



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 14, 2025

6:00pm

AGENDA

Note:

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

Board/Council Members: John Getter -Chair
 Dr. Juana Leia Jordan
 Carol Lee White

Randal Okamura
 Matthew Tramp

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
 TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
 JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – APRIL BECKER – MICHAEL NAFT
 KEVIN SCHILLER, County Manager

- III. Approval of Minutes for November 26, 2024 and December 10, 2024 (For possible action)
- IV. Approval of the Agenda for January 14, 2025, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **UC-24-0679-WH PROPERTIES, LLC:**
USE PERMIT for outdoor dining and drinking.
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distance.
DESIGN REVIEW for a commercial development on 1.93 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Oquendo Road and the west side of Rainbow Boulevard within Spring Valley. MN/dd/kh (For possible action) **01/22/25 BCC**
 - 2. **UC-24-0699-GOLDEN MAUL, LLC:**
USE PERMITS for the following: 1) mobile food vendors; and 2) outdoor dining and drinking, and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) alternative driveway geometrics.
DESIGN REVIEW for mobile food vending on a portion of 2.75 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road and the east side of Tenaya Way within Spring Valley. MN/bb/kh (For possible action) **01/22/25 BCC**
 - 3. **VS-24-0680-WH PROPERTIES, LLC:**
VACATE AND ABANDON a portion of right-of-way being Oquendo Road located between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). MN/dd/kh (For possible action) **01/22/25 BCC**
 - 4. **WC-24-400138 (ZC-0482-01)-SHAZERS2, LLC:**
WAIVER OF CONDITIONS of a zone change requiring to provide intense landscaping which complies with Figure 30.64-12 along the north, west, and east property lines for a previously approved retail/office center on 4.25 acres in CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Oquendo Road within Spring Valley. MN/rg/kh (For possible action) **01/22/25 BCC**

5. **WS-24-0703-SHAZERS2, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a commercial retail building on a 1.06 acre portion of a 4.25 acre site in a CG (Commercial General) Zone. Generally located on the southeast corner of Durango Drive and Oquendo Road within Spring Valley. MN/rg/kh (For possible action) **01/22/25 BCC**

6. **WS-24-0702-PERON SANDRA REVOCABLE TRUST & PERON SANDRA TRS:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Via Bonita Circle, 235 feet west of Fairwinds Place within Spring Valley. JJ/tpd/kh (For possible action) **02/04/25 PC**

7. **UC-24-0684-GROSH, VIVIAN & BRYAN, W.:**
USE PERMIT for a community residence.
WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Flowerdale Court, 275 feet south of Garden Grove Avenue within Spring Valley. MN/jud/kh (For possible action) **02/04/25 PC**

8. **WS-24-0578-SOGHOMONYAN, ANAHIT:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.08 acres in an RM18 (Residential Multi-Family-18) Zone. Generally located on the west side of Sunset Pines Street, approximately 35 feet north of Violet Sunset Avenue within Spring Valley. JJ/my/kh (For possible action) **02/04/25 PC**

9. **PA-24-700039-DESERT INN SQUARE, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) on 5.00 acres.
Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/gc (For possible action) **02/04/25 PC**

10. **ZC-24-0717-DESERT INN SQUARE, LLC:**
ZONE CHANGE to reclassify 5.00 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley (description on file). MN/gc/ (For possible action) **02/04/25 PC**

11. **VS-24-0718-DESERT INN SQUARE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Cimarron Road and Myers Street within Spring Valley (description on file). MN/rr/kh (For possible action) **02/04/25 PC**

12. **WS-24-0719-DESERT INN SQUARE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action) **02/04/25 PC**
13. **TM-24-500155-DESERT INN SQUARE, LLC:**
TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action) **02/04/25 PC**
14. **ET-24-400140 (WS-21-0544)-JAMD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office building; and 2) finished grade on a 3.8 acre portion of 13.6 acres in a CP (Commercial Professional) Zone. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/my/kh (For possible action) **02/05/25 PC**
15. **VS-24-0713-PSI OQUENDO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Grand Canyon Drive and Fort Apache Road, and a portion of right-of-way being Fort Apache Road located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/rr/kh (For possible action) **02/05/25 PC**
16. **UC-24-0714-PSI OQUENDO, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) waive residential adjacency standards; and 3) alternative driveway geometrics.
DESIGN REVIEW for a mini-warehouse facility on 4.47 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action) **02/05/25 PC**
17. **TM-24-500154-PSI OQUENDO, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 4.47 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action) **02/05/25 PC**
18. **ZC-24-0723-CFT NV DEVELOPMENTS, LLC:**
ZONE CHANGE to reclassify 1.24 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Warm Springs Road and Gagnier Boulevard within Spring Valley (description on file). MN/gc (For possible action) **02/05/25 PC**

19. **VS-24-0724-GARMIC PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Cimarron Road, and between Warm Springs Road and Capovilla Avenue within Spring Valley (description on file). MN/jud/kh (For possible action) **02/05/25 PC**

20. **WS-24-0725-GARMIC PROPERTIES, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed restaurant with drive-thru on 1.24 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Gagnier Boulevard and Warm Springs Road within Spring Valley. MN/jud/kh (For possible action) **02/05/25 PC**

VII. General Business

1. Elect a Chair and Vice Chair (For possible action)
2. Approve 2025 Meeting Calendar (For possible action)
3. Review Spring Valley Town Advisory Board Bylaws (For discussion only)

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

IX. Next Meeting Date: January 28, 2025.

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>

01/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0679-WH PROPERTIES, LLC:

USE PERMIT for outdoor dining and drinking.

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distance.

DESIGN REVIEW for a commercial development on 1.93 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Oquendo Road and the west side of Rainbow Boulevard within Spring Valley. MN/dd/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-601-037

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the driveway departure distance for a driveway on Rainbow Boulevard to 82 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.93
- Project Type: Commercial development (restaurants and retail)
- Number of Stories: 1
- Building Height (feet): 39 (retail building)/22 (coffee shop with drive-thru)/23 (fast food restaurant with drive-thru)
- Square Feet: 10,467 (retail building)/1,756 (coffee shop with drive-thru and outdoor dining and drinking)/3,472 (fast food restaurant with drive-thru)
- Parking Required/Provided: 61/61
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed commercial development (restaurants and retail) on a 1.93 acre site, with access from 2 driveways. The main driveway is centrally located along the east property line adjacent to Rainbow Boulevard, while the second driveway from Oquendo Road already exists on the parcel directly to the west. Cross access is provided at the northwest corner of the

site from the parcel to the west and is also shown as part of a future development to the south that is not a part of this application.

The plans depict the proposed in-line retail building within the western half of the site. The northeast portion of the site includes a coffee shop with a drive-thru lane flowing in a counterclockwise direction. The coffee shop also features an outdoor dining area on the west side of the building, which is 168 feet away from the single-family development to the northwest. The southeast portion of the site includes a fast-food establishment also with a drive-thru lane flowing in a counterclockwise direction.

There are 2 trash enclosures located north of the proposed in-line retail building and west of the proposed coffee shop. There is an additional trash enclosure centrally located near the southern property line, west of the proposed fast-food restaurant and east of the proposed in-line retail building.

Landscaping

Detached sidewalks with street landscaping are provided along Oquendo Road and Rainbow Boulevard. The north property line along Oquendo Road will feature a minimum 17 foot wide landscape strip and the east property line along Rainbow Boulevard will feature a minimum 15 foot wide landscape strip. The plans show that medium trees spaced every 20 feet on center will be planted within the street landscaping, but only on the back side of the detached sidewalk along both rights-of-way. The eastern half of the south property line also includes a 6 foot wide landscaping strip with medium trees spaced 20 feet on center. The western property line will feature decorative rock behind the proposed in-line retail building. Lastly, the proposed commercial development features the required amount of landscape finger islands and landscaping throughout the parking lot areas.

Elevations

The proposed in-line retail building is depicted as being 39 feet high, the coffee shop is 22 feet high, and the fast food restaurant is 23 feet high. The in-line retail building features painted stucco, glazed windows, canvas awnings over each storefront, and a variable roofline. Both of the proposed restaurants feature painted stucco, glazed windows, faux stone veneer, and variable rooflines.

Floor Plans

The plans show that the proposed retail building has an overall area of 10,467 square feet. The proposed coffee shop has an overall area of 1,756 square feet and a 625 square foot outdoor dining and drinking area on the west side of the building, and the fast food restaurant has an overall area of 3,472 square feet.

