



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

December 27, 2022

6:00pm

AGENDA

Note:

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

Board/Council Members: Yvette Williams, Chair
Rodney Bell
Brian A. Morris

Catherine Godges, Vice Chair
John Getter

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

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

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

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

- III. Approval of Minutes for December 13, 2022. (For possible action)
- IV. Approval of the Agenda for December 27, 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. **ET-22-400129 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:**
USE PERMIT FOURTH EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/dd/syp (For possible action) **01/17/23 PC**
 - 2. **PA-22-700006-DECATUR POST, LLC AND APOLLO PROPERTY HOLDINGS, LLC:**
PLAN AMENDMENT to redesignate the existing land use categories from Business Employment (BE) to Corridor Mixed-Use (CM) on 3.8 acres. Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley. MN/gtb (For possible action) **01/17/23 PC**
 - 3. **ZC-22-0648-DECATUR POST, LLC:**
ZONE CHANGE to reclassify 3.8 acres from a C-2 (General Commercial) and an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone for future commercial uses. Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley (description on file). MN/gtb/syp (For possible action) **01/17/23 PC**
 - 4. **VS-22-0643-JONES SUNSET, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Teco Avenue and Sunset Road and a portion of a right-of-way being Jones Boulevard located between Teco Avenue and Sunset Road within Spring Valley (description on file). MN/jgh/syp (For possible action) **01/17/23 PC**

VII. General Business

1. None.

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

IX. Next Meeting Date: January 10, 2023.

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>

01/17/23 PC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

JONES BLVD/FLAMINGO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400129 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:

USE PERMIT FOURTH EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.

DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

163-24-101-013

USE PERMIT:

Reduce the setback for a vehicle (automobile) wash facility from a residential use to 33 feet where a minimum of 200 feet is required (an 83.5% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 10 foot wide landscape area adjacent to an existing attached sidewalk along Jones Boulevard where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4132 S. Jones Boulevard
- Site Acreage: 1.3
- Project Type: Self-service automated vehicle (automobile) wash facility
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 6,160
- Parking Required/Provided: 5/25

Site Plans

The approved plans depict a self-service vehicle (automobile) wash facility. The 6,160 square foot building is located on the southern portion of the parcel with a queuing area along the north and east property lines and parking/vacuum areas on the north side of the building. The vacuum motor is located on the northwest portion of the property. The building is set back 137 feet from the north (side) property line, 33 feet from the east (rear) property line adjacent to an existing residential use, 56 feet from the west (front) property line, and 10 feet from the south (side) property line. Access is from Jones Boulevard. The approved plans also show access to the adjacent parcels to the north and south. The entrance to the vehicle wash is on the east side of the building and the exit is on the west side of the building. A trash enclosure is located on the northwest portion of the site.

Landscaping

A 10 foot wide landscape area is located adjacent to an existing attached sidewalk along Jones Boulevard. A 10 foot wide landscape area is located along the north, east, and south property lines except for a 40 foot portion along the east property line where the queuing lane connects to the entrance to the vehicle wash tunnel. Interior parking lot landscaping is generally distributed throughout the site. The landscape materials include trees, shrubs, and groundcover. The original request included a waiver of landscaping along the east property line. The waiver was withdrawn and a condition of approval requires a landscape buffer per Figure 30.64-12 along the east property line.

Elevations

The approved plans depict a single story building with a varied roofline ranging in height from 15 feet to 35 feet. The façade includes a parapet roof, stucco siding, split-face block, and metal trim.

Floor Plans

The approved plans depict a 6,160 square foot vehicle (automobile) wash building with a wash bay, equipment room, storage room, office, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400144 (UC-0308-16):

Current Planning

- Until July 5, 2022 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

- Compliance with previous conditions.

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 #0023-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for ET-20-400063 (UC-0308-16):

Current Planning

- Until July 5, 2021 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400163 (UC-0308-16):

Current Planning

- Until July 5, 2020 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0308-16:

Current Planning

- Provide an intense landscape buffer per Figure 30.64-12 along the east property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Traffic study and compliance;
- Commercial curb cut return driveways per Standards 222.1 and 225.

