate the home 90 degrees to the east will allow the property to have a larger corner side setback and the home can potentially have a better front yard aesthetic. Similar requests have been approved with no known adverse impacts to the adjacent properties. Therefore, staff can support this portion of the request.

Waiver of Development Standard #2

The proposed retaining wall is due to the natural low areas and topography of the site. The primary reasoning for the over height walls is the land slopes from north to south, but they are draining the proposed lots from south to north, resulting in the need for an over height retaining wall. Additionally, the combined wall height is only a 12% deviation from Code and will be constructed with a decorative finish. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision layout is consistent and compatible with approved and planned land uses in this area, and staff finds that the project conforms to Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans meet Urban Land Use Policy 43 by providing a variety of elevations with articulating building facades. Therefore, staff recommends approval of this request.

Public Works - Development Review Waiver of Development Standards #3

Staff has no objection to the reduction in the street intersection offset between Ford Avenue and Street B along Street A. With the additional common elements adjacent to Street A, visibility will be improved for those entering the site.

Design Review #2

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning,
- Enter into a standard development agreement for APN 176-18-401-005 prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

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 #0263-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY, LLC

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

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LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

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

| | | |
|----------------|---|---|
| STAFF | DATE FILED: <u>10-7-21</u> | APP. NUMBER: <u>ZC-21-0590</u> |
| | PLANNER ASSIGNED: <u>RK</u> | TAB/CAC: <u>Spring Valley E Enterprise</u> |
| | ACCEPTED BY: _____ | TAB/CAC MTG DATE: <u>11/9/21</u> TIME: <u>11:10/21</u> |
| PROPERTY OWNER | FEE: <u>\$ 2,025.00</u> | PC MEETING DATE: _____ |
| | CHECK #: <u>00-122</u> | BCC MEETING DATE: <u>12/8/21</u> |
| | COMMISSIONER: <u>JJ</u> | ZONE / AE / RNP: <u>R-E to R-2</u> |
| APPLICANT | OVERLAY(S)? <u>MDP - Rhodes Ranch</u> | PLANNED LAND USE: <u>MDP & RS</u> |
| | PUBLIC HEARING? <input checked="" type="checkbox"/> N | NOTIFICATION RADIUS: <u>1,000</u> SIGN? <input checked="" type="checkbox"/> N |
| | TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N | LETTER DUE DATE: _____ |
| CORRESPONDENT | APPROVAL/DENIAL BY: _____ | COMMENCE/COMPLETE: _____ |
| | NAME: <u>TOCK 4 IRREVOCABLE BUSINESS TRUST</u> | ADDRESS: <u>6325 S Jones Blvd #500</u> |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> | TELEPHONE: _____ CELL: <u>702-947-3800</u> |
| | NAME: <u>Sidhom Brothers Company LLC</u> | ADDRESS: <u>1 Ocean Harbor Lane</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> | TELEPHONE: <u>702.755.8180</u> CELL: _____ |
| | E-MAIL: <u>siddygroup@yahoo.com</u> ACA CONTACT ID #: _____ | |
| | NAME: <u>The WLB Group Inc</u> | ADDRESS: <u>3663 E Sunset Rd, Suite 204</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> | TELEPHONE: <u>702.458.2551</u> CELL: _____ |
| | E-MAIL: <u>mbangan@wlbgroup.com</u> ACA CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 176-18-801-001

PROPERTY ADDRESS and/or CROSS STREETS: Ford Ave and Grand Canyon Drive

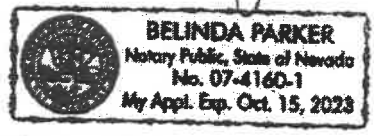
PROJECT DESCRIPTION: A single family residential development.

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

Property Owner (Signature)* [Signature] Property Owner (Print) David J. Cohen, Manager (TEE)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2021 (DATE)
 By DAVID CASAL
 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.



September 15, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

ZC-21-0590

**RE: Zone Change/Design Review/Waiver of Development Standards
Justification Letter for Grand Canyon Ford
(APN: 176-18-401-005 & 176-18-801-001)**

Clark County Planning Staff,

On behalf of Sidhom Brothers Company, LLC, The WLB Group is respectfully submitting the attached Zone Change/Design Review/Waivers of Development Standards Applications for the above referenced parcel numbers South of Ford Ave and east and west of Grand Canyon Drive.

Zone Change

We are respectfully requesting to rezone the parcels listed above from R-E to R-2. To allow for the construction of a 42-lot detached single-family development on approximately 5.47 acres. The current masterplan designation for the parcels is RS on the westerly parcel and MDP/Residential on the easterly parcel (located within Rhodes Ranch Master Planned Community), the proposed R-2 is a conforming use within both of these designations.

Design Review

We are respectfully requesting a Design Review for the proposed development consisting of a 42-lot detached single-family development being constructed on 5.47 acres with a gross density of 7.68 du/a. Each lot meets or exceeds the minimum lot square footage as required by Title 30 and the Rhodes Ranch Modified Development Standards as required by Title 29. The minimum lot size is 3,317 s.f. This development will offer 2-story homes ranging in square footage from 2,052 square feet up to 2,300 square feet. These homes will offer three distinct elevation options per plan and will feature concrete tile roofs, attractive desert colors, some elevations will feature partial stone exteriors, and paver driveways. The buildings will be a maximum of 25'-9" in height. Each house will include a two-car garage and a two-car driveway. We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development
2. To increase the finished grade for a single-family residential development up to 51 inches (4.25 feet) of additional fill over the allowed 18 inches (1.5 feet) which is allowed per section 30.32.040.

This request is to fill in low spots in the topography due to existing natural drainage ways that cross the site. These additional fill areas will be governed by Clark



County Public Works by the approval of a drainage study and civil improvement plans and therefore are not being used to artificially increase the grade of the land for views by the developer.

Waiver of Development Standards

The proposed development will require the approval of two (2) waivers of development standards which are listed below;

1. To increase the allowable retaining/screen wall height from 9'-0" (3 foot retaining wall with a 6 foot screen wall) to 10'-0" (6 foot screen wall plus a 4 foot retaining wall) per section 30.64.050 to allow for drainage and grading of the site.

This increase in retaining wall height is due to the natural low spots in the topography of the land. This additional retaining wall height will also be governed by the Clark County Public Works department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land for views only to protect the homes from the natural drainage paths.

2. To establish alternate yards for the proposed single-family residences where yards are established per section 30.56 for lot 10

This request is to address one lot that is side loaded to the street, therefore requiring alternative yards for the house to fit on the lot.

3. To reduce the required offset for roadway intersections from 125'-0" to 106'-0" to allow the proposed development to be constructed with a 106'-0" entry road.

