



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 29, 2022

6:00pm

## AGENDA

**Note:**

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

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

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

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

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

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

- III. Approval of Minutes for November 8, 2022. (For possible action)  
Reconsider October 25, 2022, Minutes. (For possible action).
- IV. Approval of the Agenda for November 29, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **PA-22-700004-SAHARA PALM PLAZA, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 2.6 acres. Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley. JJ/gtb (For possible action) 12/20/22 PC
  - 2. **ZC-22-0609-SAHARA PALM PLAZA, LLC:**  
**ZONE CHANGE** to reclassify 2.6 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for an existing shopping center.  
**WAIVER OF DEVELOPMENT STANDARDS** allow non-standard improvements in the right-of-way. Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley (description on file). JJ/gtb/ja (For possible action) 12/20/22 PC
  - 3. **UC-22-0587-EDMOND BUSINESS PARK, LLC:**  
**USE PERMIT** to allow a major training facility within an existing office/warehouse complex on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District. Generally located on the west side of Edmond Street (alignment), 400 feet south of Patrick Lane within Spring Valley. MN/hw/syp (For possible action) 12/20/22 PC
  - 4. **ET-22-400114 (VS-20-0075)-LTF REAL ESTATE COMPANY INC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/hw/syp (For possible action) 12/21/22 BCC
  - 5. **WS-22-0586-POST LAS VEGAS OWNER LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased area for project identification signs; and 2) increased height for project identification signs.  
**DESIGN REVIEW** for project identification signs in conjunction with a multiple family residential development on 16.2 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jud/syp (For possible action) 12/21/22 BCC

6. **ZC-22-0594-FORT APACHE INVESTMENT LLC:**  
**ZONE CHANGE** to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone located in the (MUD-3) and (CMA) Design Overlay Districts. Generally located on the east side of Fort Apache Road and the south side of Sobb Avenue (alignment) within Spring Valley (description on file). JJ/mc/syp (For possible action) **12/21/22**  
**BCC**

VII. General Business

1. **LITTLE ETHIOPIA CULTURAL DISTRICT:**  
**APPLICATION FOR REVIEW** for the following:
- 1) Discuss the proposed cultural district geographic boundaries;
  - 2) How the geographic area is distinguished by concentration of cultural resources that play a vital role in the lives and cultural development of the community;
  - 3) Highlight any signature events or festivals that highlight the community's unique cultural identity; and
  - 4) Any other pertinent information within Spring Valley. (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: Next Meeting Date. December 13, 2022.

X. Adjournment.

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



12/20/22 PC AGENDA SHEET

PLAN AMENDMENT  
(MASTER PLAN)

SAHARA AVE/BUFFALO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**PA-22-700004-SAHARA PALM PLAZA, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 2.6 acres.

Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley. JJ/gtb (For possible action)

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RELATED INFORMATION:

**APN:**  
163-09-518-002; 163-09-518-003; 163-09-518-005

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

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

**General Summary**

- Site Address: 7865 ~~7885~~ W. Sahara Avenue
- Site Acreage: 2.6
- Project Type: Existing shopping center without plans

**Request**

This request is a Master Plan Amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) for an existing 3 building commercial development (shopping center) with no proposed development plans. The project site has frontage along Sahara Avenue, an arterial street, and Miller Lane, a local street.

**Applicant's Justification**

The applicant states there are no proposed design changes to the site or to the buildings. Also, the site is accessible from Sahara Avenue and Miller Lane via existing driveways.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0276	Tattoo establishment	Approved by PC	June 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0335	Waived animated signage	Approved by BCC	August 2022
UC-0250-17	Banquet facility	Approved by PC	May 2017
UC-0425-16	On-premises alcohol consumption	Approved by PC	August 2016
UC-0474-11	Alcohol sales	Approved by PC	December 2011
UC-1183-05	Service bar	Approved by PC	September 2005
UC-0966-05	Secondhand sales	Denied by PC	September 2005
WS-0697-05	Waivers for a freestanding sign	Approved by PC	June 2005
UC-0606-05	Dry cleaner	Approved by PC	May 2005
ZC-0761-01	Reclassified to a C-1 zone for a shopping center/parking	Approved by BCC	August 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (City of Las Vegas)	(Office) O	Commercial/offices
South	Neighborhood Commercial	C-P	Office building
East	Neighborhood Commercial	C-P & C-1	Commercial
West	Neighborhood Commercial	C-2	Commercial

**Related Application**

Application Number	Request
ZC-22-0609	A zone change to reclassify the site from C-1 to C-2 zoning for an existing shopping center is a companion item on this agenda.

**STANDARDS FOR ADOPTION:**

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

**Analysis**

**Advanced Planning**

Applicable Master Plan Policies

Corridor Mixed-Use is identified in the Transform Clark County Master Plan (page 88) with the following applicable characteristics:

### Primary Land Uses

- Mix of retail, restaurants, offices, service commercial, entertainment, and other professional services.

### Characteristics

- Provides opportunities for moderate density mixed-use development that serves adjacent neighborhoods as well as the broader community.
- Reinvestment in or redevelopment of existing single use, auto-oriented centers is encouraged to diversify the mix and intensity of uses along major corridors over time.
- Mix and intensity of uses will vary by location.
- Concentrating on higher intensity uses and a vertical mix of uses near transit-stops is encouraged to support regional transit investments (transit-oriented development) and area-specific plans.