Building/Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are new owners that just purchased the property from the previous applicants and that they had no knowledge of the expiring land use. The applicant also states that the civil plans have been approved, they have obtained off-site approvals, and have paid the bond. For these reasons, the applicant is asking for this extension of time to be approved.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0450	Multiple waivers for landscaping and alternative driveway geometrics	Approved by PC	October 2021
ET-21-400144 (UC-0308-16)	Third extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	October 2021
ET-20-400063 (UC-0308-16)	Second extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2020
ET-18-400163 (UC-0308-16)	First extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2018
UC-0308-16	Reduced the setback for a vehicle (automobile) wash facility from a residential use and waived alternative landscaping with a design review for a proposed vehicle (automobile) wash facility	Approved by PC	July 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, service station, & vehicle wash
South	Corridor Mixed-Use	C-2	Commercial & retail center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Urban Neighborhood (25 du/ac)	R-4	Multiple family residential
West	Corridor Mixed-Use	C-1	Vehicle repair & retail sales

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.

Normally, staff would not support a fourth extension of time application due to the time that has already passed since original approval. In this case, the applicant purchased the property and states that they were not aware of the need for an extension until recently. Due to this extenuating circumstance, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 5, 2024 to commence;
- 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, 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

- Coordinate with Clark County Public Works for the installation of a median island on Jones Boulevard;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

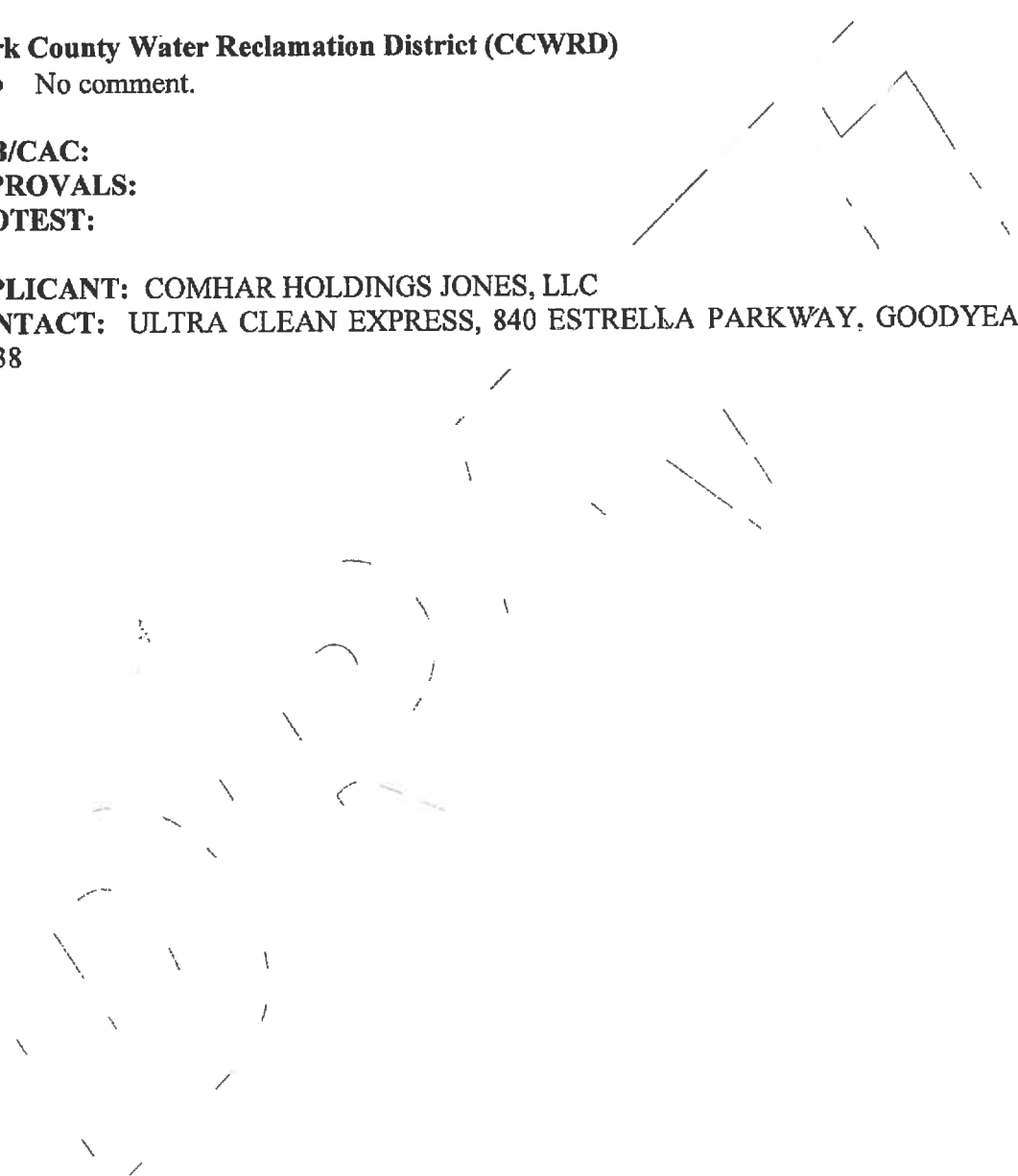
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: COMHAR HOLDINGS JONES, LLC