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel public roads. The proposed 106'-0" long road is an entry road to the development and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal affect to the traffic movements and would not impact public safety and could be supported by the County.

Parking Analysis

Each house will provide the parking required by Title 30 with a two-car garage, a two-car driveway as well as additional parking being provided on the adjacent public streets, which allows parking on both sides of the street.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Bangan", with a horizontal line underneath.

Mark Bangan
Planning Department Manager

12/08/21 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

GRAND CANYON DR/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0591-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and the Blue Diamond Wash, and on the east and west sides of Grand Canyon Drive (alignment) and a portion of a right-of-way being Grand Canyon Drive located between Ford Avenue and the Blue Diamond Wash within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 40 foot wide, 300 foot long, portion of Grand Canyon Drive; 2) 40 foot wide and 98 foot wide drainage easements located on the south and west sides of APN 176-18-801-001; and 3) patent easements on the east and west sides of APN 176-18-401-005. The applicant indicates these easements and right-of-way are no longer necessary for the proposed development or surrounding area as private and public streets will be constructed to provide proper drainage and access to the development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|---------------|---------------|
| PA-21-700003 | Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue) | Pending by PC | November 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---|
| North | Major Development Project - Single Family Residential & Multiple Family Residential & Public Facility | R-3 & P-F | Single family residential & Forbuss Elementary school |
| South | Public Facility | R-E | Blue Diamond Wash |
| East | Residential High (from 8 to 18 du/ac) | R-E | Undeveloped |
| West | Residential Suburban (up to 8 du/ac) | R-E | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-21-0590 | A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda. |
| TM-21-500166 | A tentative map for 42 residential lots on 5.5 acres is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

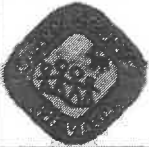
PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY, LLC

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

DRAFT

B



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|-------------------------|-----------------------|---|---|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>VS.21-0591</u> | DATE FILED: <u>10-7-21</u> |
| | | <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____ | PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley & Enterprise</u> TAB/CAC DATE: <u>11/9/21</u> <u>11/10/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/8/21</u> FEE: <u>\$875.00</u> |

R-2
MDPERS
JJ

| | |
|-----------------------|--|
| PROPERTY OWNER | NAME: <u>Melvin J. Lowe and Betty L. Lowe Trust</u> |
| | ADDRESS: <u>3695 White Ridge Drive</u> |
| | CITY: <u>Saint George</u> STATE: <u>UT</u> ZIP: <u>84790</u> |
| | TELEPHONE: _____ CELL: <u>702-283-3802</u> |
| | E-MAIL: <u>tm4tyl@aol.com</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>Sidham Brothers Company LLC</u> |
| | ADDRESS: <u>1 Ocean Harbor Lane</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> |
| | TELEPHONE: _____ CELL: <u>702-755-8180</u> |
| | E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|---|
| CORRESPONDENT | NAME: <u>The WLB Group, Inc. (Mark Bangan)</u> |
| | ADDRESS: <u>3663 East Sunset Road Suite 204</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> |
| | TELEPHONE: _____ CELL: <u>702-258-2551</u> |
| | E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 176-18-401-005

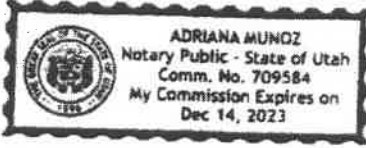
PROPERTY ADDRESS and/or CROSS STREETS: Southwest corner of Ford Avenue and Grand Canyon Drive

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

Melvin J. Lowe
Property Owner (Signature)

Betty L. Lowe
Property Owner (Print)

STATE OF Utah
COUNTY OF Washington
SUBSCRIBED AND SWORN BEFORE ME ON 05/21/2021 (DATE)
By Adriana Munoz
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.



September 15, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

VS-21-0891

**RE: Vacation - Justification Letter for Grand Canyon Ford
(APN: 176-18-401-005 & 176-18-801-001)**

Clark County Planning Staff,

On behalf of Sidhom Brothers Company, LLC, The WLB Group is respectfully submitting the attached Vacation application for the above referenced parcel numbers South of Ford Ave and east and west of Grand Canyon Drive.

We are respectfully requesting to vacate patent easements and right-of-way's that are no longer required due to the proposed single-family development that is a companion item to this vacation.

Vacation of Patent Easements

We are respectfully requesting to vacate all the patent easements located on APN 176-18-401-005 (Patent #1198086). Excepting therefrom the proposed rights-of-way for Ford Avenue per the proposed single-family development.

Vacation of Right-Of-Way

We are respectfully requesting to vacate the Public Right-of-Way for Grand Canyon Drive from Ford Avenue South to Pebble Road. More specifically (OR:19961202:00884 & OR:19970108:01074) as it pertains to the proposed development.

Vacation of Drainage Easements

We are respectfully requesting to vacate the Public Drainage Easements for APN 176-18-801-001. More specifically (OR:20060201:04790 & OR:20040323:02089) as it pertains to the proposed development.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Bangan", with a horizontal line underneath.

Mark Bangan
Planning Department Manager

12/08/21 BCC AGENDA SHEET

GRAND CANYON - FORD
(TITLE 30)

GRAND CANYON DR/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500166-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:

TENTATIVE MAP consisting of 42 single family residential lots and common lots on 5.5 acres in an R-2 (Medium Density Residential) Zone.

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - MULTIPLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.5
- Number of Lots: 42
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential

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

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|---------------|---------------|
| PA-21-700003 | Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue) | Pending by PC | November 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|---|
| North | Major Development Project - Single Family Residential & Multiple Family Residential & Public Facility | R-3 & P-F | Single family residential & Forbuss Elementary school |
| South | Public Facility | R-E | Blue Diamond Wash |
| East | Residential High (from 8 to 18 du/ac) | R-E | Undeveloped |
| West | Residential Suburban (up to 8 du/ac) | R-E | Undeveloped |

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-21-0590 | A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda. |
| VS-21-0591 | A vacation and abandonment of easements and right-of-way are a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash.
- 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.