Applicant's Justification

The applicant states the site was already zoned for commercial uses and is requesting a use permit to decrease the separation from outdoor dining and drinking to an area subject to residential adjacency. Additionally, the applicant is requesting a design review for the site as a whole and a waiver to reduce the driveway departure distance.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1813-05	Vacated 5 feet of right-of-way along Rainbow Boulevard and Patrick Lane	Approved by PC	January 2006
ZC-1740-04	Office/retail buildings and a mini-warehouse	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	CG (AE-60)	Office & commercial complex
South	Corridor Mixed-Use	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CG (AE-60)	Office

Related Applications

Application Number	Request
VS-24-0680	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Use Permit**

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

Staff does not normally support use permits for reductions in separation for residential adjacency, but in this case the proposed use of the space in question should not have a negative impact on the nearby residences. The proposed landscape strip along Oquendo Road ranges in width from 17 feet to 21 feet, which should act as a buffer from any noise or odors. Additionally, staff finds that the requested reduction for the outdoor dining use is minor (a 16% reduction). For these reasons, staff can support this request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

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

The proposed commercial development includes 4 sided architecture that should make the site architecturally appealing once completed. The proposed commercial development also provides ample site circulation and numerous pedestrian walkways. Additionally, the proposed design meets Code in terms of setbacks, overall site design, sustainability measures, and pedestrian/vehicular connectivity. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection with the request to reduce the departure distance on Rainbow Boulevard. The applicant worked with staff to provide additional distance on-site to allow vehicles to exit the right-of-way without conflicts, further mitigating the reduction in the departure distance.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;
- 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 devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0520-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALI KAVEH

CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD #200, LAS VEGAS, NV 89118

10-27-2024

Clark County planning and Zoning

To whom it may concern,

Please accept this letter requesting a design review on APN 163-34-601-037. This is already zoned commercial and we just need to submit a design review for a retail complex with alternative landscape. We are asking for use permit for outside dining , reduce the residential separation and waiver of development standards request since our driveway on Rainbow does not meet the minimum required distance

Sincerely

Ali Kaveh
(702)277-0194

01/22/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-24-0699-GOLDEN MAUI, LLC:

USE PERMITS for the following: 1) mobile food vendors; and 2) outdoor dining and drinking, and cooking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for mobile food vending on a portion of 2.75 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Sunset Road and the east side of Tenaya Way within Spring Valley. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:
163-34-813-003 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate trees along Tenaya Way and Sunset Road where trees are required per Section 30.04.01D.
2. Reduce throat depth for a driveway along Sunset Road to 9 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6410 S. Tenaya Way
- Site Acreage: 2.75 (portion)
- Project Type: Mobile food vendors
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 5,365 (sales area)
- Parking Required/Provided: 108/118

Site Plan

The plan depicts a commercial development with 4 buildings containing approximately 21,000 square feet of commercial uses. The entire commercial development has 104 existing parking

spaces. The proposed mobile food vendor (food trucks) sales area is on the southwest portion of the 2.75 acre site. Up to 11 mobile food vendor trucks and carts are shown on the site plan with the existing commercial buildings located east of this site. The pedestrian market space is approximately 8,770 square feet and provides internal walkways and picnic table spaces. The sales space for food trucks and food carts is approximately 5,365 square feet on the outside edge of the pedestrian market space. The remaining space of this development includes the street landscaping and pedestrian sidewalks. The total area of the new development will include approximately 0.65 acres of the total 2.75 acre site. There are existing driveways on Tenaya Way and Sunset Road with driveways on the west and south sides of the existing retail buildings. The mobile food vending area will include 20 new parking spaces and pedestrian walkways on the north and east sides of the food vending area. A new drive aisle is shown on the plan with 10 parking spaces on the south side of the sales area. Removable bollards will divide the sales area from the new drive aisle for the safety of pedestrians. Existing trash enclosures are located on the south side of the existing retail building at the southeast corner of the property. Existing detached sidewalks are connected to the interior pedestrian walkways. Picnic tables are located adjacent to a u-shaped pedestrian walkway that enters and exits the sales area from the south. Several decorative shade sails are located over the sales area and include misters, and low intensity string lights.

Landscaping

Parking lot landscape islands with trees have been added to the plan to meet Code. An existing detached sidewalk is located on the west and south sides of the sales area with extensive landscaping shrubs planted. Approximately 10 trees were planted as part of the street landscaping along both roads and were removed sometime before 2024. The applicant is requesting to not plant trees along Tenaya Way or Sunset Road and is the subject of a waiver request.

Elevations

The elevations depict the food trucks and carts with support poles and shade sails.

Floor Plans

This proposal includes 1 of the retail building units. The indoor space will provide access to a restroom and additional picnic tables in a climate controlled area.

Applicant's Justification

The applicant is proposing to transform an underutilized vacant portion of a 2.75 acre retail development. Multiple mobile food vendors will be able to park at this location and create a mobile food vendor market. This area does not have an active night-time space for residents to experience a wide variety of food options in 1 location. This location will provide a consistent place for food truck services to be experienced by the public. The applicant is proposing to operate the mobile food vendor sales on Thursday and Sunday from 4:00 p.m. to 10:00 p.m., and Friday and Saturday from 4:00 p.m. to 11:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0994	Major training facility (learning center)	Approved by PC	February 2020
DR-1780-07	Tavern and garage	Approved by PC	February 2007
DR-0870-06	Office/retail development	Approved by BCC	July 2006
VS-1517-05	Vacated easements	Approved by PC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Place of Worship
South	Business Employment	RM18 (AE-60)	Multi-family residential
East	Business Employment	IP (AE-60)	Warehouse & undeveloped
West	Business Employment	IP, CG (AE-60)	Warehouse & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
Use Permits**

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

A use permit is required for multiple mobile food vendors on a site and for outdoor dining not in conjunction with a primary eating and drinking establishment. The purpose of the use permits is to evaluate and determine if the proposed mobile food vendors and outdoor dining will have any impacts on the adjacent and surrounding uses. The proposed location for the food vendors is within an existing pad site that will include additional on-site parking and parking lot landscaping. The property exceeds the minimum parking spaces to accommodate the proposed mobile food vendor uses. The placement of the mobile food vending trucks and carts will provide adequate separation between pedestrians and the drive aisles. The applicant is providing an indoor space located across the drive aisle in the existing retail building for bathroom access and additional seating. Therefore, staff can support these requests.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Removal of previously planted trees and the current request to not plant required trees, will not meet Master Plan Policy 3.6.1 for decreasing the urban heat island effects. Staff is unable to support the waiver request.

Design Review

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

The proposed mobile food vending area is appropriate for this location. The shade sails and pedestrian walkways provide adequate safe access to this site. The low intensity string lights will not create a hazardous condition, and the applicant is providing an indoor space with restrooms for patrons. The access is existing from driveways on the south and west side of the property, and there is additional parking available. Many of the parking spaces will not be used after regular business hours, decreasing the chances of a parking problem at this location. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to reduce the throat depth for the existing commercial driveway on Sunset Road. Additionally, the 3 driveways should see equal use, further mitigating potential impacts from the reduced throat depth.

Staff Recommendation

Approval of the use permits, waiver of development standards #2, and the design review; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the Sunset Road improvement project.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RANDOM FUTURE, LLC

CONTACT: RANDOM FUTURE LLC, 7686 BOCA RATON DRIVE, LAS VEGAS, NV
89113

②

UC 24-0699

APR-24-100488

Introducing - Sunset Tenaya Night Market

Propose: As specialty food trucks are getting more and more popular in Las Vegas, rather than finding them scattered around in the city of Las Vegas, we would convert our retail pad to a new “hangout” and “trendy” market. This idea projects to revitalize the area, and promote local entrepreneurship and provide a unique culinary experience for local residents and visitors to Las Vegas.

Project overview:

Location: The proposed site is located at 6410 S. Tenaya Way, Las Vegas, NV 89113, whereas the retail pad is located at the NE corner of Sunset & Tenaya. APN# 163-34-813-003

Objective: Our primary objective is to transform an underutilized retail pad into a dynamic street market that hosts a rotating selection of food trucks offering diverse cuisines.

Features: The street market will feature designated spaces for food trucks and tents, seating areas for patrons, waste management facilities, and adequate parking provisions.

Operational Plan: The market will operate between 4pm to 10pm Thursdays and Sundays, and 4pm to 11pm Friday and Saturday, close Monday to Wednesday, 4 days a week. The operating hours provides a good selection of food choices for the dinner crowds, at the same time minimizing the traffic that will be created from this innovative idea. Also for any potential for special events and entertainment to enhance the visitor experience.