CONTACT: ULTRA CLEAN EXPRESS, 840 ESTRELLA PARKWAY, GOODYEAR, AZ 85338





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


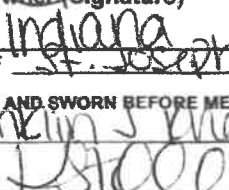
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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) UC-0308-16 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400129</u> DATE FILED: <u>11/22/2022</u> PLANNER ASSIGNED: <u>DD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>12/27/2022</u> PC MEETING DATE: <u>01/17/2022</u> BCC MEETING DATE: _____ FEE: <u>\$ 900</u>
	PROPERTY OWNER NAME: <u>Comhar Holdings Jones LLC</u> ADDRESS: <u>840 Estrella Parkway</u> CITY: <u>Goodyear</u> STATE: <u>AZ</u> ZIP: <u>85338</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>frank@ultracleanexpress.com</u>
	APPLICANT NAME: <u>Comhar Holdings Jones LLC</u> ADDRESS: <u>840 Estrella Parkway</u> CITY: <u>Goodyear</u> STATE: <u>AZ</u> ZIP: <u>85338</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>frank@ultracleanexpress.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Desiree Rudolph</u> ADDRESS: <u>8181 Arista Place Suite 100</u> CITY: <u>Broomfield</u> STATE: <u>CO</u> ZIP: <u>80021</u> TELEPHONE: <u>720-371-1327</u> CELL: <u>720-371-1327</u> E-MAIL: <u>desiree.rudolph@ultracleanexpress.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-24-101-008 + 009

PROPERTY ADDRESS and/or CROSS STREETS: 4132 S Jones Blvd. (Jones & Flamingo)

PROJECT DESCRIPTION: New Express Car Wash

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

Property Owner (Signature)* Property Owner (Print)

STATE OF Indiana
 COUNTY OF St. Joseph

SUBSCRIBED AND SWORN BEFORE ME ON October 27, 2022 (DATE)
 By Franklin J. Keller JR

NOTARY PUBLIC: _____

KATHERYN S STOLL
 Notary Public - Seal
 St Joseph County - State of Indiana
 Commission Number 705565
 My Commission Expires Sep 21, 2025

*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.



October 18, 2022

Ms. Nancy Amundsen
Director
Comprehensive Planning
Clark County, NV

ET-22-400129

Land Use Extension
#UC-0308-16
Ultra Clean Carwash
4132 S. Jones Blvd.
Las Vegas, NV

Hello Nancy,

I am the construction project manager for the car wash company, Ultra Clean Express, that is trying to develop on this site. This project was purchased this past year from other entity that received the Land Use approval, and we were unaware of any expiration date. You can imagine our surprise when trying to submit for our final building review that the use permit expired and now unable to get a final review of our plans. Note that the civil plans are approved, and we have obtained our off-site approvals and paid the bond

We are close to obtaining our permits and hoping to start construction the first or second week of November. Are we able to get another extension of time since we are so close to starting and if so, what are the steps we need to take to do so.

We appreciate your attention to this matter and look forward to hearing from you very soon.