Current Planning Division - Addressing

- Street A is an extension of Grand Canyon Drive and shall assume the same name;
- Streets B and C shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

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

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 #0263-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY, LLC

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

14



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|------------------|----------------|--|
| APPLICATION TYPE | DEPARTMENT USE | APP. NUMBER: <u>TM-21-500166</u> DATE FILED: <u>10-7-21</u> |
| | | PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley & Enterprise</u> TAB/CAC DATE: <u>11-9-21</u> PC MEETING DATE: _____ 11-10-21 BCC MEETING DATE: <u>12-8-21</u> R-2 FEE: <u>\$750.00</u> MDP & RS JJ |

| | |
|----------------|---|
| PROPERTY OWNER | NAME: <u>TOCK 4 IRREVOCABLE BUSINESS TRUST</u> |
| | ADDRESS: <u>6325 S Jones Blvd #500</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: _____ CELL: <u>702-947-3800</u> |
| | E-MAIL: <u>david@bfc.vegas</u> |

| | |
|-----------|---|
| APPLICANT | NAME: <u>Sidhom Brothers Company LLC</u> |
| | ADDRESS: <u>1 Ocean Harbor Lane</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> |
| | TELEPHONE: <u>702.755.8180</u> CELL: _____ |
| | E-MAIL: <u>siddygroup@yahoo.com</u> REF CONTACT ID #: _____ |

| | |
|---------------|---|
| CORRESPONDENT | NAME: <u>The WLB Group Inc</u> |
| | ADDRESS: <u>3663 E Sunset Rd, Suite 204</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> |
| | TELEPHONE: <u>702.458.2551</u> CELL: _____ |
| | E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 176-18-801-001

PROPERTY ADDRESS and/or CROSS STREETS: Ford Ave and Grand Canyon Drive

TENTATIVE MAP NAME: Grand Canyon Ford

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.

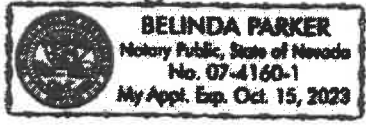
Property Owner (Signature)*

David J Cabral
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2021 (DATE)
By DAVID CABRAL

NOTARY PUBLIC: Belinda Parker



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

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12/08/21 BCC AGENDA SHEET

WAREHOUSE/RETAIL/OFFICE
(TITLE 30)

BUFFALO DR/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0594-FORTE LIVING, LLC:

ZONE CHANGE to reclassify 2.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMITS for the following: 1) offices as a principal use; and 2) retail as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the number of required loading spaces; 2) alternative architectural materials; and 3) eliminate cross access.

DESIGN REVIEWS for the following: 1) warehouse, retail, and office complex; 2) alternative parking lot landscaping; 3) lighting; and 4) finished grade in the CMA Design Overlay District.

Generally located on the east side of Buffalo Drive and the north side of Post Road within Spring Valley (description on file). MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-34-301-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required number of loading spaces to 2 spaces where 3 spaces are required per Table 30.60-6 (a 33.3% reduction).
2. Permit alternative architectural materials (exposed steel frames and steel materials) where exterior siding must consist of or give the appearance of stucco, masonry, or wood per Table 30.56-2.
3. Eliminate cross access where non-residential subdivisions shall provide cross access and shared parking through the recording of perpetual cross access, ingress/egress and shared parking easements or agreements per Table 30.56-2.

DESIGN REVIEWS:

1. Warehouse, retail, and office complex.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Lighting.
4. Increase finished grade to 96 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 433% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Warehouse, retail, and office complex
- Number of Stories: 1
- Building Height (feet): 35.5
- Square Feet: 10,650 (Building A)/9,376 (Building B)/8,500 (Building C)
- Parking Required/Provided: 74/74

Site Plan & Request

This request is for a conforming zone change to reclassify 2 acres from an R-E zone to an M-D zone to permit a warehouse, retail, and office complex consisting of 3 buildings. Building A, located within the western portion of the site, consists of a warehouse with incidental office uses and office/retail uses. Building B, located within the northeast portion of the site, consists of a warehouse with incidental office uses. Building C, located within the south portion of the site, includes office and retail uses. Below is a table reflecting the buildings setbacks from the north, south, east, and west property lines of the site:

| Building Setbacks from Property Lines (in feet) | | | | |
|---|---------------|------|-------|------|
| Building: | Property Line | | | |
| | North | East | South | West |
| A | 89 | 188 | 36 | 22 |
| B | 57 | 52 | 140 | 169 |
| C | 205 | 75 | 20 | 112 |

Trash enclosures and loading spaces are provided throughout the interior of the site. However, 2 loading spaces are provided where 3 loading spaces are required per Code, necessitating a waiver of development standards. Four bicycle parking spaces are located at the northwest corner of Building C. All buildings within the project site are connected via a network of pedestrian walkways, connecting to the detached sidewalk along Buffalo Drive and the attached sidewalk along Post Road. A waiver of development standards is also requested to eliminate the requirements for cross access to the adjacent C-P zoned parcel east of the project site. The proposed development requires 74 parking spaces where 74 parking spaces are provided. Access to the site is granted via a commercial driveway along Post Road and Buffalo Drive. An increase to finished grade is also a part of this request, with the largest increase occurring within the central portion of the site on the east side of Building B, where there is an existing low spot.

Landscaping

The plans depict a 15 foot wide landscape area along Buffalo Drive featuring a 5 foot wide detached sidewalk. Twenty-four inch box trees, planted 30 feet on center, in addition to shrubs and groundcover are located within the street landscape area. A 20 foot wide landscape area, located behind an attached 5 foot wide sidewalk, is proposed along Post Road. An intense landscape buffer measuring 10 feet in width, featuring a double row of large, 24 inch box Evergreen trees planted 20 feet on center, is located along the north property line adjacent to the

existing single family residential development. A 6.5 foot wide landscape area, consisting of shrubs and groundcover, is provided along the east property line of the site, adjacent to an undeveloped C-P zoned parcel. In lieu of providing the required amount of landscape finger islands within the interior of the site, specifically on the west side of Building B, additional trees have been distributed throughout the interior of the development. The development requires a total of 13 medium and large trees within the interior of the parking lot. The site has been designed to include an additional 6 trees (a combination of 19 medium and large trees) that will be distributed throughout the interior of the project site.

Elevations

Building A has a maximum height of 35 feet to the peak of the decorative standing seam pitched metal roof. The north and south elevations of Building A consist of an exposed steel frame along the edges of the structure, an aluminum storefront window system, and decorative split-faced and patterned CMU block. The east and west elevations of Building A consist of decorative standing seam metal panels, an aluminum storefront window system, and decorative metal screens. Building B measures 29.5 feet in height to the top of the parapet wall and 35.5 feet in height to the rooftop mounted equipment. The south and west elevations of Building B feature an aluminum storefront window system, brick veneer, patterned CMU block, and exposed steel frames. The north and east elevations of Building B include exposed steel frames, brick veneer, and patterned CMU block. An at grade, overhead roll-up door is featured on the east elevation of Building B. Building C has a maximum height of 35 feet to the peak of the decorative standing seam pitched metal roof. The east and west elevations of Building C feature an exposed steel frame along the edges of the structure, an aluminum storefront window system, and decorative split-faced and patterned CMU block. The south and north elevations of Building C consist of an aluminum storefront window system with decorative standing seam metal panels. The north elevation of Building C also includes a single, at grade overhead roll-up door.