### Plan Amendment

The current uses on the site and surrounding area are a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Surrounding uses to the west immediately along Sahara Avenue are already zoned C-2 with another use to the east across Buffalo Drive. Zoning is then more restrictive moving south, with C-1 then C-P Districts toward Laredo Street. Farther south on the other side of Laredo Street is an RNP that historically has been buffered by the uses adjacent to them. Across Sahara Avenue to the north is within the City of Las Vegas which is designated Corridor Mixed-Use in their recently adopted 2050 Master Plan.

The 3 parcels under review in this application do not include the southernmost parcel in this complex connected by internal circulation drives APN 163-09-518-006 along Laredo Street is currently zoned C-P. This allows an opportunity to maintain the historic buffering for the residential RNP across that street.

Also, the nearest Corridor Mixed-Use (CM) within the County is currently located directly across Buffalo Drive approximately 400 feet east of the project site along the south side of Sahara Avenue.

Staff believes this is a reasonable request as it closely identifies with the Corridor Mixed-Use primary land uses and characteristics as identified in the Master Plan. It also continues a historic trend toward increased commercial mixed-use intensities along this portion of Sahara Avenue from Buffalo Drive westward toward Durango Drive. C-2 zoning is located close to the site, both adjacent to the west and approximately 400 feet to the east across Buffalo Drive. Bus Rapid Transit (BRT) with dedicated lanes on both sides of Sahara Avenue also facilitates ease of access to the corridor. As the area continues the transition to increased commercial and potential residential intensity/density, it is possible to consider a larger area to change the Land Use Category from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) for select reasonable properties beyond this request. This includes at least 3 other properties rezoned west of this site to C-2 by nonconforming applications along the south side of Sahara Avenue to Durango Drive.

Staff finds the request for the Corridor Mixed-Use (CM) land use designation appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 18, 2023 at 9:00 a.m., unless otherwise announced.