Thank you,

Dennis Williams
Partner
Nanshe Partners, LLC

Cc: Don Horner, VP Development, Ultra Clean Express
Desiree Rudolph, Construction Coordinator, Ultra Clean Express
Brian Allen, Loch, Lochse Engineering
Francis Grob, aptus Group
Kristen Goodell, aptus Group

1/17/23 PC AGENDA SHEET

PLAN AMENDMENT
(MASTER PLAN)

DECATUR BLVD/POST RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-22-700006-DECATUR POST, LLC AND APOLLO PROPERTY HOLDINGS, LLC:

PLAN AMENDMENT to redesignate the existing land use categories from Business Employment (BE) to Corridor Mixed-Use (CM) on 3.8 acres.

Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley. MN/gtb (For possible action)

RELATED INFORMATION:

APN:
163-36-801-008; 163-36-801-014; 163-36-801-015

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Vacant parcels without plans

Request

This request is a Master Plan Amendment to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) for 3 vacant parcels with no proposed development plans. The project site has frontage along Decatur Boulevard, an arterial street, and Post Road, a local street.

Applicant's Justification

The applicant states this request for a Master Plan Amendment from BE to CM for all 3 parcels, along with a zone change from R-E to C-2 for 2 of the 3 parcels (northernmost parcel is currently zoned C-2), is in keeping with the surrounding area. The applicant also notes that Decatur Boulevard has developed into a commercial corridor and the CM designation would provide for an ideal transition to existing industrial uses to the west.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-19-700003	Annual Spring Valley Plan Amendment reclassified APN 163-36-801-014 to Commercial General	Approved by BCC	February 2020
ZC-0814-05	Reclassified to C-2 zoning to reinstate ZC-1469-00 approval that expired for cab operations on adjacent parcels	Approved by BCC	July 2005
WC-0162-02	Waiver of conditions to require right-of-way dedication for Edmond Street	Approved by BCC	July 2002
ZC-1469-00	Reclassified to M-D and C-2 zoning for a convenience store, taxi staging, and maintenance facility	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Motorcycle dealer
South	Business Employment	C-2	Restaurant
East	Business Employment	R-E	Undeveloped
West	Business Employment	M-1	Freight distribution facility

Related Application

Application Number	Request
ZC-22-0648	A zone change, without plans, to reclassify the site from C-2 and R-E zoning to C-2 zoning for future commercial uses 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

Current Planning

Applicable Master Plan Policies

Corridor Mixed-Use is identified in the Master Plan 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 development that serves nearby neighborhoods as well as the broader community.
- Reinvestment in or redevelopment of existing single use, auto-oriented centers is encouraged for greater diversity and intensity of uses along major corridors over time.
- Mix and intensity of uses will vary by location.

- Concentrating higher intensity uses and a 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 in the surrounding area include a mix of restaurants, offices, service commercial, light industrial, and other professional services. Surrounding uses to the north immediately across Post Road and south of the site are already zoned C-2 (existing motorcycle dealer to the north and restaurant to the south). C-2 zoning is also located to the south, past Sunset Road towards the 215 Beltway. Across Decatur Boulevard, to the east, is existing C-2 and R-E zoning. Immediately to the west along the south side of Post Road is an existing freight distribution facility zoned M-1.

The northernmost of the 3 parcels under review in this application (at the southwest corner of Decatur Boulevard and Post Road) is zoned C-2 while the 2 southernmost parcels on this site are currently zoned R-E.

The nearest Corridor Mixed-Use (CM) is currently located approximately three-fourths of a mile to the southwest at the northeast corner of Sunset Road and Jones Boulevard.

Staff believes this to be 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 trend toward increased commercial mixed-use intensities along this portion of Decatur Boulevard.

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 February 22, 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.