Benefits to the community:

- 1.) Food trucks are getting more and more popular in the City of Las Vegas. Every one of them has unique theme and specialty. Rather than finding them scattered everywhere in the city of Las Vegas, we are here to provide the spot that’s managed, and provide with amenities for not only the culinary entrepreneurs to showcase their specialties, but also the locals and tourists to have a “check-in” spot for the night, or the weekend.
- 2.) Create community engagement: currently at Sunset and Tenaya is more of a “day time” commercial place, it lags “activities” after hours. The night market idea will create a “new hangout spot” not only for the residences around us, but also everyone in Las Vegas. Just like “626 night market” in LA, or “Las Vegas foodie-fest” hosted in Las Vegas speedway, the idea of night market can bring gather all the specialty of our culinary experts, and provide a fun spot full of selections for our local residents and tourists.
- 3.) Unique attraction: overlooking currently in Las Vegas, there are a lot of specialty food trucks around. However, they all are in a different locations, and different hours, and it

will be very hard to enjoy and experience every one of them in a timely manner. Sunset and Tenaya Night market will be the spot of majority of these culinary specialties. It will be the spot for everyone to “check-in” on their social media. It will provide an “exciting, fun, and trendy” location to help boost the local economy and stay true to our statement – supporting the community.

Zoning Considerations:

- 1.) Zoning Compliance: Our proposal aligns with the zoning regulations of Clark County, and we are committed to ensuring full compliance throughout the development and operation of the street market.
- 2.) Parking Management: The retail plaza is own by the same owner, and the tenants rarely utilize all parking spaces. Most tenants do not open on Saturday & Sunday so the existing parking spaces can sustain the traffic increase.
- 3.) Noise Control: Measures will be implemented to minimize noise disturbance to nearby residents with designated operating hours. The closest residence is approximately 130 ft away from the retail pad on the south side of Sunset Road.
- 4.) Environmental Impact: We are committed to implementing sustainable practices, including waste reduction, recycling initiatives, and garbage management, to minimize the environmental footprint of the street market.

We hereby request for the followings for the project:

1. Use Permit for outdoor market (night market) with 11 food trucks
2. Use Permit for outdoor dining not in conjunction with a primary eating and drinking establishment
3. Design review for lighting plan
4. Design review for night market
5. Waivers from Public Works for the throat depth on east side to be 9' 5", and west side of commercial drive off West Sunset Road to be 22' 1".
6. Requesting waiver for not planting large 3 inch caliper trees every 30 feet along West Sunset Road and Tenaya Way.

Restroom:

We are planning on utilizing the existing unit in the plaza (Building 2 – 6438 – Unit 130) which currently has one existing restroom with a handwashing sink. The unit will be open during the business hour as shown below.

Mon	OFF
Tue	OFF
Wed	OFF
Thur	4p - 10p
Fri	4p - 11p
Sat	4p - 11p
Sun	4p - 10p

Conclusion:

We believe that the conversion of the retail pad into a night market for food trucks will bring significant social, economic, and cultural benefits to Clark County. We are committed to working closely with local authorities, stakeholders, and the community to ensure the success of this project while addressing any concerns or feedback. We look forward to your favorable consideration of our proposal.

Thank you for your time and attention.

Sincerely,

Thomas Ng

Project Manager, Sunset Tenaya Night Market

Cell: (702)528-6216 email: thomasngch@gmail.com

01/22/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0680-WH PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Oquendo Road located between Rosanna Street and Rainbow Boulevard within Spring Valley (description on file). MN/dd/kh
(For possible action)

RELATED INFORMATION:

APN:
163-34-601-037

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon a portion of right-of-way being Oquendo Road located along the north property line of the site. The portion of right-of-way being vacated is shown as being 5 feet wide and approximately 250.5 feet long. The proposed vacation is for the construction of a detached sidewalk in conjunction with a proposed commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1813-05	Vacated 5 feet of right-of-way along Rainbow Boulevard and Patrick Lane	Approved by PC	January 2006
ZC-1740-04	Office/retail buildings and a mini-warehouse	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	CG (AE-60)	Office & commercial complex
South	Corridor Mixed-Use	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CG (AE-60)	Office & commercial complex

Related Applications

Application Number	Request
UC-24-0679	A use permit, waiver of development standards, and design review for a commercial development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALI KAVEH

CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD #200, LAS VEGAS, NV 89118

DRAFT

10-27-2024

Clark County Planning and Zoning

To whom it may concern,

Please accept this letter requesting a vacation for right-of way on APN 163-34-601-037. This is to vacate 5 feet of Oquendo Rd that was dedicated at 30 feet to accommodate the detached sidewalk requirements.

Sincerely

Ali Kaveh
(702)277-0194

4

01/22/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-24-400138 (ZC-0482-01)-SHAZERS2, LLC:

WAIVER OF CONDITIONS of a zone change requiring to provide intense landscaping which complies with Figure 30.64-12 along the north, west, and east property lines for a previously approved retail/office center on 4.25 acres in CG (Commercial General) Zone.

Generally located on the southeast corner of Durango Drive and Oquendo Road within Spring Valley. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-212-003 through 163-33-212-005

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5950 & 5980 S. Durango Drive
- Site Acreage: 4.25
- Project Type: Commercial development

Plans, History, & Request

The Board of County Commissioners approved ZC-0482-01 in July 2001 which rezoned the site to a C-1 and C-2 zoning districts that allowed for a retail/office center. The first 2 commercial buildings were constructed on APNs 163-33-212-004 through 163-33-212-005, in 2006. The third building is being proposed under WS-24-0703 as a companion item with this waiver of conditions request. The proposed development is subject to the requirements of ZC-0482-01 for intense landscaping along the north, west, and east property lines. The existing landscaping along the north, west, and east property lines was installed contrary to the previous condition of approval for the zone change. The applicant states that the existing landscaping strips are 10 feet wide along Durango Drive and 8 feet wide along Oquendo Road and the east landscape buffer, which contains a single row of large trees spaced on average of 30 feet apart including existing shrubs. The existing trees were planted when the site was originally developed. As part of this request, the applicant is requesting that the existing landscape remain as is to develop the remaining parcel in the commercial complex.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0482-01:

Comprehensive Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Provide intense landscaping which complies with Figure 30.64-12 along the north, west and east property lines;
- Six to eight foot wide landscape strip along the south property line with intense landscaping;
- All applicable standard conditions for this application type;

Public Works

- Design review as a public hearing for any significant changes on right-of-way dedications to include a spandrel area at the intersection of Oquendo Road and Durango Drive;
- Drainage and traffic studies and compliance;
- Full off-sites.

Applicant's Justification

The applicant states the original condition was not fulfilled based on the existing landscaping strips and would like to keep the existing single row of trees as originally installed to the site the intense landscape which will reduce the site visibility on landscaping strips adjacent to the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0482-01	Reclassified the 4.1 acre site from R-E to C-1 and C-2 zoning districts (now CG) for a retail/office center	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Office development
South	Neighborhood Commercial	CP	Office development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Undeveloped

Related Applications

Application Number	Request
WS-24-0703	A waiver of development standards to allow modified driveway design standards and design review for a retail building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose. Staff finds that the existing and proposed street landscaping meets the current Code requirements for landscaping along Durango Drive and Oquendo Road, including 10 feet of landscaping behind the existing attached sidewalks. In accordance with Figure 30.64-12, with a 10 foot wide landscape strip, the existing wall measures 6 feet in height. The landscape strip is laid out at 10 feet wide and the perimeter wall height of 6 feet. The trees along the east property line are installed in a single row. While staff typically does not support requests to waive previously approved imposed conditions, the site landscaping has been there for almost 20 years and with no issues between the neighbors. The applicant is replacing the dead tree along the east property line and will provide additional street trees along Oquendo Road. For this reason staff supports this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0521-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PINNACLE ARCHITECTURAL STUDIO

**CONTACT: PINNACLE ARCHITECTURAL STUDIO, 9484 W. FLAMINGO ROAD #370,
LAS VEGAS, NV 89147**

DRAFT



WC - 24-400138

November 27, 2024

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Application#: 24-100129
APN: 163-33-212-003

RE: Justification Letter of Land Use Application for Proposed 2-story Shell Building with (WC) Waiver of Condition

To Whom It May Concern:

This proposed new shell building development for retail use, in current CG zoning is located at the southeast corner of Durango Drive & Oquendo Road and consists of a 2-story structure. The second floor has 8,515 sq ft and the first floor has 9,142 sq ft, a total of 17,657 sq ft gross floor area.

(WC) Waiver of Condition

Waiver of condition for landscape buffer per plans on file records ZC-0482-01

The requirement of intense landscape strips 6'-8' in width along north (Oquendo Road) and west (Durango Drive) property lines, including to provide 2 rows of 24"-box trees (large evergreen), wall at 6' min in height, and shrubs to cover 50% of landscape area.