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

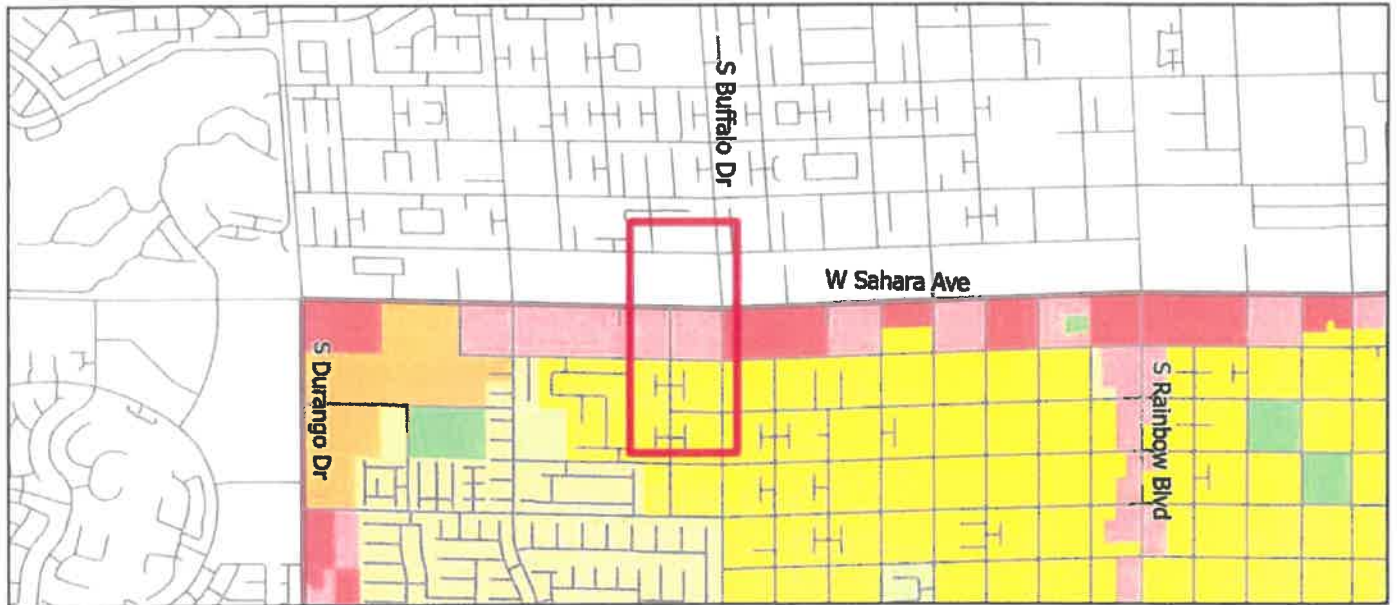
**PROTEST:**

**APPLICANT: ALEXANDER JAVAHERI**

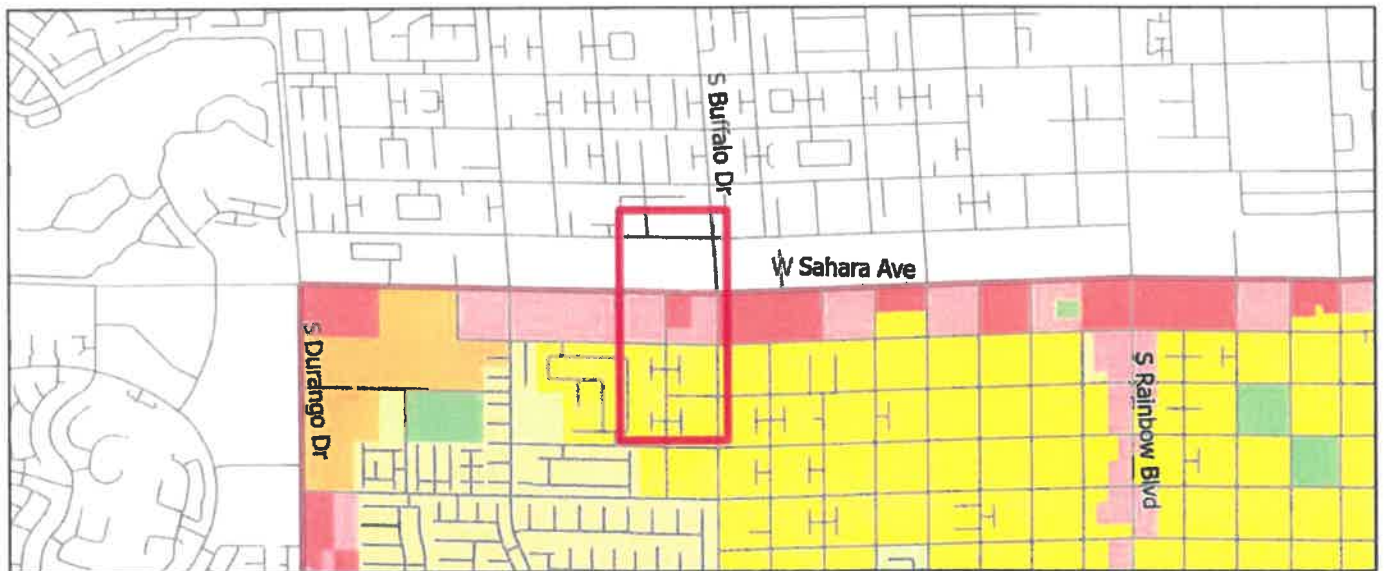
**CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY, SUITE 230, HENDERSON, NV 89052**



# Planned Land Use Amendment PA-22-700004



**Current**



**Requested**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

**Employment**

- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas

**DRAFT**

Spring Valley  
Clark County, Nevada

*Note: Categories denoted in the legend may not apply to the presented area.*





# MASTER PLAN AMENDMENT APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

<b>APPLICATION TYPE</b>	<b>STAFF</b>	APP. NUMBER: <u>PA-22-700064</u>	DATE FILED: <u>10/25/2022</u>
<input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input checked="" type="checkbox"/> MAP <input type="checkbox"/> TEXT		TAB/CAC: <u>SPRING VALLEY</u>	TAB/CAC MTG DATE: <u>11/29/22</u>
		PC MEETING DATE: <u>12/20/22</u>	
		BCC MEETING DATE: <u>1/18/23</u>	
		TRAILS? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
		FEE: <u>\$ 2,700<sup>00</sup></u>	

<b>PROPERTY OWNER</b>	NAME: <u>Sahara Palm Plaza LLC</u>		
	ADDRESS: <u>500 S. Los Angeles St. Suite 204</u>	CITY: <u>Los Angeles</u>	STATE: <u>CA</u> ZIP: <u>90013</u>
	TELEPHONE: <u>213-689-4400</u>	CELL: <u>310-980-7470</u>	
	E-MAIL: <u>beverlypro@gmail.com</u>	REF CONTACT ID #:	

<b>APPLICANT</b>	NAME: <u>Alexander Javaheri</u>		
	ADDRESS: <u>500 S. Los Angeles St. Suite 204</u>	CITY: <u>Los Angeles</u>	STATE: <u>CA</u> ZIP: <u>90013</u>
	TELEPHONE: <u>213-689-4400</u>	CELL: <u>310-980-7470</u>	
	E-MAIL: <u>beverlypro@gmail.com</u>	REF CONTACT ID #:	

<b>CORRESPONDENT</b>	NAME: <u>Sheldon Colen</u>		
	ADDRESS: <u>2525 W. Horizon Ridge Pkwy. Suite 230</u>	CITY: <u>Henderson</u>	STATE: <u>NV</u> ZIP: <u>89052</u>
	TELEPHONE: <u>702.719.2020</u>	CELL:	
	E-MAIL: <u>sheldon@scadesign.com</u>	REF CONTACT ID #:	

ASSESSOR'S PARCEL NUMBER(S): 163-09-518-002, 163-09-518-003, 163-09-518-005

CURRENT LAND USE PLAN DESIGNATION: Neighborhood Commercial (NC)

REQUESTED LAND USE PLAN DESIGNATION: Corridor Mixed-Use (CM)

PROPERTY ADDRESS and/or CROSS STREETS: 7865, 7875, 7885 West Sahara Avenue

(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.

Alexander Javaheri  
 Property Owner (Signature)\*  
Alexander Javaheri  
 Property Owner (Print)

STATE OF California  
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON September 22, 2022 (DATE)  
 By Alexander Javaheri

NOTARY PUBLIC: Luis Hernandez Carrillo [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.