The exposed steel frames and steel materials require a waiver of development standards to deviate from the standard exterior building materials consisting of stucco, masonry, or wood. All rooftop mounted equipment on Buildings A through C will be screened from public view and the right-of-way by decorative steel mesh screening.

Floor Plans

The floor plans for each building consist of shell space that will be reconfigured based upon the needs of the individual tenants. Below is a table reflecting the area of Buildings A through C.

Building Information:

| Building Area | Square Feet |
|---|--------------------|
| Building A – Tenant 1 – Warehouse w/incidental office | 4,015 |
| Building A – Tenant 2 – Warehouse w/incidental office | 3,815 |
| Building A – Tenant 3 – Office/Retail | 2,820 |
| Building B – Tenant 4 – Warehouse w/incidental office | 9,376 |
| Building C – Tenant 5 – Office/Retail | 8,500 |
| Total Building Area | 28,526 |

Lighting (Photometric) Plan

The plans depict the type of lighting (wall pack), approximate heights of freestanding light poles, and a photometric plan demonstrating compliance with the Development Code. All exterior building light fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light. The proposed freestanding luminaries (light poles) have a maximum height of 14 feet along the north property line, adjacent to the single family residential development. Two light poles are located along the north property line of the site while several poles are located within the interior of the site and along the east property line.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed conforming zone change to M-D is compatible with the surrounding neighborhood. Several nearby parcels have been developed with M-D zoning. The primary use for the site will be M-D; however, to provide tenant flexibility for the owner, tenants 3 and 5 are designated as office or retail uses only. Additionally, the mix of professional and retail uses allows low intensity uses to offset the more intensive industrial uses with respect to the residential neighbors. Two loading spaces have been provided where 3 loading spaces are required. A design review for alternative parking lot landscaping to omit the required landscape finger to the west of Building B is requested. Additional medium/large trees have been added elsewhere on the site. A design review to increase finished grade is needed to ensure that the building is set high enough above the grade on Buffalo Drive and Post Road to provide adequate flood protection. The maximum fill is anticipated to be 8 feet and the area of the greatest fill is at the middle part of the east side of Building B where this is an existing low spot.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-----------------------------------|-----------------|---------------------------|
| North | Business and Design/Research Park | R-2 | Single family residential |
| South | Commercial General | R-E | Undeveloped |
| East | Business and Design/Research Park | C-P | Undeveloped |
| West | Commercial General | C-2 | Mixed-use development |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| VS-21-0595 | A vacation for right-of-way is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds that this application is compatible with the Business and Design/Research Park land use designation and appropriate for both the project site and the surrounding area. The adjacent parcel to the east is undeveloped and is zoned C-P with a planned land use of Business and Design/Research Park. Approximately 340 feet to the east of the project site is an existing industrial development with M-D zoning. Immediately to the south of the proposed development, across Post Road, is an undeveloped 2 acre parcel zoned R-E with a planned land use of Commercial General. Further to the south of the project site is an M-D zoned parcel approved for an office/warehouse development via NZC-18-0475. To the west of the project site, across Buffalo Drive, is an existing C-2 zoned mixed-use development. To the southwest of the project site, across the intersection of Buffalo Drive and Post Road, is an existing office and warehouse development zoned M-D. There is an existing R-2 zoned single family residential development immediately north of the project site; however, the existing planned land use for the residential development is Business and Design/Research Park. The single family residential development to the north of the project site was approved via a non-conforming zone change, NZC-0398-13, in October 2013. Staff finds the proposed M-D zoning is consistent and compatible with the existing commercial and industrial development and planned land uses within the surrounding area; therefore, recommends approval.

Use Permits

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

Urban Specific Policy 7 from the Comprehensive Master Plan encourages land uses that are complementary and are of similar scale and intensity. The proposed uses associated with the project site are consistent and compatible with the surrounding properties and land uses. Furthermore, the project site is located on the corner of an arterial street (Buffalo Drive) and a local street (Post Road) terminating in a cul-de-sac that serves existing industrial developments; therefore, staff recommends approval of the use permits.

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.

Waiver of Development Standards #1

Staff finds there is adequate parking located immediately adjacent to Building B, in addition to an at grade, overhead roll-up door located along the east elevation of the warehouse.

Eliminating the required loading space should have no impact on the internal operations of the development; therefore, staff recommends approval.

Waiver of Development Standards #3

The intent of providing cross access is to promote public safety, efficient on-site vehicular circulation, shared parking with adjacent properties, and to minimize curb cuts along streets. Staff typically does not support requests to waive cross access to adjacent properties with similar land uses and parking requirements. However, staff does not object to this request for the following reasons: 1) The adjacent parcel to the east has been zoned C-P since 2003, and currently does not have any approved plans for immediate development; 2) the C-P zoned parcel is adjacent to Post Road, which terminates into a cul-de-sac bulb; and 3) it is impossible to determine if the future land use of the adjacent parcel will consist of similar or consistent levels of intensity and similar parking. Therefore, staff recommends approval of this request.

Design Review #1 & Waiver of Development Standards #2

Staff finds that the proposed development complies with Urban Specific Policy 66, which states that commercial developments should provide access points on arterial and collector streets and not on local residential streets. The development features a commercial driveway adjacent to Buffalo Drive, an arterial street. Urban Specific Policy 62 encourages intense buffering on the perimeter of parcels adjacent to existing single family uses. An intense landscape buffer has been provided along the north property line of the project site, adjacent to the existing single family residential development. Staff also finds that the proposed buildings comply with Urban Specific Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. The proposed buildings consist of varying building elevations and contrasting building materials, including exposed steel frames, decorative standing seam metal panels, split-faced and patterned CMU block, brick veneer and aluminum storefront window systems. The exposed steel frames utilized on the building elevations compliment the exterior building materials consisting of decorative standing seam metal panels, brick veneer, and patterned CMU block. The proposed development complies with several policies from the Comprehensive Master Plan; therefore, staff recommends approval of these requests.

Design Review #2

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands complies with the Comprehensive Master Plan by encouraging screened parking areas and extensive landscaping. The proposed development requires a total of 13 medium and large trees within the interior of the parking lot. The site has been designed to include an additional 6 trees (a combination of 19 medium and large trees) that will be distributed throughout the interior of the development. The proposed landscaping will reduce the "heat island" effect and improve the aesthetics of the project site and the surrounding area. Staff finds that the request to permit alternative parking lot landscaping within the interior of the site is reasonable. Approximately 6 additional trees will be planted within the interior of the site, in lieu of the required landscape finger island. The trees will provide additional shade and improve the overall aesthetics of the development; therefore, staff recommends approval.