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DECATUR POST, LLC

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

Planned Land Use Amendment PA-22-700006



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

Requested Area To Change

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

APPLICATION TYPE <input checked="" type="checkbox"/> MASTER PLAN AMENDMENT (PA) <input type="checkbox"/> MAP <input type="checkbox"/> TEXT	STAFF	APP. NUMBER: <u>PA-22-70006</u> DATE FILED: <u>11/21/22</u> PLANNER ASSIGNED: <u>GTB</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>12/27/22</u> PC MEETING DATE: <u>1/17/23</u> BCC MEETING DATE: <u>2/22/23</u> TRAILS? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> FEE: <u>\$2,700</u>
--	-------	---

PROPERTY OWNER	NAME: <u>Decatur Post, LLC</u> ADDRESS: <u>3 Mohansic Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
----------------	--

APPLICANT	NAME: <u>Decatur Post, LLC</u> ADDRESS: <u>3 Mohansic Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
-----------	--

CORRESPONDENT	NAME: <u>Kaempfer Crowell – Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>spieros@kcwlaw.com</u> REF CONTACT ID #: <u>164874</u>
---------------	---

ASSESSOR'S PARCEL NUMBER(S): 163-33-801-014 (OCB)

CURRENT LAND USE PLAN DESIGNATION: Business Employment (BE)

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

PROPERTY ADDRESS and/or CROSS STREETS: Decatur and Post

(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.

<u>[Signature]</u> Property Owner (Signature)	<u>Jason Gerber</u> Property Owner (Print)
STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>September 27, 2022</u> (DATE)	
By <u>Jason Gerber</u>	
NOTARY PUBLIC: <u>Megan L Zappulla</u>	



*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.



MASTER PLAN AMENDMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE

MASTER PLAN AMENDMENT (PA)
 MAP
 TEXT

STAFF

APP. NUMBER: _____ DATE FILED: _____
 PLANNER ASSIGNED: _____
 TAB/CAC: _____ TAB/CAC MTG DATE: _____
 PC MEETING DATE: _____
 BCC MEETING DATE: _____
 TRAILS? Yes No
 FEE: _____

PROPERTY OWNER

NAME: Aplo Property Holdings LLC
 ADDRESS: 2675 S. Jones Blvd Ste 209 CITY: Las Vegas STATE: NV ZIP: 89146
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a REF CONTACT ID #: n/a

APPLICANT

NAME: Decatur Post, LLC
 ADDRESS: 3 Mohanis Road CITY: Henderson STATE: NV ZIP: 89062
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: n/a REF CONTACT ID #: n/a

CORRESPONDENT

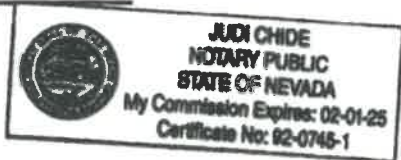
NAME: Kempfer Crowell - Tony Colesta
 ADDRESS: 1980 Festival Plaza Dr. #650 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 CELL: 702-792-7048
 E-MAIL: spierce@kornlaw.com REF CONTACT ID #: 164674

ASSESSOR'S PARCEL NUMBER(S): 163-36-801-015
 CURRENT LAND USE PLAN DESIGNATION: BE (Business Employment)
 REQUESTED LAND USE PLAN DESIGNATION: CM (Corridor Mixed Use)
 PROPERTY ADDRESS and/or CROSS STREETS: near Decatur Blvd and Post Road

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

[Signature]
 Property Owner (Signature)
Pete Georgis
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 11/09/2022 (DATE)
 By Pete Georgis
 NOTARY PUBLIC: Judi Chude



*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.

KAMMPEER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kccr.law.com
702.792.7000

LAS VEGAS OFFICE
1080 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel 702.792.7000
Fax 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel 775.652.3900
Fax 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel 775.684.8300
Fax 775.682.0237

November 10, 2022

VIA UPLOAD

PA 22 - 700006

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

**Re: Justification Letter – Master Plan Amendment and Zone Change
Decatur Post, LLC
APNs: 163-36-801-008, 014 and 015**

To Whom It May Concern:

Please be advised this office represents Decatur Post, LLC (the “Applicant”) in the above-referenced matter. The subject parcels are located on approximately 3.77 acres on S. Decatur Boulevard and W. Post Road, generally north of Clark County Route 215 (“CC 215”). The property is more particularly described as Assessor’s Parcel Numbers 163-36-801-008, 014 and 015 (collectively the “Site”). This office does not represent the owner of 163-36-801-015; however, this parcel is adjacent to the Applicant’s parcels, and the owner is requesting the same master plan amendment and zone change as the Applicant. As a result of working with the neighboring property owner, the Applicant is including the parcel, 163-36-801-015, along with the executed land use application from the neighboring owner.