2525 W. Horizon Ridge Parkway, Suite 230,  
Henderson, NV 89052  
Tel: (702) 719-2020 Fax: (702) 269-9673  
Gary L. Carlson, Architect (License No. 1859)  
Sheldon Colen, Architect (License No. 7701)

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September 26, 2022

Clark County  
Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**RE: Justification Letter for a Master Plan Amendment and Conforming Zone Change of an existing Commercial Center**

Please accept this letter as justification for a Master Plan Amendment and Conforming Zone Change for an existing commercial center located on the southeast corner of W. Sahara Ave and S. Miller Ln (7865, 7875, 7885 W. Sahara Ave.). All three parcels (APN: 163-09-518-002, 163-09-518-003, & 163-09-518-005) are currently zoned as Local Business (C-1) and planned land use Neighborhood Commercial (NC). The existing commercial center consists of 3 buildings, one on each parcel. There are no proposed design changes to the site or the buildings. As depicted on the site plan, the site is accessible from S. Miller Lane and W. Sahara Ave via existing driveways. On behalf of our client, we respectfully ask for your approval of the Master Plan Amendment from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) and on the Conforming Zone Change from Local Business (C-1) to General Commercial (C-2).

Thank You.

Sheldon Colen  
SCA Design

PLANNER  
COPY

2

12/20/22 PC AGENDA SHEET

SHOPPING CENTER  
(TITLE 30)

SAHARA AVE/BUFFALO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-22-0609-SAHARA PALM PLAZA, LLC:**

**ZONE CHANGE** to reclassify 2.6 acres from a C-1 (Local Business) Zone to a C-2 (General Commercial) Zone for an existing shopping center.  
**WAIVER OF DEVELOPMENT STANDARDS** allow non-standard improvements in the right-of-way.

Generally located on the south side of Sahara Avenue, 400 feet west of Buffalo Drive within Spring Valley (description on file). JJ/gtb/ja (For possible action)

RELATED INFORMATION:

**APN:**  
163-09-518-002; 163-09-518-003; 163-09-518-005

**WAIVER OF DEVELOPMENT STANDARDS:**  
Allow non-standard improvements (existing landscaping) within the right-of-way (Sahara Avenue) where not permitted per Chapter 30.52.

**LAND USE PLAN:**  
SPRING VALLEY NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 7865 - 7885 W. Sahara Avenue
- Site Acreage: 2.6
- Project Type: Existing shopping center without plans

Request

This request is for a zone boundary amendment with an existing 3 building commercial development (shopping center) on 3 parcels with no future development plans. The project site has frontage along Sahara Avenue, an arterial street, and Miller Lane, a local street.

Applicant's Justification

The applicant states there are no proposed design changes to the project site or to the buildings. Also, the project site is accessible from Sahara Avenue and Miller Lane via existing driveways.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0276	Tattoo establishment	Approved by PC	June 2022
WS-22-0335	Waived animated signage	Approved by BCC	August 2022
UC-0250-17	Banquet facility	Approved by PC	May 2017
UC-0425-16	On-premises alcohol consumption	Approved by PC	August 2016
UC-0474-11	Alcohol sales	Approved by PC	December 2011
UC-1183-05	Service bar	Approved by PC	September 2005
UC-0966-05	Secondhand sales	Denied by PC	September 2005
WS-0697-05	Waivers for a freestanding sign	Approved by PC	June 2005
UC-0606-05	Dry cleaner	Approved by PC	May 2005
ZC-0761-01	Reclassified to a C-1 zone for a shopping center/parking	Approved by BCC	August 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (City of Las Vegas)	(Office) O	Commercial/offices
South	Neighborhood Commercial	C-P	Office building
East	Neighborhood Commercial	C-P & C-1	Commercial
West	Neighborhood Commercial	C-2	Commercial

**Related Application**

Application Number	Request
PA-22-700004	Master Plan Amendment to change Land Use Designation from Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) 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**

### **Advanced Planning**

#### Zone Change

The current uses on the site are a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Surrounding uses to west immediately along Sahara Avenue are already zoned C-2 with another use to the east across Buffalo Drive. Zoning is then more restrictive moving south, with C-1 then C-P Districts toward Laredo Street. Farther south on the other side of Laredo Street is an RNP that historically has been buffered by the uses adjacent to them. Across Sahara Avenue to the north is within the City of Las Vegas which is designated Corridor Mixed-Use in their recently adopted 2050 Master Plan.

The 3 parcels under review in this application do not include the southernmost parcel in this complex connected by internal circulation drives APN 163-09-518-006 along Laredo Street is currently zoned C-P. This allows an opportunity to maintain the historic buffering for the residential RNP across Laredo Street.

Also, the nearest Corridor Mixed-Use (CM) Land Use Category within the County is currently located directly across Buffalo Drive approximately 400 feet east of the project site along the south side of Sahara Avenue.

Staff believes this is a reasonable request as it continues a historic trend toward increased commercial mixed-use intensities along this portion of Sahara Avenue from Buffalo Drive westward toward Durango Drive. C-2 zoning is located close to the site, both adjacent to the west and approximately 400 feet to the east across Buffalo Drive. Bus Rapid Transit (BRT) with dedicated lanes on both sides of Sahara Avenue also facilitates ease of access to the corridor. Staff finds the request to have no significant impact on the surrounding area and land uses; therefore, recommends approval.