Design Review #3

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the abutting residential uses. The photometric calculations submitted for the lighting indicate the on-site lighting will not have a negative impact on the abutting developments. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support this request.

Public Works - Development Review

Design Review #4

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

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

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

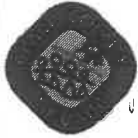
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0394-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: PUNCH ARCHITECTURE
CONTACT: L.R. NELSON ENGINEERING, 6575 W. RUSSEL RD., SUITE 200, LAS VEGAS, NV 89118

15



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 checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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>2C-21-0594</u> DATE FILED: <u>10/8/21</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>11/16/21</u> PC MEETING DATE: <u>-</u> <u>6:30PM</u> BCC MEETING DATE: <u>12/8/21 @ 9:00AM</u> FEE: <u>\$2,875.⁰⁰</u> |
| | PROPERTY OWNER NAME: <u>Forte Living, LLC</u> ADDRESS: <u>3451 W. Martin Avenue, Suite C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-697-2000</u> CELL: <u>702.335.7501</u> E-MAIL: <u>sbulloch@fortedesignbuild.com</u> |
| | APPLICANT NAME: <u>Forte Living, LLC</u> ADDRESS: <u>3451 W. Martin Avenue, Suite C</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-697-2000</u> CELL: <u>702.335.7501</u> E-MAIL: <u>sbulloch@fortedesignbuild.com</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>PUNCH Architects</u> ADDRESS: <u>1310 South 3rd. St., Suite 100A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u> TELEPHONE: <u>702-334-1778</u> CELL: <u>702-334-1778</u> E-MAIL: <u>rachel@puncharc.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 16334301020

PROPERTY ADDRESS and/or CROSS STREETS: S. Buffalo Dr. & W. Post Rd.

PROJECT DESCRIPTION: 30,302 SF, (3) buildings, commercial subdivision, M-D planned use

(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.

Scott R. Bulloch
Property Owner (Signature)*

Scott R. Bulloch
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 16, 2021 (DATE)

By Naomi Saleba

NOTARY PUBLIC: Naomi Saleba



*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.

PUNCH ARCHITECTURE
Denver | Las Vegas | New York

1310 South 3rd St., Suite 100A
Las Vegas, NV 89104

August 31, 2021

20-21-0594

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

**PLANNER
COPY**

RE: Justification Letter for APR: APR-21-100924

Dear Clark County,

We are pleased to announce plans to provide a new commercial subdivision at the north-east corner of S. Buffalo Drive and W. Post Road that will enhance the surrounding mixed-use community. The project detaches from the typical unsightly commercial big-box plazas typically found in the area, instead focusing on enhancing and modernizing traditional pre-engineered and conventional steel building forms. The new development will consist of three multi-tenant buildings (core & shell only) of similar height and massing positioned and articulated thoughtfully to engage the major street fronts, while hiding utility functions inward to respect surrounding neighbors. Exterior landscaped plaza areas are incorporated throughout the subdivision.

We are requesting a Conforming Zone Boundary Amendment. The subject property is currently zoned Rural Estates (R-E) and requires a zone change to Designed Manufacturing (M-D) for the proposed uses. M-D is a conforming use under the Business and Design/Research Park Master Planned land use in the Spring Valley Plan Area. The M-D use is compatible with the surrounding neighborhood. This land use is evident at several nearby developed parcels including 6355 S. Buffalo Dr. and the entirety of the Buffalo 215 Business Park.

The buildings will comprise of space for future manufacturing, industrial, warehouse, processing and wholesale uses, including *accessory/incidental* office, sales, and services. It is understood that Light Manufacturing will only occur inside the proposed buildings as described in the M-D Zoning District Table 30.44 (Global Use Table). The tenants are not yet contracted or known to the Owner. All tenant spaces will be completed under separate permits.

The primary use for the site will be M-D, however, to provide tenant flexibility for the Owner, tenants 3 and 5 are designated as Office or Retail uses only (not accessory or incidental to the primary use). It is understood that separate Special Use Permits will be required for each of these spaces. The tenants are not yet contracted or known to the Owner. Office and Professional (C-P) is a conforming use under the Business and Design/Research Park Master Planned land use in the Spring Valley Plan Area. The C-P use is compatible with the surrounding neighborhood. This land use is evident at nearby parcels including the parcel directly adjacent to the east. Additionally, the mix of professional and retail uses allows low intensity uses to offset the more intensive industrial uses with respect to the residential neighbors. Parking is calculated to include the special uses. We have provided a parking tabulation on the submitted site plan indicating the parking requirements per chapter 30.80-1 and the actual spaces provided per our proposal.

We are requesting a Design Review for Alternative Parking Lot Landscaping to omit the required landscape finger to the west of "Building B". Additional medium/large trees have been added elsewhere on the site. Refer to the table "Tree Count" on the revised Landscaping Plan indicating the total number of medium/large trees provided versus the total number of trees required.

We are requesting a Waiver of Development Standards to eliminate the loading zone at Building B. Building C is office use only and does not require a loading zone, although is still provided, therefore meeting the (2) loading zone requirement for the site.



PUNCH ARCHITECTURE


PUNCH ARCHITECTURE
Denver | Las Vegas | New York

1310 South 3rd St., Suite 100A
Las Vegas, NV 89104

We are requesting a Design Review for Fill as the site will require more than 18" of fill. This is needed to ensure that the building is set high enough above the grade in Buffalo and Post to provide adequate flood protection. As part of the Design Review, cross sections have been provided and the maximum fill is anticipated to be 7.74' which is an increase over the 18" of 6.24'. The area of the greatest fill is at the middle part of the east side of Building B where this is an existing low spot.

We believe this new and innovative development type will enhance the neighborhood, and the community at large. Your consideration of design review approval is most appreciated.