The existing landscaping strips are 10' in width along Durango Drive and 8' in width along Oquendo Road with single row of large trees in average 30' apart including existing shrubs among these trees.

The existing trees were planted when the site was developed. Because the original condition was not fulfilled based on the existing landscaping, we would like to continue to keep the existing single row of trees as originally installed on to the site instead of having an intense landscaping which will reduce the site visibility.

This existing landscape strip is conflict with the current requirement of providing the sight visibility zones per Uniform Standard Drawing 201.2.

Allow to apply the current landscaping standards 30.04.01D and to substitute this condition of requirement based on the previous version of Title 30-Figure 30.64-12 with parking lot & street landscaping strips which are 10' in width along Durango Drive and 8' in width along Oquendo Road. Additional trees & shrubs will be provided to meet current standards and to satisfy the requirements of the sight visibility zones.

Thank you for your consideration.

Sincerely,

Ping To,
Architect

PINNACLE ARCHITECTURAL STUDIO
9484 W. FLAMINGO RD. SUITE 370, LAS VEGAS, NV 89147
PH.702.940.6920 FX. 702.940.6921 WWW.LVPAS.COM

01/22/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0703-SHAZERS2, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a commercial retail building on a 1.06 acre portion of a 4.25 acre site in a CG (Commercial General) Zone.

Generally located on the southeast corner of Durango Drive and Oquendo Road within Spring Valley. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:
163-33-212-003 through 163-33-212-005

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the throat depth on Oquendo Road to 7 feet where 50 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 86% reduction).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 5950 & 5980 S. Durango Drive
- Site Acreage: 1.06 (portion)/4.25 (overall)
- Project Type: Retail building
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 9,142 (first floor)/8,515 (second floor)/17,657 (overall)
- Parking Required/Provided: 51/58
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a 4.25 acre commercial center located on the southeast corner of Durango Drive and Oquendo Road with 2 existing buildings. The request is to develop the remaining 1.06 acre portion of the commercial center on the north end for a 2 story retail building. The proposed building is set back 61 feet from the east property line, 62 feet from the north property line, and 77 feet from the west property line. The site is accessible from both Durango Drive and Oquendo Road with shared driveways for the 3 parcels associated with the development. Fifty-eight parking spaces are provided where 51 parking spaces are required for the proposed building

which is under the 15 percent maximum parking allowed of 59 parking spaces threshold. The proposed trash enclosure is located on the southeast corner of the proposed building and is set back more than 72 feet from the east property line.

Landscaping

The plan depicts an existing 10 foot landscaping strip along Durango Drive and Oquendo Road. Three new large trees and shrubs are being provided along Oquendo Road, where currently the mid-section of the landscape strip is without any trees and shrubs. Parking lot landscaping is equally distributed throughout the site. Along the east property line, the existing landscape strip is laid out at 10 feet wide, and the existing wall measures 6 feet in height. Trees along the east property line are installed in a single row. The plan is to replant the same type of tree that is missing adjacent to the proposed development site.

Elevations

The elevations depict a proposed commercial building consisting of 2 stories, measuring approximately 38 feet in height. The building features modern style architecture with variations in roof height of over 2 feet includes as part of the parapet return. The proposed materials consist of stucco, an awning along the south elevation over the door entrance and over the windows. In addition, recognizable changes in texture, materials and surface colors with engaged columns are integrated into the design of the building. The base of the building contains stone veneer features.

Floor Plans

A proposed commercial building measuring 17,657 square feet in area. The building consists of open tenant space on the first floor and second floor. The open floor plans will be improved in the future to meet the needs of the future building tenants.

Applicant's Justification

The applicant is proposing a new shell building for retail use in the CG zone. The new development is included to provide parking spaces, parking aisles for traffic circulation and connection to adjacent commercial center. The applicant states that the existing traffic access driveway from Oquendo Road has an existing throat depth with an existing 19 feet on the east side of the driveway. The west side of the driveway has an existing throat depth of 7 feet. Both throat depths are to remain and the proposed development provides a logical parking design layout and efficient connection to the existing parking aisles from adjacent buildings with smooth traffic circulation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0482-01	Reclassified the 4.1 acre site from R-E to C-1 and C-2 zoning districts (now CG) for a retail/office center	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Office development
South	Neighborhood Commercial	CP	Office development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG	Undeveloped

Related Applications

Application Number	Request
WC-24-400138 (ZC-0482-0)	A waiver of conditions of ZC-0482-01 to provide intense landscaping along the north, west, and east property lines is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

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

The architectural design of the building is not unsightly or undesirable in appearance. The proposed commercial building is adjacent to residential development to the east and it does not affect the residential adjacency requirements for this development. This development will complete the commercial center and the portion of the street landscaping along Oquendo Road will have additional trees. The proposed development complies with SV-1.5, to 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. Staff has no objection to the design of the building.

However, since staff is not supporting the waiver of development standards request, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the reduction in the throat depth on Oquendo Road. The reduced throat depth may result in stacking of vehicles in the right-of-way. The applicant can meet throat depth requirements with a redesign of the site.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0521-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PINNACLE ARCHITECTURAL STUDIO
CONTACT: PINNACLE ARCHITECTURAL STUDIO, 9484 W. FLAMINGO ROAD #370,
LAS VEGAS, NV 89147

DRAFT



WS-24-0703

5

November 27, 2024

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Application#: 24-100129
APN: 163-33-212-003

RE: Justification Letter of Land Use Application for Proposed 2-story Shell Building with (DR) Design Review and (WS) Waiver of Development Standards

To Whom It May Concern:

This proposed new shell building development for retail use, in current CG zoning is located at the southeast corner of Durango Drive & Oquendo Road and consists of a 2-story structure. The second floor has 8,515 sq ft and the first floor has 9,142 sq ft, a total of 17,657 sq ft gross floor area.

This new development is included to provide parking spaces, parking aisles for traffic circulation & connection to adjacent existing property and parking lot landscaping.

From Sustainability Checklist, it has scored 7 points for this proposed development. One of the scored items is to provide trees 10 % more than required. On Landscape Plan & Landscape Tab are showing to provide trees 90% more than required.

Waiver request for Min. 75' throat depth distance on both sides of the Oquendo Road commercial traffic access driveway per Uniform Standard Drawing 222.1

This existing traffic access driveway from the Oquendo Road has an existing 19.53' throat depth condition on EAST SIDE of this driveway immediately to connect to the existing parking spaces & their surrounding landscaping area to remain unchanged.

This proposed new development provides a logical parking design layout & efficient connection to the existing parking access aisles from adjacent office building property with smooth traffic circulation including to satisfy fire truck access configuration. However, it will leave a 7.76' throat depth condition to connect to the WEST SIDE of this existing Oquendo Road traffic access driveway instead of 75' throat depth distance.

Shared driveway access among these 3 parcels (APN 163-33-212-003, 163-33-212-004, and 163-33-212-005) are allowed which is stated on CC&R for Crest Ridge Business Park (Records # 20050407-0000511, APN 163-33-212-001), Article VII – Easements, Section 7.2:

Reciprocal easements for Use of Common Areas and Access. Subject to Section 5 .1, each of the Lots and their respective Owners, tenants and subtenants, and the agents, customers, licensees and invitees of each of them, is hereby granted a non-exclusive reciprocal right, privilege and easement over, upon and across Common Areas, to use those portions of the Common Areas, which, by their nature, are manifestly designed and intended for common use by the Occupants of the Project for pedestrian walkways, pedestrian ingress and egress to and from buildings, pedestrian and vehicular ingress and egress to from the parking areas and Drives, for the respective purposes for which such Common Areas

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are designed. Without limiting the generality of the foregoing, and except as otherwise provided in Section 5 .1 hereinabove, each of the Lots and their respective Owners, tenants and subtenants, and the agents, suppliers, purveyors, customers, licensees and invitees of each of them, is hereby granted: (i) a non-exclusive reciprocal right, privilege and easement over, upon and across the Drives and each Lot,

Thank you for your consideration.

Sincerely,

Ping To,
Architect

PINNACLE ARCHITECTURAL STUDIO
9484 W. FLAMINGO RD. SUITE 370, LAS VEGAS, NV 89147
PH. 702.940.6920 FX. 702.940.6921 WWW.LVPAS.COM

6

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0702-PERON SANDRA REVOCABLE TRUST & PERON SANDRA TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Via Bonita Circle, 235 feet west of Fairwinds Place within Spring Valley. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

163-17-612-007

WAIVER OF DEVELOPMENT STANDARDS:

Allow an 8 foot high fence along a side property line where a maximum 6 foot high fence is permitted per Section 30.04.03B (a 33% increase).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8987 Via Bonita Circle
- Site Acreage: 0.13
- Project Type: Fence
- Fence Height (feet): 8

Site Plan

The plan depicts an existing single-family residence within a subdivision at the southeast corner of Spring Mountain Road and El Capitan Way. There is an existing 6 foot high wall along the east side of the subject site. The proposed 8 foot high vinyl fence will be constructed adjacent to the existing wall in the southeast corner of the subject site, with 6 inches separating the fence and wall.