#### 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 Works - Development Review**

#### Waiver of Development Standards

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support this request, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 18, 2023 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ALEXANDER JAVAHERI**

**CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY, SUITE 230, HENDERSON, NV 89052**



3

12/20/22 PC AGENDA SHEET

MAJOR TRAINING FACILITY  
(TITLE 30)

EDMOND ST/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0587-EDMOND BUSINESS PARK, LLC:

USE PERMIT to allow a major training facility within an existing office/warehouse complex on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone in the CMA Design Overlay District.

Generally located on the west side of Edmond Street (alignment), 400 feet south of Patrick Lane within Spring Valley. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-701-010

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6155 Edmond Street
- Site Acreage: 2.5
- Project Type: Major training facility (cheerleading studio)
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 7,219
- Parking Required/Provided: 46/46

Site Plan

The plan depicts an existing office/warehouse complex located on the west side of Edmond Street approximately 400 feet south of Patrick Lane. The complex was originally approved by NZC-17-1103 but was subsequently amended by WS-18-0436. The plans show the complex being comprised of 2 rectangular off-set buildings with the long edge of each building running east to west and both buildings fronting to the east. The 2 buildings each contain two, 7,219 square foot suites. The 2 buildings are separated from each other by a 24 foot driveway. The plans show the subject suite to be the northern suite of the southern building, indicated as Building 3. Parking is located primarily in front of the buildings on the eastern portion of the

site. Some additional parking and loading areas are provided in the back of the building on the western portion of the site. The site is accessed by 2 commercial driveways that connect to the southeastern portion of the bulb formed by Edmond Street.

#### Landscaping

Landscaping is not part of this request, but the landscaping on the provided plans and photos show, on average, 6 feet of buffering landscaping along the property boundaries on all 4 sides. The plants found within these landscaping areas appear to be 24 inch box trees and 5 gallon shrubs, with pine trees being the most evident species. The plants appear to still be maturing. Landscaping is also found throughout the parking lot finger and terminating islands. These landscaping areas contain similar plant life to the buffer landscaping areas. An 8 foot CMU wall is shown along the western and southern property lines.

#### Elevations

The elevation plans provided show the building where the proposed major training facility will be hosted is a 1 story, 32 foot tall building with a flat roof. The roofline varies due to added parapets on all sides of the building. The building's exterior is primarily painted stucco with some brickwork used as an accent. The stucco is painted a beige color with a clay red color used as an accent color near the base of the building. The front of the building contains a typical storefront window-door system with an awning and a place for signage. The sides of the building contain several metal doors for egress and the rear of the building is provided with metal roll-up doors.

#### Floor Plans

The plans for the 7,219 square foot suite where the cheerleading studio will be located show the suite largely contains a large open space on the western portion of the suite. This space is split up into 2 approximately 2,500 square foot floor exercise practice areas, a "dead floor panels" area, a tumble track, landing pad, and a space for storage cubbies. Walls are used in the eastern portion of the suite to segregate the remaining space into an office, lobby area, storage room, and restrooms.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates they intend to use the subject site for the relocation of an existing cheerleading studio that is open to various age groups and skill levels. The proposed facility will be used to host various recreational classes for those starting out and practices for those part of the competition program. The studio is only open to those students who are signed up with the studio's programs. They anticipate that there will be a maximum of 50 to 60 students at any given time. The facility will operate between 4:00 p.m. and 9:00 p.m. Monday through Friday and between 10:45 a.m. and 3:00 p.m. on Saturday. The applicant indicates that surrounding uses are primarily warehouses and will not be open at similar hours, so the studio should not disrupt other business in the complex. In addition, they state that since cars waiting to pick-up children will pull into a spot and wait, there should not be many issues with circulation as parking on the site is sufficient.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-18-0436	Reduced throat depth and allowed alternative parking lot landscaping in conjunction with an office/warehouse complex	Approved by BCC	July 2018
NZC-17-1103	Reclassified the site from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	March 2018
TM-0106-08	Industrial subdivision - expired	Approved by PC	July 2008
VS-1049-07	Vacated and abandoned patent easements and a portion of right-of-way for Sobb Avenue - recorded	Approved by PC	November 2007
NZC-0984-07	Reclassified the site from R-E to M-D zoning for an office/warehouse facility - expired	Approved by BCC	October 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	R-E	Undeveloped
East	Business Employment	M-D	Office/warehouse facility
West	Neighborhood Commercial	M-D	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that while the proposed use of the site will bring more people and noise to the site and is different than the surrounding office/warehousing uses, the use should not pose a significant impact on the surrounding businesses due to the use of the site for training at hours when the surrounding businesses will more than likely not be operating. When it comes to possible increased noise, the separation between buildings and the operating hours of the studio should address any increased noise from the studio. In addition, the site appears to have sufficient parking for the proposed use, and most students at the site would be dropped off with parking spots only utilized after the other businesses in the complex have closed. In addition, the applicant has indicated that no more than 15 cars would be waiting in parking spaces in a worst-case scenario. In terms of circulation, the drive aisles on the site appear to be sufficient to handle the additional load of the facility and maintain two-way capability. Overall, staff finds that the use of the site as a cheerleading studio will not greatly impact the surrounding businesses due to

the times at which the site will be utilized with parking and circulation having been sufficiently addressed. For these reasons staff can support this request.

**Department of Aviation**

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid 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 Harry Reid International facilities to meet future air traffic demand.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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.

**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 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.

**Fire Prevention Bureau**

- No comment.