Sincerely,



Rachel Cusimano, AIA, NCARB

**PLANNER
COPY**



16

12/08/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BUFFALO DRIVE POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0595-FORTE LIVING, LLC:

VACATE AND ABANDON a portion of a right-of-way being Buffalo Drive located between Post Road and Patrick Lane within Spring Valley (description on file) MN/md/ja (For possible action)

RELATED INFORMATION:

APN:
163-34-301-020

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon a 5 foot wide portion of right-of-way being Buffalo Drive, measuring 279 feet in length. The vacation is necessary for the installation and construction of the required detached sidewalk along Buffalo Drive.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-----------------------------------|-----------------|---------------------------|
| North | Business and Design/Research Park | R-2 | Single family residential |
| South | Commercial General | R-E | Undeveloped |
| East | Business and Design/Research Park | C-P | Undeveloped |
| West | Commercial General | C-2 | Mixed-use development |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-21-0594 | A conforming zone change request to reclassify 2 acres from an R-E zone to an M-D zone for a proposed warehouse, retail, and office complex is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PUNCH ARCHITECTURE

CONTACT: L.R. NELSON ENGINEERING, 6575 W. RUSSEL RD., SUITE 200, LAS VEGAS, NV 89118

DRAFT

16



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | | |
|---|-----------------------|---|---|
| APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): | DEPARTMENT USE | APP. NUMBER: <u>VK-21-0595</u> | DATE FILED: <u>10/8/21</u> |
| | | PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> | TAB/CAC DATE: <u>11/24/21</u> <u>9 6:30 PM</u> |
| | | PC MEETING DATE: <u>-</u> | |
| | | BCC MEETING DATE: <u>12/8/21 @ 9:00 A.M.</u> | |
| | | FEE: <u>\$875.00</u> | |

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>Forte Living LLC</u> |
| | ADDRESS: <u>3451 W Martin Ave., Ste. C</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-697-2000</u> CELL: _____ |
| | E-MAIL: <u>scott@fortedesignbuild.com</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>Forte Living LLC</u> |
| | ADDRESS: <u>3451 W Martin Ave., Ste. C</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-697-2000</u> CELL: _____ |
| | E-MAIL: <u>scott@fortedesignbuild.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>Clayton L. Neilsen</u> |
| | ADDRESS: <u>6575 W Russell Rd, Ste. 200</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-798-7978</u> CELL: <u>480-748-9994</u> |
| | E-MAIL: <u>clayton.neilsen@lmeng.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 163-34-301-020

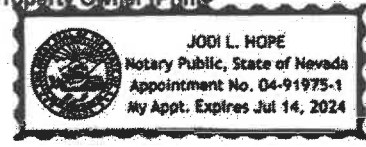
PROPERTY ADDRESS and/or CROSS STREETS: NEC of Buffalo Dr and Post Rd

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)*

Forte Living LLC
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 6-29-2021 (DATE)
By Scott Acton
NOTARY PUBLIC: Jodi L. Hope



*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.

2612-001-211

LARRY R. NELSON, P.E.
President

July 14, 2021

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

**PLANNER
COPY**

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

Reference: **Vacation of Right-of-Way Justification Letter
for APN# 163-34-301-020**

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the northeast corner of Buffalo Drive and Post Road.

We are proposing to vacate 5' of the right-of-way for Buffalo Drive to allow for a 5' landscape area with a 5' detached sidewalk per the requirements of Title 30. We feel that this development and the proposed vacation are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this right-of-way vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lrmeng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lrengineers@lrmeng.com

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC



Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

17

12/08/21 BCC AGENDA SHEET

SENIOR HOUSING
(TITLE 30)

SAHARA AVE/MEYERS CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0579-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.

DESIGN REVIEWS for the following: 1) modifications to a previously approved senior housing facility; and 2) finished grade on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:
163-09-501-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street landscaping width along Sahara Avenue to 8 feet where 10 feet was previously approved and 15 feet is required per Section 30.64.030 (a 47% decrease).

DESIGN REVIEWS:

1. Modifications to a previously approved senior housing facility.
2. Increase finished grade to 70 inches where 36 inches was previously approved and a maximum of 18 inches is the standard per Section 30.32.040 (a 289% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 8007 W. Sahara Avenue
- Site Acreage: 4.5
- Number of Lots/Units: 171
- Density (du/ac): 38
- Project Type: Senior housing
- Number of Stories: 3
- Building Height (feet): 39 (43 feet was previously approved)

- Open Space Required/Provided: 17,400/40,873
- Parking Required/Provided: 171/172

Overview

The site was previously approved for R-4 zoning for a senior housing project (NZA-21-0020). This application is for modifications to the previously approved senior housing project. Changes include reducing the street landscaping along Sahara Avenue, increasing finished grade, minor aesthetic changes to the exterior elevations, and reducing the number of senior housing units.

Site Plan

The site plan depicts an approved senior housing building located near the center of the site. Setbacks are still approximately 70 feet to the north property line along Sahara Avenue, 55 feet to the east property line, 78 feet to the south property line along Laredo Street, and 53 feet to the west property line. Vehicular access is provided from a single driveway on the east side of the site to the Meyers Court cul-de-sac. A drive aisle circles the building and provides access to parking spaces located around the perimeter of the site. Trash enclosures are located on the east and west sides of the site, set back 6 feet from the east property line and 5 feet from the west property line. Pedestrian paths connect the site to Sahara Avenue to the north, to Meyers Court to the east, and to Laredo Street to the south.

Landscaping

Landscaping is located along the north, east, and south property lines, and around the base of the building. No landscaping was approved along the west property line, which is adjacent to a mini-warehouse facility, and no parking lot landscape fingers were approved.

Along the north property line, the plans previously depicted a 10 foot wide landscape strip where 15 feet is required. This application includes a waiver of development standards to further reduce the landscaping strip along Sahara Avenue to 8 feet wide. However, an additional 10 foot wide strip is located behind the existing attached sidewalk in the Sahara Avenue right-of-way. The plans depict landscaping in this area between the back of the sidewalk and the northern property line. A waiver of development standards was previously approved for non-standard improvements (landscaping) in the right-of-way.

Along the south property line, adjacent to Laredo Street, the plans depict a row of parking spaces, an 8 foot high wall, and a 10 foot wide landscape strip behind a proposed attached sidewalk. Landscaping now includes 36 inch box African Sumac and pine trees spaced 10 feet on center along Laredo Street, consistent with a previous condition of approval. A pedestrian gate will be in the southwestern portion of the site in the block wall along Laredo Street.

Amenities on the site include a pool and 2 walking paths. The pool and each walking path are located between different wings of the building. Overall, 40,873 square feet of open space is still provided where 17,400 square feet is required.

Elevations

The elevations depict a 3 story building that transitions to a 2 story building along the southern property line, which provides a transition to the abutting single family houses. Overall height

extends up to 39 feet (44 feet was previously approved for architectural towers). The architectural towers are now removed with the elevations proposed with this application, and the top of the building consists of a parapet wall along the roofline. Exterior materials include painted stucco with various shades of subdued earth colors. Stone veneer and a tube steel canopy are located around the main entryway.