The Applicant is requesting a Master Plan Amendment from BE (Business Employment) to CM (Corridor Mixed-Use) for all three parcels and a zone change from R-E to C-2 for assessor’s parcel numbers 163-36-801-014 and 015. Parcel Number 163-36-801-008 is currently zoned C-2.

Master Plan Amendment and Zone Change:

The Site is currently planned BE, and mixed-zoned C-2 and R-E. This request for a zone change to C-2 and master plan amendment to CM is in keeping with the surrounding area. The Site is surrounded by commercial and industrial uses to the north, west, and south, with a small, vacant R-E parcel directly to the east and additional industrial further east. The Applicant believes CM is appropriate, as the Site is located along Decatur Boulevard which has developed into a commercial corridor. Immediately to the west of the Site is a highly industrial area. As such, a CM designation along Decatur Boulevard provides for an ideal transition to the industrial uses to the west. Finally, a Plan Amendment to CM for each parcel will allow the conforming zone change to C-2.

A change of the land use plan to CM and zone change request to C-2 satisfies the requirements set forth in Table 30.12-1(h):

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned for BE which generally contemplates commercial or industrial uses of varying intensity, including athletic clubs, restaurant, and warehouse use. Whereas the Applicant is requesting an amendment to CM, which contemplates a mix of retail, restaurant, service commercial, entertainment, and other professional services. As discussed throughout, the proposed amendment is consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan goal for Spring Valley, where the Site is located:

- Policy SV-1.5: Encourage the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs (including health and childcare) and potentially work within close proximity of their homes.

Here, the Site is an ideal transition site between the existing manufacturing and industrial uses to the north, east and south, as well as the residential to the west. While the Applicant does not yet have final plans for the Site (the two parcels owned by the Applicant), the Site is an ideal CM location, situated near manufacturing, industrial, residential, public facility, railroad, high-transit roadways, and commercial uses. Additionally, with the change to CM and zone change to C-2, the entire corridor on the west side of Decatur Boulevard between Post Road and Sunset Road will be zoned C-2. Therefore, the Site is compatible with the proposed amendment.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to CM and zone change to C-2 meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies. This Site is substantially similar to nearby CM-planned parcels located west of the Site on West Sunset Road and South Jones Boulevard, most of which is currently undeveloped. Additionally, the Site here is, functionally, not well-suited for either industrial use or R-E residential given their size and location, and therefore, the conditions of the Site make it ideal for CM. The proposed amendment is in keeping with this consideration as identified in the Master Plan.

3. The proposed amendment is compatible with the surrounding area:

The Site is currently mixed-zoned C-2 and RE, each of which have distinct zoning goals. Pursuant to Title 30, C-2 zoning is intended to provide a range of commercial or mixed-commercial uses to support the designated area, in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent

residential neighborhoods. R-E zoning is suited for low density residential uses and to the raising of crops and of a limited number of animals.

Here, the Site is ideally buffered from the residential neighborhoods by existing M-1 and M-D uses, but is located conveniently nearby these areas so as to provide appropriate C-2 services. Whereas, with the location of the Site, R-E zoning is not ideal for residential use or keeping animals. Finally, in keeping with the overall intent of the Master Plan for mixed land use, the Site is located in and among varying, existing land uses, and located near high-transit corridors. Therefore, the proposed amendment and zone change are compatible with the surrounding area.

- 4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:**

The Master Plan for Spring Valley contemplates that the Spring Valley area is a large, diverse community as far as land use is considered. The area wherein the Site is located is designated largely as R-E and BE planned areas, with Neighborhood Commercial (“NC”) along the perimeter. As discussed throughout, the current proposal includes two, roughly 1-acre R-E parcels, which are not ideally located for the intended use, due to the existing uses surrounding the Site. Therefore, the proposed amendment is in keeping with the current trends for the area.

As a result, the proposed Master Plan amendment is appropriate for the area, and would be in keeping with the other core goals and policies of the Master Plan.