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

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

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

**APPLICANT:** EDMOND BUSINESS PARK, LLC  
**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 STE 577, LAS VEGAS, NV 89134





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

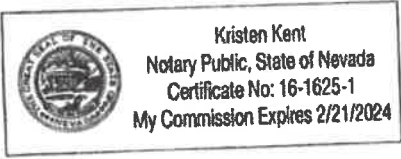
<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>	APP. NUMBER: <u>VC-22-0587</u> DATE FILED: <u>10/23/22</u> PLANNER ASSIGNED: <u>HW</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>11/29/22</u> PC MEETING DATE: <u>12/20/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	<b>PROPERTY OWNER</b>	NAME: <u>Edmond Business Park, LLC c/o M.Dean</u> ADDRESS: <u>5055 W Patrick LN # 101</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 221-5634</u> CELL: <u>(702) 271-6515</u> E-MAIL: <u>kkent@capwestdev.com</u>
	<b>APPLICANT</b>	NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>	NAME: <u>LAS Consulting- Lucy Stewart</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 163-36-701-010  
 PROPERTY ADDRESS and/or CROSS STREETS: 6175 Edmond Street  
 PROJECT DESCRIPTION: use permit for major training facility

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

[Signature]      MICHAEL DEAN  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON July 13, 2022 (DATE)  
 By Michael Dean  
 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.

*LAS Consulting  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell  
(702) 946-0857*

**PLANNER  
COPY**  
*VL-22-0587*

September 24, 2022

Mr. Hunter White, Senior Planner  
Clark County Current Planning  
500 Grand Central Pkwy, 1<sup>st</sup> floor  
Las Vegas, NV 89134

RE: APR 22-101057

Dear Mr. White:

Please accept this letter as our request for a use permit for a major training facility. This is a request to relocate a cheer facility from 5260 South Decatur Blvd. Suites 1 & 2, Las Vegas, NV 89118 to 6175 Edmond. The use is a cheer leading training facility. Here is their current website. <http://lvalstarcheer.com/> Also attached is information regarding their program.

Las Vegas All Stars provides cheer, educational, and recreational programs for children in the Las Vegas Valley. LVA offers competitive teams with championship caliber coaching at every level. They have recreational classes designed to develop skills and build self-confidence for those just starting out. The children are dropped off, the parents are not allowed to stay and watch. We are requesting the following application:

-Use Permit for major training facility.

In existing facility (5260 South Decatur Blvd. Suites 1 & 2) is open between 4:00 PM until 9:00 PM, Monday through Fridays, and Saturdays between 10:45 AM and 3:00 PM. The end of the day/evening was the maximum number of cars were waiting for their children. The maximum cars waiting during the week was 14 cars



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12/21/22 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

BUTLER ST/PITCHING AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ET-22-400114 (VS-20-0075)-LTF REAL ESTATE COMPANY INC:

VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/hw/syp (For possible action)

RELATED INFORMATION:

**APN:**  
176-04-101-026

**LAND USE PLAN:**  
SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The approved plans show the vacation and abandonment of a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue. A 90 degree turn in the public street was proposed from Butler Street to Pitching Avenue. According to the applicant, a turning analysis was conducted of the proposed improvements at the time, and it was determined that 2 trucks could simultaneously navigate this turn without conflict. The request was in support of development plans previously approved on this property.

Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0075:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include a portion of Rafael Rivera Way if required by Public Works - Design Division;

- Grant maintenance access easements and any other easements as required by Public Works;
- Coordinate with Public Works - Development Review Division regarding the location and design of maintenance access easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant is requesting to obtain more time for the vacation and abandonment to be recorded. This vacation is needed to aid in the development of the approved health club (ZC-19-0892) at the subject site, and this extension of time is part of a series of extensions to allow for more time to advance the project.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400184 (VS-19-0817)	First extension of time to vacate and abandon government patent easements	Approved by PC	February 2022
ADET-21-900797 (ZC-19-0892)	First extension of time for a zone change from R-E, C-2, and M-D to C-2 zoning for a health club with accessory commercial uses with waivers and a design review	Approved by ZA	December 2021
VS-20-0075	Vacated and abandoned intersection knuckle of Butler Street and Pitching Avenue	Approved by ZA	March 2020
ZC-19-0892	Reclassified the site from R-E, C-2, and M-D to C-2 zoning for a health club with accessory commercial uses with waivers and a design review	Approved by BCC	January 2020
VS-19-0817	Vacated and abandoned government patent easements	Approved by PC	December 2019
UC-1051-07 (ET-0107-09)	First extension of time to complete modified pedestrian realm requirements - expired	Approved by BCC	July 2009
UC-1051-07	Modified pedestrian realm requirements in conjunction with an approved mixed-use project	Approved by BCC	November 2007
ZC-0189-06 (WC-0304-07)	Waived noise level reduction requirements - expired	Approved by BCC	November 2007
ZC-0189-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	May 2006
ZC-0829-02	Reclassified a portion of the site to M-D zoning for a plant nursery with a use permit for an off-premises sign	Approved by BCC	August 2002

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1844-00	Reclassified a portion of the site to C-2 zoning for a convenience store and retail center	Approved by BCC	January 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, gasoline station, & medical office building
South*	Corridor Mixed-Use	U-V	Approved mixed-use development
East	Corridor Mixed-Use	C-1 & C-2	Office buildings & undeveloped
West	Entertainment Mixed-Use	C-2	Large scale retail business (IKEA)

\*Immediately to the south is the CC-215.