Floor Plan

Throughout the building, a total of 171 units are provided on 3 floors. On the first floor, a community center, business center, exercise room, television room, and offices are provided in addition to the residential units. The second and third floors contain all residential units. Each residential unit includes a combined kitchen and living area, restroom, laundry room, and 1 or more bedrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the changes to the previously approved senior housing project are minor. For example, the reduction in landscaping along Sahara Avenue will allow for entry to the clubhouse to be extended by 2 feet. The change will allow for a larger covered entry, while at the same time providing space for the required Fire Department access throughout the entire site.

Regarding the increase in finished grade, an approved technical drainage study indicates that more fill is necessary than originally anticipated. The site slopes from north to south by approximately 6 feet and adding the additional fill will allow for proper drainage.

Other changes, such as reducing the building height and reducing the unit count will make the project slightly less intense. Lastly, the plans submitted with this application show compliance with all the conditions of approval from the previous application.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| NZC-21-0020 | Reclassified the site to R-4 zoning for an affordable senior housing project | Approved by BCC | April 2021 |
| VS-21-0027 | Vacated and abandoned government patent easements | Approved by BCC | April 2021 |
| ZC-2064-95 | Reclassified the site from R-E to C-1 zoning for an office and retail complex | Approved by BCC | January 1996 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|---------------------------|
| North | City of Las Vegas | C-1 | Retail complex |
| South | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I) | Single family residential |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|---------------------------|-----------------|-------------------------|
| East | Commercial Neighborhood | C-P & C-1 | Office & retail complex |
| West | Commercial Neighborhood | C-1 | Mini-warehouse facility |

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.

Although the landscaping on-site along Sahara Avenue will be further reduced, the cumulative area of landscaping (including the landscaping in the right-of-way) will exceed Title 30 standards. A total width of 18 feet (10 feet of landscaping in the right-of-way and 8 feet of landscaping on-site) will provide a visually pleasing street frontage along Sahara Avenue. As a result, staff can support the waiver of development standards to further reduce the street landscaping on-site.

Design Review #1

The proposed changes to the site comply with all the conditions of approval for NZC-21-0020. For example, the revised building elevations now include more varied elevations, roof forms, and surface planes with a desert earth tone color scheme. Also, building height was reduced to 37 feet 6 inches, except for a portion of the northeast front elevation that is 39 feet high. The 2 story portion of the building is a maximum of 26 feet 6 inches in height. Lastly, the locations of the trash enclosures comply with previous conditions of approval, and the 36 inch box African Sumac and pine trees planted 10 feet on center are now shown along Laredo Street. As a result, staff can support the design review.

Public Works / Development Review

Design Review #2

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until April 21, 2024 to commence to match completion date for NZC-21-0020;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Comply with approved drainage study PW21-14845;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a) (9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Laredo Street, 30 feet for Meyers Court, with a portion of the cul-de-sac.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP
CONTACT: WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, 2655 S. RAINBOW BLVD., #401, LAS VEGAS, NV 89146

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12/08/21 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

MAULE AVE/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0615-LV MAULE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow free standing signs in a residential Zone on 13.9 acres in an R-4 (Multiple Family Residential - High Density) Zone and an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-601-021

WAIVER OF DEVELOPMENT STANDARDS:
Allow freestanding signs in a residential zoning district (R-4) where not permitted per Table 30.72-1.

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.9
- Number of Lots/Units: 344
- Density (du/ac): 21.8
- Project Type: Freestanding signs
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35

Site Plans

The plans depict a multiple family residential development consisting of 344 dwelling units. The apartment complex has a total of 20 apartment buildings including 4 carriage unit buildings with garages, covered parking structures, a clubhouse, and 2 pools. Access to the site will be from

Maule Avenue. The property is adjacent to Buffalo Drive on the east and CC 215 beltway on the north. The proposed signs are on the south side of the property at the Maule Avenue entrance and along the east property line adjacent to Buffalo Drive, south of CC 215.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Maule Avenue. A 15 foot wide landscape area is located along the eastern property line adjacent to the CC 215/Buffalo Drive off-ramp and a 10 foot wide landscape area is located along the north and west property lines. Additional landscaping is located adjacent to the apartment buildings and clubhouse. A combination of decorative fencing and decorative walls surround the site. The proposed signs are located in the entryway landscape area and the landscape areas along Buffalo Drive.

Elevations

The plans depict multiple building types for the apartments between 34 feet and 35 feet in height. There are four, 2 story carriage unit buildings with garages that are 24 feet in height. The clubhouse is a single story building up to 26 feet in height. All of the buildings have a similar architectural façade including flat roofs with parapet walls and pop-outs that create a varied roofline, stucco siding, decorative panels, railings, and deck fascia.

Signage

One Project Identification Sign is proposed to be 20 feet high with a 66 foot span across the entry and exit lanes off of Maule Avenue. The signage portion of the entryway identification structure is 35 square feet. Four freestanding signs are proposed with 140 square feet of area.

Table summarizing the signage are provided below:

| Type of Sign | Approved /Existing (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) | Allowed per Title 30 (sq. ft.) | Percent Increase | # of Existing Signs | # of Proposed Signs | Total # of Signs |
|---------------------|------------------------------|--------------------|-----------------|--------------------------------|------------------|---------------------|---------------------|------------------|
| Wall | 0 | 0 | 0 | 50 | N/A | 0 | 0 | 0 |
| Project ID Monument | 0 | 35 | 35 | 210 | N/A | 0 | 1 | 1 |
| Freestanding | 0 | 140 | 140 | 70 | N/A | 0 | 4 | 4 |
| Overall Total | 0 | 175 | 175 | 330 | N/A | 0 | 5 | 5 |

Applicant's Justification

The signs are constructed of materials and color accents consistent with the project's overall design theme and requested for vehicular wayfinding as well as an architectural upgrade to the overall design of the project. The project identification sign will span the entryway at Maule Avenue. The 4 proposed freestanding signs along Buffalo Drive are more artistic than most signs and will match the character of the neighborhood.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| VS-19-0729 | Vacated and abandoned easements | Approved by PC | November 2019 |
| NZC-19-0402 | Apartment complex and landscaping | Approved by BCC | August 2019 |
| UC-0483-06 | Temporary batch plant on a portion of the site | Approved by PC | May 2006 |
| ZC-1114-04 | Reclassified the eastern portion of the site from R-E to C-2 zoning for an office/retail facility | Approved by BCC | July 2004 |
| ZC-1360-03 | Reclassified the western portion of the site from R-E to C-2 zoning for future commercial development | Approved by BCC | October 2003 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-----------------------------------|-----------------|---|
| North | Business and Design/Research Park | R-E & C-2 | CC 215 & undeveloped |
| South | Business and Design/Research Park | R-3 & R-E | Multiple family residential & undeveloped |
| East | Business and Design/Research Park | C-2 | Undeveloped |
| West | Business and Design/Research Park | U-V | Mixed-use project under development |

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.