Landscaping

No new landscaping is proposed with this request.

Elevations

The plans depict a proposed fence that will be 8 feet in height. It will be white in color and constructed of plastic vinyl material. The white color will match the existing CMU wall that is along the east property line.

Applicant's Justification

The applicant states they are requesting a waiver of development standards to allow a vinyl fence that will be 8 feet in height. The increase is needed to allow for more privacy between the applicant and their adjacent neighbor to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0245-94	Variance for a 28 lot single-family residential subdivision	Approved by PC	March 1994
VS-2084-93	Vacated and abandoned patent easements	Approved by BCC	March 1994
VC-1859-93	Variance for a temporary sales office trailer in conjunction with a single-family residential subdivision	Approved by PC	December 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
West	Public Use	RS20	Bendorf Elementary School

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds the increased height will not have an adverse impact on the neighboring properties since there is already an existing 6 foot high wall along the east property line and the additional

height is only for a small portion of the east property line. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WALDO LOPEZ
CONTACT: WALDO LOPEZ, 8987 VIA BONITA CIRCLE, LAS VEGAS, NV 89147

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WS-24-702

JUSTIFICATION LETTER

We are applying for a permit to install in our property a Vinyl Fence 8 feet tall ,next to the existing wall that is 6 feet tall, because we need PRIVACY, we feel naked when we try to enjoy our swimming pool and spa, because you ca see and ear the neighbors, we got lights from the patio cover of our neighbors aiming our property, we got 7 years living here and we can not enjoy our back yard, we need your help to install a taller fence, we are getting old and we deserve it. Therefore, we are requesting a Waiver of Development Standards to allow an 8 foot wall where a 6 foot wall is allowed per Section 30.04.03.

JL

02/04/25 PC AGENDA SHEET

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-24-0684-GROSH, VIVIAN & BRYAN, W.:

USE PERMIT for a community residence.

WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Flowerdale Court, 275 feet south of Garden Grove Avenue within Spring Valley. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:
163-23-210-058

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase the hardscape area within the front yard to 90% where a maximum of 60% hardscape is allowed in conjunction with a detached single-family dwelling per Section 30.04.01.D (a 30% increase).
- b. Increase the hardscape area within the side yard to 63% where a maximum of 60% hardscape is allowed in conjunction with a detached single-family dwelling per Section 30.04.01.D (a 3% increase).

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 4387 Flowerdale Court
- Site Acreage: 0.17
- Project Type: Community Residence
- Number of Stories: 1
- Square Feet: 1,988

Site Plan and Request

The plans depict an existing single-family residence proposed to be used as a community residence for people with disabilities. The facility will house a maximum of 10 people. There are 2 on-site parking spaces within the driveway connecting to an existing attached garage. A 5-foot high decorative fence will be installed along the perimeter of the front yard. Additionally, the plans depict 90 percent of the front yard and 63 percent of the side yards as hardscape.

An existing community residence is located directly north across the street at 6791 Elmdale Place, necessitating a use permit to reduce the separation between community residences. The community residences will be separated by approximately 230 feet as measured along the shortest pedestrian path. The 2 facilities have the same owner.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The photo depicts a single-story building constructed of a combination of stucco and wood siding and pitched asphalt shingle roofing.

Floor Plans

The plans depict a 1,988 square foot residence with an attached 470 square foot 2 car garage. The primary building consists of 6 bedrooms, 2 bathrooms, dining room, kitchen, and laundry room.

Applicant's Justification

The applicant indicates the proposed 10 bed community will provide long-term care to residents diagnosed with Alzheimer's, dementia, and other physical disabilities. The residents will be bed bound and/or ambulatory and will be supervised by trained caregivers. The other community residence is located directly across the street at 6791 Elmdale Place. The property owners for the proposed and existing community residences are the same. The community residence is necessary and suitable for this particular location since it will further address the need for this typology within the area and ultimately create a larger capacity/availability to provide care for potential residents experiencing Alzheimer's, dementia and other physical disabilities. The amount of hardscape within the front and interior side yards has been deliberately installed to allow for maximum accessibility and mobility in yard areas for all residents. This has resulted in creating an outdoor environment that utilizes the largest amount of accessible floor area for residents in the front, side, and rear yards.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Developed single-family residences

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the proposed community residence will maintain its existing single-family residential appearance and approval of the community residence will not create an institutional atmosphere. Staff finds that the reduced separation will not adversely impact the surrounding area, and therefore, staff can support the request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The Code limits hardscape not to exceed 60% to minimize the heat island effect and storm water run-off by reducing the number of impervious surfaces, as well as to maintain an aesthetically pleasing streetscape. The addition of any landscaping would help the property come closer to the intent of Title 30 and the goals of the Master Plan, but the applicant has opted to attempt to waive it almost completely. Staff understands that pavers may allow for some water percolation, however, the heat island effect is still prevalent in hard surfaces. For these reasons, staff cannot support this request.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRYAN GROSH

CONTACT: BRYAN GROSH, 4387 FLOWERDALE COURT, LAS VEGAS, NV 89103

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UC-24-0684

Flowerdale Home Care
4387 Flowerdale Court
Las Vegas NV 89103

Oct 14, 2024

Clark County,

Out of scope: our services will not include medical Detoxification, no treatment of alcohol or other Substance Use Disorders, nor Transitional Living Facilities for released offers.

In Scope: We are seeking your approval for a Use Permit and a Wavier of Development Standard on our property at 4387 Flowerdale Court, Las Vegas, NV 89103. The proposed 10 bed community (4387 Flowerdale Ct) will provide long term care to residents diagnosed with Alzheimer's dementia and other physical disabilities. Included in our services are bathing, feeding, and light activities. The residents will be bed bound and/or ambulatory and will be supervised by trained caregivers. The use permit is to allow another community residence within 660 from another community residence. The other community residence is located on 6791 Elmdale Place, directly across the street. The property owners for both addresses are the same Vivian Ramos Grosh & Bryan William Grosh.

We are also seeking a waiver for the rear setback of 10'3' when the requirement is 20', and landscape wavier since the percentage of hardscape is 259% when the requirement shall be no more than 60% hardscape.

We are also applying for another waiver of development standards to request for the front and side yards to be more than 60% hardscape. The front yard will be 90% hardscape and the side yards, with combined square footage, will be 63% hardscape.

We currently operate a nine bed group home across the street (6791 Elmdale Place Las Vegas NV 89103)

Regards
Bryan Grosh
President Flowerdale Home Care.

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02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0578-SOGHOMONYAN, ANAHIT:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.08 acres in an RM18 (Residential Multi-Family-18) Zone.

Generally located on the west side of Sunset Pines Street, approximately 35 feet north of Violet Sunset Avenue within Spring Valley. JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

176-06-513-016

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for a balcony to 7 feet where 20 feet is required per Section 30.02.09 (a 65% reduction).

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 6593 Sunset Pines Street
- Site Acreage: 0.08
- Project Type: Single-family residential
- Number of Stories: 2
- Building Height (feet): 26.2

History & Site Plan

The site plan depicts an existing single-family residence located on the west side of Sunset Pines Street, approximately 35 feet north of Violet Sunset Avenue. An existing balcony is located to the rear (western) portion of the building which is 7 feet from the rear property line and 5 feet from the sides. A prior land use application (WS-1061-04) allowed for balconies within the subdivision to be at 10 feet. Detached single-family residentials are no longer allowed in RM18 zoning districts per new Title 30 and there is no standards for balconies in an RM18 zone; therefore, proposed balconies for existing detached single-family residentials follow the setbacks of the principal dwelling.

Elevations

The elevations show a 26.2 foot tall home that is constructed of beige and white stucco with a brown shingled gabled roof. The balcony is shown on the western (rear) facade of the building and is white and beige stucco and is architecturally compatible with the main residence.

Floor Plans

The floor plans depict a 2 story single-family residence. The balcony is accessed from the home via a sliding glass door on the west side of the residence on the second floor that leads to a bedroom.