**Related Applications**

Application Number	Request
ET-22-400122 (ZC-19-0892)	Second extension of time to reclassify the site from R-E, C-2, and M-D zoning to C-2 zoning for a health club with accessory commercial uses with waivers and a design review is a related item scheduled to be heard January 4, 2023.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

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

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until March 25, 2024 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: TRAVER JONES**

**CONTACT: TRAVER JONES, 7740 NORTH 16TH STREET, SUITE 300, PHOENIX, AZ 85016**

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12/21/22 BCC AGENDA SHEET

SIGNAGE  
(TITLE 30)

FORT APACHE RD/POST RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-22-0586-POST LAS VEGAS OWNER LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased area for project identification signs; and 2) increased height for project identification signs. **DESIGN REVIEW** for project identification signs in conjunction with a multiple family residential development on 16.2 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District.

Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jud/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-32-301-038

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase area for project identification signs to 180 square feet where a maximum of 70 square feet is permitted per Table 30.72-1 (a 157% increase).
2. Increase height for project identification signs to 11 feet where a maximum of 10 feet is allowed per Table 30.72-1 (a 10% increase).

**LAND USE PLAN:**  
SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 9280 W. Post Road
- Site Acreage: 16.2
- Project Type: Signage

History & Site Plan

NZC-20-0110 was previously approved on this site for a multiple family residential development consisting of 384 units on 17.5 acres with a density of 21.9 dwelling units per acre. The site has frontage along Fort Apache Road to the west, Post Road to the south, Quarterhorse Lane to the east, and Sobb Avenue along a portion of the northern property line at the northeast corner of the site. There is an existing drainage channel and sewer easement along the northwestern portion of

the site. Access to the development is located in the center of the Post Road frontage of the site. The plans also depict an exit only driveway onto Post Road located on the southwestern corner of the site. The 384 units are located in 16 buildings that are dispersed uniformly around the site. Additional structures include a clubhouse located in the central portion of the site and north to the clubhouse is a pool, spa, restroom/storage building and other recreational amenities.

**Signage**

The plans depict 3 identical project identification signs. Overall, the signs are 11 feet in height; however, they are predominantly 7 feet in height. The additional height is to incorporate the dramatic flair dot over the letter “i”. Each sign is 180 square feet in area. Each sign will say “elysian”, the name of the development and will sit on CMU block base. Signage is constructed of pan channel letters with a combination of white lexan and red vinyl faces.

All of the signs are set back 10 feet from property line. The first sign is located at the corner of Fort Apache Road and Post Road. The second sign is at the main entrance to the development off of Post Road. The third sign is at the corner of Post Road and Quarterhouse Lane. The proposed signs are internally illuminated with LED lights.

Additionally, the plans depict 2 internal signs near the pool area and the clubhouse. Each sign is 29 square feet and 65 square feet respectively. The plans show the signs meet Title 30 requirements.

**Applicant’s Justification**

The applicant states that the modest increase in height and square footage will not have an adverse impact to the community in particular because the signs are facing towards Southern Hills Hospital, Fort Apache Road, and away from the single family residential to the northeast of the development. Furthermore, the applicant states the proposed signage matches the applicant’s branding throughout their sites in Southern Nevada.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-21-0620	Landscaping adjacent to multiple family residential development	Approved by BCC	December 2021
DR-21-0050	Increased finished grade	Approved by BCC	April 2021
VS-21-0051	Vacated, and abandoned patent easements	Approved by BCC	April 2021
NZC-20-0110	Reclassified the site from R-E to R-4 zoning, waived building height increase, alternative landscaping, and driveway geometrics, with a design review for a multiple family residential development	Approved by BCC	July 2020
UC-0512-16	Hospital (psychiatric) on the eastern 5 acres - expired	Approved by PC	September 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1137-06	Reclassified 5.3 acres in the central portion of the site to U-V zoning for a mixed-use development - expired	Approved by BCC	October 2006
ZC-0294-06	Reclassified the eastern 5 acres to U-V zoning for a mixed-use development - expired	Approved by BCC	May 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Corridor Mixed-Use	R-E, R-2, RUD & C-1	Single family residential, commercial, flood channel, & undeveloped
South	Public Use	C-1	Southern Hills Hospital
East	Business Employment	C-2	Undeveloped
West	Neighborhood Commercial	R-E	Flood channel & 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 & Design Review

Staff can support the proposed project identification sign requests. The proposed signs are directly across from a commercial development and are not visible from residential development. Therefore, the signs are compatible with the surrounding area, and comply with Policy 1.3.1: Neighborhood Identity of the Master Plan which encourages the integration of varied housing models, architectural styles, streetscapes, signage, common landscape areas, and other character defining features that contribute to a distinct neighborhood identity. The applicant states that the additional height and area are needed due to the artistic "i" rising above and the artistic "y" dropping below the main portion of the signs; therefore, staff finds that the proposed project identification signs are acceptable at the proposed locations of the development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: POST LAS VEGAS OWNER, LLC**

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135**



12/21/22 BCC AGENDA SHEET

OFFICE & PROFESSIONAL  
(TITLE 30)

FORT APACHE RD/SOBB AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0594-FORT APACHE INVESTMENT LLC:**

**ZONE CHANGE** to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone located in the (MUD-3) and (CMA) Design Overlay Districts.