Title 30 does not allow freestanding signs within any residential zone; however, monument signs are permitted. There are no freestanding signs along Buffalo Drive, south of Maule Avenue. In addition, there are no other freestanding signs along Badura Avenue in an area with residential and commercial developments. The sign does not complement the area, which as stated in Urban Specific Policy 20, all signage should be compatible with building styles on-site and also with surrounding development. In addition, monument signs are encouraged per this policy and staff believes a monument sign is more appropriate in conjunction with a residential development; therefore, staff cannot support this request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BRITTNEY TERRY
CONTACT: BRITTNEY TERRY, 5470 WYNN ROAD #600, LAS VEGAS, NV 89118



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

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| | | |
|---|--|--|
| <p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="padding-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)</p> | <p style="text-align: center;">STAFF</p> <p>DATE FILED: <u>WS/DR-21-0615</u></p> <p>PLANNER ASSIGNED: <u>BSB</u></p> <p>ACCEPTED BY: <u>BSB</u></p> <p>FEE: <u>1150</u></p> <p>CHECK #:</p> <p>COMMISSIONER: <u>MN</u></p> <p>OVERLAY(S)? <u>CMA</u></p> <p>PUBLIC HEARING? <u>Y/N</u></p> <p>TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u></p> | <p>APPLICATION NUMBER: <u>WS-21-0615</u></p> <p>TAB/CAC: <u>Spring Valley</u></p> <p>TAB/CAC MTG DATE: <u>11-9</u> TIME: <u>6:30</u></p> <p>PC MEETING DATE: _____</p> <p>BOC MEETING DATE: <u>12-8-2021</u></p> <p>ZONE / AE / RNP: <u>R-4</u></p> <p>PLANNED LAND USE: _____</p> <p>NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u></p> <p>LETTER DUE DATE: _____</p> |
| | <p style="text-align: center;">PROPERTY OWNER</p> <p>NAME: <u>LV Maule LLC</u></p> <p>ADDRESS: <u>6655 S. Eastern Ave Suite 200</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>702.307.2881</u> FAX: _____</p> <p>CELL: _____ E-MAIL: <u>Emily@emcsquaredlv.com</u></p> | |
| | <p style="text-align: center;">APPLICANT</p> <p>NAME: <u>Britney Terry</u></p> <p>ADDRESS: <u>6470 Wynn Road #600</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702.795.7001</u> FAX: _____</p> <p>CELL: <u>206.931.0958</u> E-MAIL: <u>bterry@ad-s.com</u></p> | |
| | <p style="text-align: center;">CORRESPONDENT</p> <p>NAME: <u>Same</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ FAX: _____</p> <p>CELL: _____ E-MAIL: _____</p> | |

ASSESSOR'S PARCEL NUMBER(S): 17604601021

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo and Maule

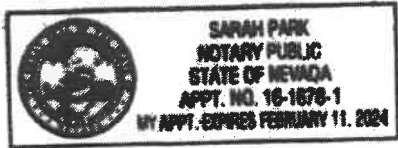
PROJECT DESCRIPTION: Maverick Apartments - R-4 signage and art features Waiver for signs

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 herein, 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.

Martin Egbert Property Owner (Signature)
Martin Egbert Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 4/28/2021 (DATE)
 by Martin Egbert
 NOTARY PUBLIC: Sarah Park



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

APR-21-100606 WS/DR sub. 18.



PLANNER
COPY

JUSTIFICATION LETTER
PROJECT – Maverick Apartments
LAS VEGAS, NV 89086

We respectfully submit the following comprehensive sign package for consideration related to the aforementioned project.

1. Design review for comprehensive sign package:

Located on Buffalo Drive between Maule and 215, the proposed signs are for the new Maverick Apartments.

- a. **Art Features:** Two (2) 17' H and one (1) 13' H and one (1) 10' H water tower art feature

All art features will be located along Buffalo with a water tower feature design. The art features will replace palm trees and add and enhanced architectural feel to the project, much like the neighboring residential property "The Wyatt".

- b. **Project Identification Signs:** One (1) 20' H project ID sign at the project entry off of Maule Ave.

This Project ID serves as the only project sign onsite. Although it spans 66' wide over both the entry and exit lanes, the signage portion of the structure is only 35 sq ft. The sign is constructed of materials and color accents consistent with the project's overall design theme and requested for vehicular wayfinding as well as an architectural upgrade to the overall design of the project.

We also request the following waivers from the development of standards.

1. Allow art features (non-monument signs) in a residential district where only monuments and directional signs are allowed.

All art features will be located along Buffalo with a water tower feature design. The art features will replace palm trees and add and enhanced architectural feel to the project, much like the neighboring residential property "The Wyatt".

WS-21-0615

2. Allow qty 4 freestanding art features where none are permitted.

Ownership has dedicated a large budget to all of their residential properties to ensure that each location has its own brand identity that tenants can be proud of. The art features serve as architectural upgrades to the location as well the area. Based on recent studies, ownership has found that 65% of their current property tenants have chosen to call their specific Westcorp properties home, because of the unique design and architectural enhancements that the ownership and design team is committed to providing.

3. Allow a freestanding art feature to be within 100' of another freestanding art feature.

The current design of these features are all shown on the corner of buffalo and maule. This design intent is for 3 water towers staggered in height and should serve as one art feature (rather than qty 3.)

Please review and get back to us with any questions or comments. We will be happy to further our efforts to gain approval for this project. The proposed sign/ features will complement the new design of the property and are necessary for vehicular wayfinding and branding of the property and fall in line with the neighboring property signage and features. The proposed designs pose no negative impact to adjacent developments.

| Type of Sign | Existing Sq ft | Proposed Sq ft | Total Sq ft | Allowed per title 30 | # of existing | # of proposed | Total # of signs |
|--------------|----------------|----------------|-------------|----------------------|---------------|---------------|------------------|
| Wall Signs | 0 | 0 | 0 | 50 sq ft Qty 1 | 0 | 0 | 0 |
| Project ID | 0 | 35 sq ft | 35 sq ft | 210 sq ft Qty 3 | 0 | 1 | 1 |
| Monument | 0 | 0 | 0 | 70 sq ft Qty 1 | 0 | 0 | 0 |
| Art feature | 0 | 35 sq ft | 140 sq ft | 0 | 0 | 4 | 4 |

Respectfully Submitted,
Brittney Terry
 Brittney Terry
 AD/S Companies
 Applicant

**PLANNER
 COPY**