- 5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:**

The proposed master plan amendment to CM and zone change to C-2 will not have a negative effect on adjacent properties, transportation, or facilities. The immediately-surrounding area is largely commercial, manufacturing, and industrial, with small pockets of vacant RE-zoned parcels. The residential neighborhood to the west is buffered by the existing manufacturing uses.

The proposed amendment to CM and C-2 will not be more intense than what currently exists in the area, and instead will allow additional commercial services to provide services to the area. Therefore, the proposed amendment will not have a negative effect on adjacent properties or on transportation services and facilities.

- 6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment and zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Utilities are located near the Site.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment and zone change will not cause any detriment to public health, safety and general welfare to the people of Clark County. The proposed Site is located in a high-transit area, located among manufacturing and industrial uses, and the proposed amendment does not pose a risk to public health, safety or general welfare. This project will be a benefit not a detriment to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to CM and a zone change to C-2 is appropriate as the Applicant has satisfied the standard for approval.

Design Review:

The Applicant is not requesting a design review at this stage, and will instead do so at the subsequent stages of development planning in accordance with Clark County's newly-amended procedures.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL


Anthony J. Celeste

AJC/mkr

01/17/23 PC AGENDA SHEET

COMMERCIAL
(TITLE 30)

DECATUR BLVD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0648-DECATUR POST, LLC:

ZONE CHANGE to reclassify 3.8 acres from a C-2 (General Commercial) and an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone for future commercial uses.

Generally located on the southwest corner of Decatur Boulevard and Post Road within Spring Valley (description on file). MN/gtb/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-801-008; 163-36-801-014; 163-36-801-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Future commercial development

Request

This request is a zone boundary amendment for 3 vacant parcels. The project site has frontage along Decatur Boulevard, an arterial street, and Post Road, a local street.

Applicant's Justification

The applicant states this request to Corridor Mixed-Use along with a zone change for 2 of the 3 parcels (northernmost parcel is currently zoned C-2) is in keeping with the surrounding area. They also note Decatur Boulevard has developed into a commercial corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-19-700003	Annual Spring Valley Plan Amendment reclassified APN 163-36-801-014 to Commercial General	Approved by BCC	February 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0814-05	Reclassified to C-2 zone to reinstate ZC-1469-00 approval that expired for cab operations on adjacent parcels	Approved by BCC	July 2005
WC-0162-02	Waiver of conditions to require right-of-way dedication for Edmond Street	Approved by BCC	July 2002
ZC-1469-00	Reclassified to M-D and C-2 zoning for a convenience store, taxi staging, and maintenance facility	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Motorcycle dealer
South	Business Employment	C-2	Restaurant
East	Business Employment	R-E	Undeveloped
West	Business Employment	M-1	Freight distribution facility

Related Application

Application Number	Request
PA-22-700006	Master Plan Amendment to change the Land Use Designation from Business Employment (BE) 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**Current Planning****Zone Change**

The current uses in the surrounding area are a mix of restaurants, offices, service commercial, light industrial, and other professional services. Surrounding uses to the north immediately across Post Road and south of the site are already zoned C-2 (existing motorcycle dealer to the north and restaurant to the south). C-2 zoning is also located to the south past Sunset Road towards the 215 Beltway. Across Decatur Boulevard to the east is existing C-2 and R-E zoning that mirrors the properties in this request. Immediately to the west along the south side of Post Road is an existing freight distribution facility zoned M-1.

The northernmost of the 3 parcels under review in this application (at the southwest corner of Decatur Boulevard and Post Road) is zoned C-2 while the 2 southernmost parcels on this site are currently zoned R-E.

The nearest Corridor Mixed-Use (CM) is currently located approximately three-fourths of a mile to the southwest at the northeast corner of Sunset Road and Jones Boulevard.

Staff believes this to be 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 trend toward increased commercial developments along this portion of Decatur Boulevard.

Staff finds the request for a zone boundary amendment to C-2 zoning appropriate for this location.

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 Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 22, 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:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; and 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.

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.