Applicant's Justification

The applicant is seeking to get the existing balcony permitted as they would like to use the balcony to maximize the use of their property. They note that they have received no complaints from the HOA and that the architectural style of the balcony is harmonious with the surrounding neighborhood. It is noted that the balcony allows the residents to functionally enjoy their surrounding environment while not encroaching on the neighbors' privacy. The applicant states that the request matches the historical character of the area, and that the balcony will require no extra utilities.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1061-04	Setback for balcony	Approved by PC	July 2004
WS-1104-02	Wall height	Approved by PC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

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

A waiver of development standards (WS-1061-04) was approved to allow for 10 foot rear setbacks for all structures in the subdivision where 15 feet was required. This request is an excessive deviation from the prior request given that 10 feet was already permitted, and the request is to further reduce the setback which the applicant has not provided any mitigations for. In addition, the applicant has not provided sufficient justification for the proposed reduction indicating the request is indicative of a self-imposed hardship. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANAHIT SOGHOMONYAN

CONTACT: ANAHIT SOGHOMONYAN, 6593 SUNSET PINES STREET, LAS VEGAS,
NV 89148

DRAFT

WS-24-0578

Anahit Soghomonyan
6593 Sunset Pines Street
Las Vegas NV, 89148
SoghomonyanUS@yahoo.com
702-334-0742



September 25, 2024

Clark County Nevada Comprehensive Planning Department
500 S Grand Central Pkwy
Las Vegas, NV 89155

Subject: Request for Waiver of Setback Requirements for Existing Balcony at 6593 Sunset Pines Street, Las Vegas, NV 89148

Dear Clark County Comprehensive Planning Department: I am writing to formally request a ****Waiver of Development Standards**** for a balcony located on my property at 6593 Sunset Pines Street, Las Vegas, NV 89148. The waiver is requested in accordance with ****Clark County Title 30, Section 30.56.030**** to allow for a reduction in the required setback distance. The existing balcony is positioned ****five feet from the rear property line****, rather than the ****required ten feet**** as per the zoning standards for this area.

Property Development and Existing Use: The property is a residential home, and the balcony was constructed in 2021. It serves as an outdoor extension of the house, providing a functional space for the occupants to enjoy the surrounding environment. The balcony does not alter the intended residential use of the property, nor does it require any additional public utilities or services.

Request for Waiver and Justification: I am seeking a ****waiver of the setback requirement under Title 30**** to maintain the existing balcony in its current form. The reduction of the setback has had no negative impact on adjacent properties. Since its construction, there have been no complaints from the neighbors or the homeowners' association (HOA), indicating that the structure is harmonious with the character of the neighborhood. Furthermore, several other properties in the neighborhood feature similar balconies, some of which are similarly situated near the property setback line, making my request compatible with the ****community's established design****.

Impact on Adjacent Properties and Mitigation of Negative Effects: The balcony has not infringed on the privacy or enjoyment of neighboring properties. Its design integrates well with the surrounding homes, and there have been no issues related to noise, visibility, or structural safety. Additionally, the HOA has not raised any concerns, confirming that the balcony does not negatively affect the neighborhood aesthetics or livability.

Consistency with Community Character: The neighborhood features various properties with similar outdoor structures, including balconies and patios that are closer to the property lines than the zoning standard. This consistency in architectural style and setback design indicates that my balcony fits well within the existing community framework. Retaining this balcony aligns with the ****historic development pattern of the area****, ensuring the property remains compatible with the character of the neighborhood.

Public Services and Utilities: This request does not necessitate any new public utilities or services, as the balcony is a residential structure with no additional demand on existing infrastructure. There are no anticipated impacts on public safety, utilities, or other community services as a result of maintaining the balcony in its current location.

Harmonizing with Zoning and Title 30: In requesting this waiver, I seek to maintain the balcony without altering the use or function of the property, while also ensuring compliance with the broader intent of ****Title 30****, which is to promote harmonious community development. The balcony does not obstruct views, cast undue shadows, or otherwise impact adjacent properties in a negative manner. Given the similar structures in the neighborhood, this request aligns with the ****spirit of the zoning code**** in fostering a cohesive community design.

I respectfully request that the County grant this ****Waiver of Development Standards**** to allow the balcony to remain as built, given its integration with the community, lack of negative impact on neighbors, and alignment with the existing character of the neighborhood. I am available to provide any further documentation or details required to support this request and can be reached at 702-334-0742 or SoghomonyanUS@yahoo.com.

Thank you for your time and consideration.

Sincerely,
Anahit Soghomonyan
6593 Sunset Pines Street
Las Vegas, NV 89148
SoghomonyanUS@yahoo.com
702-334-0742

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700039-DESERT INN SQUARE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) on 5.00 acres.

Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

176-04-801-009

EXISTING LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

PROPOSED LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the Business Employment (BE) land use category has been on the property for many years and there has been no interest in developing a commercial or industrial development on the property. Additionally, Mid-Intensity Suburban Neighborhood (MN) will allow a residential development near existing commercial development, and therefore, provide a workforce for the surrounding commercial developments.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Reclassified the site from R-E to C-1 zoning for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Office/retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-24-0717	A zone change to reclassify the site from CG to RS3.3 is a companion item on this agenda.
WS-24-0719	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500155	A tentative map for 40 single-family residential lots is a companion item on this agenda.
VS-24-0718	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood-serving public facilities, such as: parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Mid-Intensity Suburban Neighborhood (MN) is compatible with the surrounding area. The area has been transitioning to residential uses. Although the adjacent properties to the

north and east are planned for Business Employment (BE) uses, the properties were developed as single-family residential and rezoned to RS3.3 which is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category. Additionally, the abutting property to the south, although planned for Neighborhood Commercial (NC) uses, was rezoned from a commercial zoning category to a residential zoning category being RM32. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category 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 March 5, 2025 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:

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

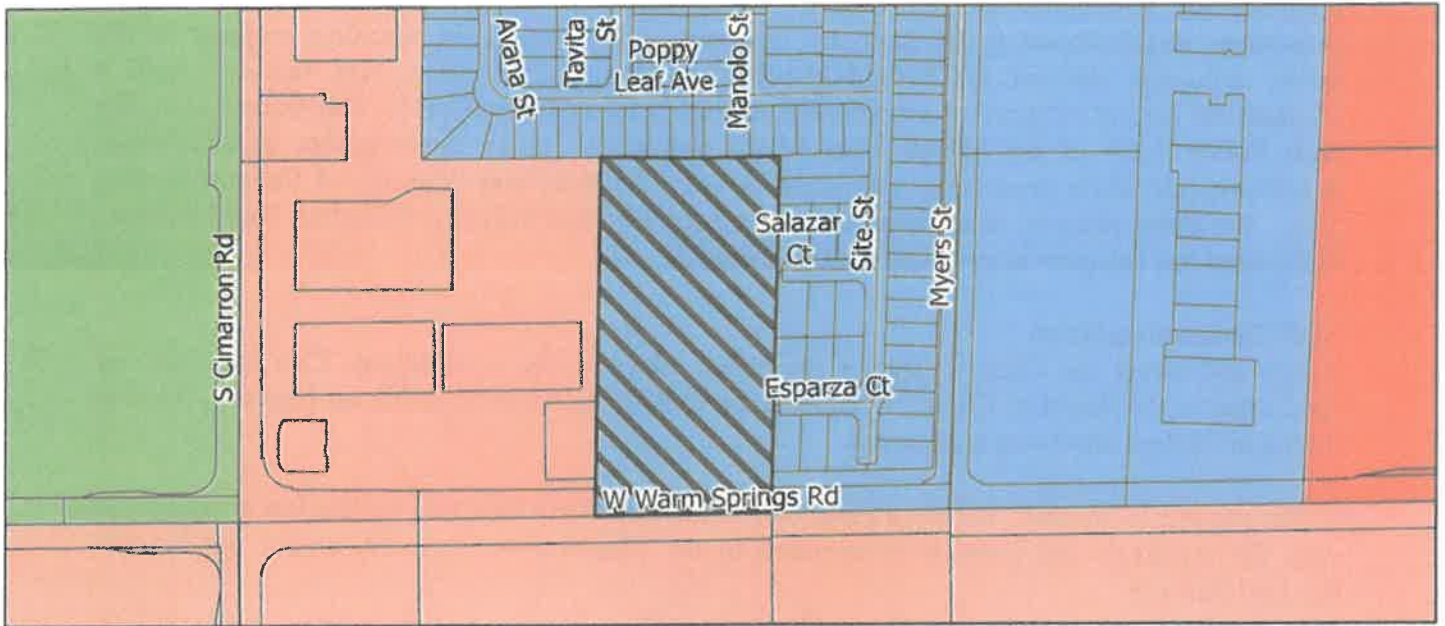
PROTEST:

APPLICANT: GREYSTONE NEVADA, LLC

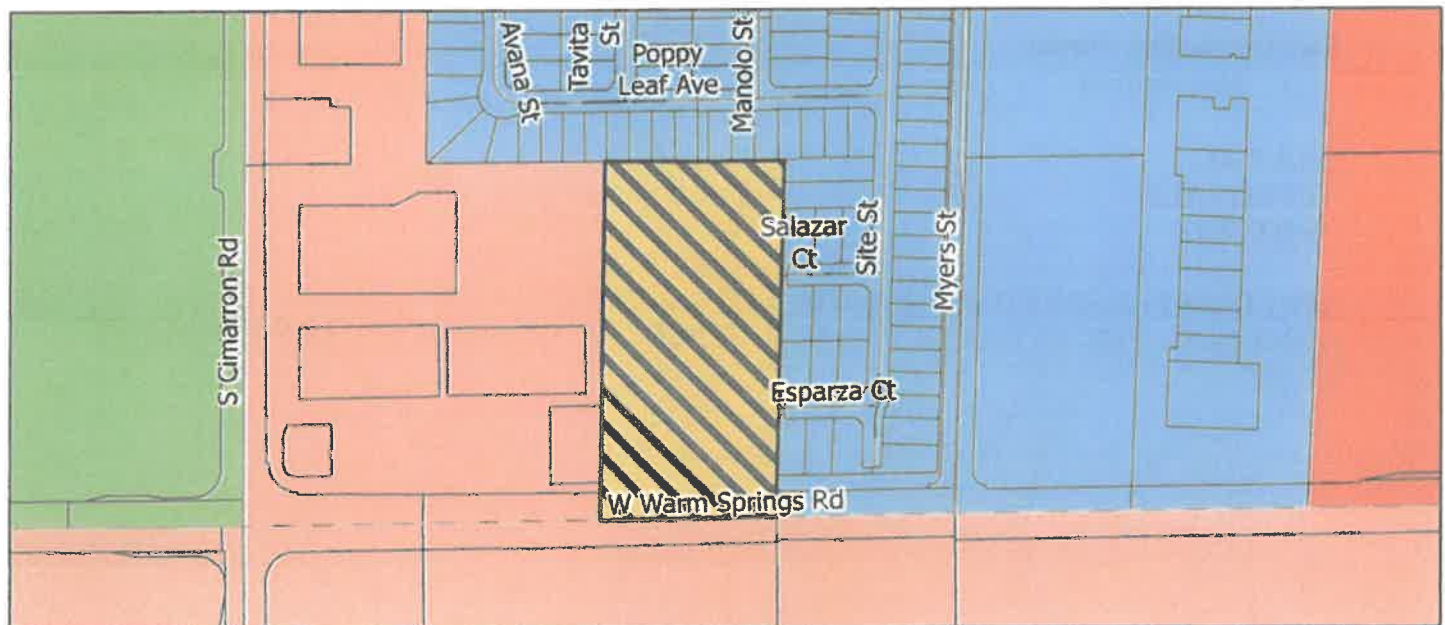
CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

Planned Land Use Amendment PA-24-700039

DRAFT



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)
- Requested Area To Change
- Planning Areas

Spring Valley Clark County, Nevada

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



APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

9

APPLICATION NUMBER(s): PA-24-700039/ZC-24-0717/WS-24-0719/VS-24-0718/TM-24-500155

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Spring Valley TAB Time: 6:00 p.m.

Date: 1/14/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: 2/4/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/5/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

PA-24-700039



August 30, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

PA-24-700039

**RE: Justification Letter – Master Plan Amendment
(APN's:176-04-801-009)**

To Whom it May Concern,

On behalf of our client Greystone Nevada, LLC, we are respectfully requesting a Design Review and Waiver of Development Standards to address the proposed single-family detached development located 330 feet west of the intersection of Warm Springs Road and Myers Street. The property is more particularly described as APNs: 176-04-801-009.

Master Plan Amendment

The Spring Valley Land Use Plan designation for this Site is Business Employment (BE). Our Client is seeking a Plan Amendment to MN (Mid-Intensity Suburban Neighborhood) and a Zone Change to RS3.3 (by separate application). This request satisfies the criteria for a Master Plan Amendment with the Goals and Policies as set forth within the Spring Valley Land Use Plan required by Title 30 as follows:

Policy SV-1.1: Neighborhood Integrity

The existing BE (Business Employment) master plan designation has been on this parcel for many years, and there has been no interest in developing a commercial development on the parcel.

Policy SV-1.4 Adaptive Reuse

This proposed detached residential subdivision will encourage the adaptive reuse of this vacant parcel along a major corridor to provide a smooth transition between uses while maintaining a residential character and retaining the historic pattern of development.

Policy SV-1.5 Neighborhood Services and Employment Options

This proposed detached residential development will be directly adjacent to an existing commercial development and therefore provide a workforce for the surrounding Commercial, Medical offices and nearby Hospitals.

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

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491

PA-24-700039



Sincerely,

A handwritten signature in blue ink, appearing to be "Mark Bangan", written over a horizontal line.

Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0717-DESERT INN SQUARE, LLC:

ZONE CHANGE to reclassify 5.00 acres from a CG (Commercial General) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley (description on file). MN/gc/ (For possible action)

RELATED INFORMATION:

APN:

176-04-801-009

PROPOSED LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that CG zoning has been on the property for many years without any development on it, and therefore, CG zoning is not a good fit for the area. Additionally, there is currently a shortage of residential units in the Las Vegas Valley, and this rezoning request will help to reduce the need for housing in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Reclassified the site from R-E to C-1 zoning for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Office/retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700039	A plan amendment to redesignate the site from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
WS-24-0719	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500155	A tentative map for 40 single-family residential lots is a companion item on this agenda.
VS-24-0718	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The area has transitioned more towards residential development, particularly the properties to the north and east which have been developed as an RS3.3 zoned single-family residential subdivision. Additionally, the abutting property to the south, although planned for Neighborhood Commercial (NC) uses, was rezoned from a commercial zoning category to a residential zoning category being RM32. The proposed RS3.3 zoning on the site is compatible with the surrounding area and is in harmony with the development trends for the area. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the 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 March 5, 2025 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:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

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



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-04-801-009

PROPERTY ADDRESS/ CROSS STREETS: W Warm Springs Road & Myers Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 40 lot Single Family Subdivision located 330 feet west of intersection of Warm Springs Road and Myers Street

- Rezone

PROPERTY OWNER INFORMATION

NAME: Desert Inn Square, LLC

ADDRESS: 5300 W Sahara, Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W Russell Road, Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702.969.3785

CELL _____

EMAIL: David.Comoyer@genmar.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551

CELL _____

EMAIL: mbengan@wlbgroup.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Huan Quan Mai
Property Owner (Print)

08/14/2024
Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) 2C-24-0717

ACCEPTED BY HW

PC MEETING DATE 02/04/2025

DATE 12/05/2024

BCC MEETING DATE 03/05/2025

TAB/CAC LOCATION Spring Valley

DATE 01/14/2025



August 30, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

2C-24-0717

**RE: Justification Letter – Zone Change
(APN's:176-04-801-009)**

To Whom it May Concern,

On behalf of our client Greystone Nevada, LLC, we are respectfully requesting a Design Review and Waiver of Development Standards to address the proposed single-family detached development located 330 feet west of the intersection of Warm Springs Road and Myers Street. The property is more particularly described as APNs: 176-04-801-009.

Zone Change

We are respectfully requesting a zone change from CG (Commercial General) to RS3.3 (Residential Single-Family 3.3), the Spring Valley Land Use Plan designation for this Site is BE (Business Employment) we are also requesting a Plan Amendment for the site to MN (Mid-Intensity Suburban Neighborhood by a separate application Our Client is requesting to develop 40 home sites on 5.17 acres which equates to 7.74 dwelling units per acre, which is allowed by code within the MN master plan designation. The site is currently surrounded by existing development on three sides, to the north and east there is an existing RS3.3 Development and to the west is an existing NC development and to the South is undeveloped property current zoned CG. This site has never had a development on it, therefore we feel the CG zoning designation for the parcel is not a good fit for the area. As the County is aware there is currently a shortage of residential units in the Valley and this rezoning request would help to reduce the need for housing in this area.