Generally located on the east side of Fort Apache Road and the south side of Sobb Avenue (alignment) within Spring Valley (description on file). JJ/me/syp (For possible action).

RELATED INFORMATION:

**APN:**

163-32-301-023

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 0.78
- Project Type: Zone change without plans

Applicant's Justification

The applicant states that the zone change request is consistent with surrounding parcels and associated zoning categories. The request is for the C-P (Office and Professional) zoning district, and the applicant is submitting the request without plans. Plans will be prepared after the zone change application is processed. In addition, the applicant states that there will be no negative impact to any residential neighborhood areas, and that the future intended use is for a medical/professional office suite.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	C-1 & C-2	Medical offices
South & East	Business Employment	R-E (approved R-4)	Flood channel & multiple family residential
West	Neighborhood Commercial	R-E	Undeveloped

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Advanced Planning**

The request for C-P zoning conforms to the Master Plan, which designates this site as Neighborhood Commercial. The Neighborhood Commercial land use category includes the C-P zoning district. This zoning district is designated within Title 30 for primary land uses that include office and other professional uses.

The request for a change from R-E to C-P is consistent with the existing commercial and office zoning along Fort Apache Road and near the subject site. The zoning districts here are a mix of predominantly C-1 and C-2 zoning, and include a medical office complex adjacent to the site to the north. Arterial roadways such as Fort Apache Road are designated in the Master Plan to provide access to and between commercial centers and residential areas.

In the immediate area, there are 2 recently approved zone changes, both from R-E zoning to residential zoning; one for RUD, and the other for R-4. The R-4 multiple family project, located south of the site across the flood channel, is under construction. The RUD project, for attached single family development, touches the subject site at the northeast corner. A final map is in process for this project. If approved for C-P zoning, the subject parcel would provide the opportunity for construction of professional offices, and would be compatible with adjacent and abutting uses. Therefore, staff can support the request.

#### **Staff Recommendation**

Approval.

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

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

##### **Advanced Planning**

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

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

- Drainage study shall be required with future development as determined by Public Works - Development Review;

- Traffic study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.
- 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.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT: MGA DEVELOPMENT  
CONTACT: JOHN GALLAGHER, PO BOX 50312, HENDERSON, NV 89016**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" 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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ZC-22-0594</u> DATE FILED: <u>10/18/22</u> PLANNER ASSIGNED: <u>MXC</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>SV 6pm</u> PM MEETING DATE: <u>11/29</u> BCC MEETING DATE: <u>12/21</u> FEE: <u>\$1,050</u>
	<b>PROPERTY OWNER</b>  NAME: <u>FORT APACHE INVESTMENT LLC</u> ADDRESS: <u>1804 Wincanton Drive</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89143</u> TELEPHONE: <u>(702) 328-9988</u> CELL: <u>(702) 328-9988</u> E-MAIL: <u>Majid.Bashy@Yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>MGA Development</u> <u>Universal Enterprise LLC</u> ADDRESS: <u>PO BOX 50312</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89016</u> TELEPHONE: <u>(702) 493-9792</u> CELL: <u>(702) 493-9792</u> E-MAIL: <u>Michaelagallagher@msn.com</u> REF CONTACT ID #: <u>Majid Bashy MD</u>
	<b>CORRESPONDENT</b>  NAME: <u>John Gallagher</u> ADDRESS: <u>PO BOX 50312</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89016</u> TELEPHONE: <u>(702) 493-9792</u> CELL: <u>(310) 849-2455</u> E-MAIL: <u>Galagher@flash.net</u> REF CONTACT ID #: <u>Majid Bashy MD</u>

ASSESSOR'S PARCEL NUMBER(S): 163-32-301-023  
 PROPERTY ADDRESS and/or CROSS STREETS: ~~607 South Fort Apache~~ Ft. Apache / Post  
 PROJECT DESCRIPTION: Conforming Zone Change from RE to CP for future Medical Office

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

[Signature]      Majid Hajzadeh Bashy - Fort Apache Investment LLC  
 Property Owner (Signature)      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 19, 2022 (DATE)

By Majid Hajzadeh Bashy  
 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.



Dr. Majid Hajizadeh Bashy MD  
Fort Apache Investment LLC  
1804 Wincaton Drive  
Las Vegas NV, 89134

September 21, 2022

Clark County Comprehensive Planning Dept.  
Zoning Administration  
500 South Grand Central Parkway  
Las Vegas Nevada, 89115

RE: APN # 163-32-301-023 Justification Letter.  
Conforming Zoning Change Request to Commercial Professional

Dear Zoning Dept. Administration - Representative,

I am Requesting to have the Above Referenced Parcel to Be Zoned as Commercial Professional, without Plans. Plans will be prepared after the Zoning Change requested can be approved.

This Request is consistent with Surrounding Parcels and associated Zoning Categories.

There will be no Negative Impact to any Residential Neighborhood areas. The future intended use is for a Medical/Professional Suite.

Thank you for your Time and Consideration of our Conforming Zone Change Request.

Sincerely,

Dr. Majid Hajizadeh Bashy MD.

Fort Apache Investment LLC, Manager

A handwritten signature in black ink, appearing to read "Majid", with a large, sweeping flourish extending to the left and right.