Department of Aviation

- Applicant is advised to incorporate exterior to interior noise level reduction into the building construction as required by Code for use; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DECATUR POST, LLC

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

4

01/17/23 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

JONES BLVD/TECO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0643-JONES SUNSET, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Teco Avenue and Sunset Road and a portion of a right-of-way being Jones Boulevard located between Teco Avenue and Sunset Road within Spring Valley (description on file). MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:
163-36-401-013 through 163-36-401-015

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) patent easements, 3 foot or 33 foot wide, within the parcels; and 2) a 5 foot portion of Jones Boulevard to accommodate a detached sidewalk. The applicant indicates the patent easements and portion of right-of-way are no longer necessary to preserve public access, utilities, or drainage on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0600	Reclassified 2.5 acres from R-E to C-2 zoning (APN 163-36-401-015)	Approved by BCC	March 2021
UC-20-0461	Off-highway vehicle, recreational vehicle, and watercraft storage (APNs 163-36-401-013 and 163-36-401-014)	Approved by BCC	December 2020
ZC-17-1113	Reclassified 5 acres from R-E to C-2 zoning (APNs 163-36-401-013 and 163-36-401-014)	Approved by BCC	February 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Corridor Mixed-Use	R-E & M-D	Single family residential & undeveloped
South	Corridor Mixed-Use & Neighborhood Commercial	C-2 & C-P	C-store & gas station, office spaces, & undeveloped
East	Neighborhood Commercial	C-P	Office
West	Business Employment	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 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 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Grant any new easements as necessary;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY BITTON

CONTACT: LARRY BITTON, HORROCKS ENGINEERS, 1401 N. GREEN VALLEY
PKWY, SUITE 160, HENDERSON, NV 89074



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 type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0643</u>	DATE FILED: <u>11/15/22</u>
		PLANNER ASSIGNED: <u>JGH</u>	TAB/CAC DATE: <u>12/27/22</u> 6pm
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>1/12/23</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>JONES SUNSET LLC</u>
	ADDRESS: <u>5528 S. FT APACHE RD</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702.457.7676 x 14</u> CELL: _____
	E-MAIL: <u>SANDROV.VERAS@GMAIL.COM</u>

APPLICANT	NAME: <u>VENTURA ENTERPRISES INVESTMENTS & DEVELOPMENT</u>
	ADDRESS: <u>5528 S. FT. APACHE RD</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702.457.6767 x 14</u> CELL: _____
	E-MAIL: <u>SANDROV.VERAS@GMAIL.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>HORROCKS ENGINEERS</u>
	ADDRESS: <u>1401 N. GREEN VALLEY PKWY #160</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>702.966.4063</u> CELL: <u>70.883.1300</u>
	E-MAIL: <u>LARRYB@HORROCKS.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-36-401-013,014,015

PROPERTY ADDRESS and/or CROSS STREETS: SEC JONES & TECO

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.

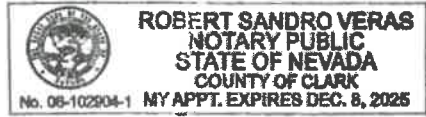
Samuel Ventura
Property Owner (Print)

Property Owner (Signature)*

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 31 2022 (DATE)

By Samuel Ventura
NOTARY PUBLIC: Robert S. Veras



*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.

November 7, 2022

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

**RE: Justification Letter for Vacation of PATENT EASEMENTS and Excess ROW
APN 163-36-401-013, 014, 015**

Dear Planning Manager:

On behalf of the Owner, Jones Sunset LLC, we submit this justification for the vacation of existing patent easements along with excess right-of-way encumbering the property.

Request - Vacate the existing patent easements 1230156, 1231773 and 1230237.

Justification – The patents are no longer necessary to preserve public access, utilities or drainage. The abutting right of way for Jones Blvd and Teco Drive have been dedicated per Doc 20211221-0003028. With the exception of the south side of 163-36-401-014, the adjacent parcels are either developed or road dedications granted.

Request - Vacate the 5' of right of way along Jones Boulevard that is the difference between documents 20211221:03028 and 20220218:02377.

Justification – This portion of the right of way is no longer necessary to preserve public access, utilities or drainage. The abutting right of way for Jones Blvd and Teco Drive have been dedicated per Doc 20211221-0003028.

Please do not hesitate to contact me with any questions or for additional information.

Sincerely
Horrocks Engineers



Jason B. Dineen, P.E.
Land Development Project Manager

Cc: Sandro Veras, Ventura Enterprises Investments & Development LLC