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

2C-24-0717

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0718-DESERT INN SQUARE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Cimarron Road and Myers Street within Spring Valley (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:
 176-04-801-009

LAND USE PLAN:
 SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate 33 foot wide portions of patent easements located along the north, west, and east property boundaries of the site. The applicant states that due to the parcels being developed into a single-family subdivision, the patent easements are no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Reclassified the site from R-E to C-1 for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Office/retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700039	A plan amendment to redesignate the site from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-24-0717	A zone change to reclassify the site from CG to RS3.3 is a companion item on this agenda.
WS-24-0719	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.
TM-24-500155	A tentative map for 40 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 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

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Building Department - Addressing

- No comment.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-04-801-009

PROPERTY ADDRESS/ CROSS STREETS: W Warm Springs Road & Myers Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 40 lot Single Family Subdivision located 330 feet west of intersection of Warm Springs Road and Myers Street

- Vacation of Patent Easements

PROPERTY OWNER INFORMATION

NAME: Desert Inn Square, LLC
 ADDRESS: 5300 W Sahara, Suite 105
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
 ADDRESS: 9275 W Russell Road, Suite 400
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702.969.3785 CELL _____ EMAIL: David.Cornoyer@lennar.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
 ADDRESS: 3663 E Sunset Road, Suite 204
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
 TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbengsn@wlbgroup.com

*Correspondent will receive all project communication

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

Mr. Anderson
 Property Owner (Signature)*

Huan Quan Mai
 Property Owner (Print)

08/14/2024
 Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) V8-24-0718

ACCEPTED BY HU

PC MEETING DATE 02/04/2025

DATE 12/05/2024

BCC MEETING DATE 03/05/2025

TAB/CAC LOCATION Spring Valley DATE 01/14/2025



August 30, 2024

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

RE: *Vacation - Justification Letter*
(APN: 176-04-801-009)

VS-24-0718

Clark County Planning Staff,

On behalf of Greystone Nevada, LLC, The WLB Group, Inc. is submitting the attached Vacation application for the above referenced parcel number which is located 330 feet west of the intersection of Warm Springs Road and Myers Street.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family detached development that is a companion item to this vacation.

Vacation of Patent Easements

We are requesting to vacate all the patent easements located on APN 176-04-801-009 (#1172155, OR: 741:700448 dated on 05/19/1977).

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

Sincerely,

A blue ink handwritten signature, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan
Director of Nevada Operations

VS-24-0718

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02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0719-DESERT INN SQUARE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; and 2) increase retaining wall height.

DESIGN REVIEW for a single-family residential development on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-801-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce rear setbacks for Lots 25 through 32 to 11 feet where 15 feet is the minimum required per Section 30.02.07B (a 26.7% reduction).
2. Increase retaining wall height to 6 feet where 3 feet is the maximum height per Section 30.04.03C (a 100% increase).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.17
- Project Type: Single-family detached residential
- Number of Lots: 40
- Density (du/ac): 7.74
- Minimum/Maximum Lot Size (square feet): 3,303/5,247
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,255/2,405

Site Plan

The plan depicts a single-family detached development totaling 40 single-family lots and 4 common element lots on 5.17 acres located on the north side of Warm Springs Road, 330 feet west Myers Street. The density of the overall development is shown at 7.74 dwelling units per

acre. The lots range in size from a minimum of 3,303 square feet to a maximum of 5,247 square feet. All proposed lots will be accessed from three, 43 foot wide private streets with 39 feet from back of curb to back of curb and a 4 foot wide attached sidewalk on 1 side of the street. A single street access is provided to Warm Springs Road. The area adjacent to Warm Springs Road is proposed to be improved with a 5 foot wide detached meandering sidewalk and a 29 foot wide landscape strip within Common Elements "A" and "D." A 20 foot wide drainage easement to be privately maintained is proposed to go through Common Element "B" located at the north side of the site. Finally, Common Element "C" contains a 5 foot wide drainage easement located near the northwest corner of the site.

Landscaping

The plans show street landscaping along Warm Springs Road located within two, 29 foot wide common elements with a 5 foot wide meandering detached sidewalk. The width of the common elements corresponds with an existing NV Energy easement along Warm Springs Road. A 6 foot wide landscape strip extends north along a portion of the west side of the subdivision entrance street. The street landscaping areas are proposed to consist of 14 medium trees spaced at 20 feet on center. The species include Desert Willows and Foothill Palo Verde trees. All shrubs are proposed to be 5 to 15 gallon sized and include 4 species. A 6 foot tall decorative perimeter wall is proposed along the west and south sides of the property, along both sides of the drainage easement in Common Element "B", and along the side streets adjacent to Lots 1, 12, 25, 32 and 40.

Elevations

The elevations indicate 2 story detached single-family homes throughout the development. Two models each with 3 elevation options are proposed with contemporary and American Traditional designs and finishes. All residences are proposed to be 25 feet in height. The exterior of the residences consists of stucco finishes, stone veneer accents, pitched concrete tile roofs, and window popouts. The second floors are partially or fully located over a 2 car garage.

Floor Plans

Two floor plans are provided which range in size from 2,255 square feet to 2,405 square feet of livable space. Two variations to the second floor plans are also provided. Each plan features 1 bedroom, a kitchen, dining room, living room, 1 bathroom, and a side-entry front door on the first floor. Each plan also features 3 bedrooms, a loft, laundry room, and 2 to 3 bathrooms on the second floor. Each model has an attached 2 car garage.

Applicant's Justification

The applicant states that their client is developing a single-family detached development. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings. The waiver to reduce rear setbacks only affects 8 internal lots and would be incumbent on the developer to sell these lots with the reduced setbacks. The waiver for increased retaining wall height is requested to address hydrology requirements along Warm Springs Road. The design results in the first 3 to 4 lots being raised above the existing ground elevation of the site. The adjoining lots of the developed residential neighborhood to the east

were lowered to get their site to balance properly requiring the installation of retaining walls. This situation also exists at the northeast corner of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Reclassified the site from R-E to C-1 for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Office/retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700039	A plan amendment to redesignate the site from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0717	A zone change to reclassify the site from CG to RS3.3 is a companion item on this agenda.
VS-24-0718	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-24-500155	A tentative map for 40 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The applicant is requesting to reduce the rear setback for 8 proposed lots from 15 feet to 11 feet. The affected lots, Lots 25 to 32, are internal to the subdivision and do not border a perimeter lot line. The subject lots are less than 95 feet in length and cannot accommodate the building footprint as proposed within the required setbacks. This appears to be a self-created situation based on the subdivision design and the developer's choice of the proposed floor plans. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The applicant is requesting to increase the maximum height of a retaining wall to 6 feet in certain areas along the east property line in order to address hydrology requirements along Warm Springs Road. While it appears that the need to increase the retaining wall height is a result of existing grade conditions of the site and surrounding developed area, there are other design solutions, such as tiered walls as allowed by the code that do not require a waiver. Therefore, staff cannot support this request.

Design Review

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

The architectural design of the residences is consistent with the existing single-family homes in the area and is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the development will consist of 2 story homes which is consistent with the existing single-family developments to the north and east of the site. The design is consistent with the requirements for having at least 2 architectural features on each façade of the structure, garage variations, and proper driveway length. Therefore, staff could support the design review, however, since the waivers are not being supported, staff is recommending denial.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without a Certificate of Compliance;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-04-801-009

PROPERTY ADDRESS/ CROSS STREETS: W Warm Springs Road & Myers Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 40 lot Single Family Subdivision located 330 feet west of intersection of Warm Springs Rd and Myers Street.

- Design Review & Wavier of Development Standards

PROPERTY OWNER INFORMATION

NAME: Desert Inn Square, LLC

ADDRESS: 5300 W Sahara, Suite 105

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC

ADDRESS: 9275 W Russell Road, Suite 400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702.969.3785

CELL _____

EMAIL: David.Comoyer@jennar.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 702.458.2551

CELL _____

EMAIL: mbengan@wlbgroup.com

*Correspondent will receive all project communication

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

Huan Quan Mai
Property Owner (Print)

08/14/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0719

ACCEPTED BY #W

PC MEETING DATE 02/04/2025

DATE 12/05/2024

BCC MEETING DATE 03/05/2025

TAB/CAC LOCATION Spring Valley

DATE 01/14/2025



August 30, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

WS-24-0719

**RE: Justification Letter – Design Review and Waivers of Dev. Stds.
(APN's: 176-04-801-009)**

To Whom it May Concern,

On behalf of our client Greystone Nevada, LLC, we are respectfully requesting a Design Review and Waiver of Development Standards to address the proposed single-family detached development located 330 feet west of the intersection of Warm Springs Road and Myers Street. The property is more particularly described as APNs: 176-04-801-009.

Our client is proposing to develop a single-family detached development consisting of 40 – 3,300 s.f. minimum (gross) residential lots at a density of 7.74 units per acre. All the proposed homes are two-story in height and will range in size from 2,255 square feet up to 2,405 square feet. The proposed houses will feature 2-car attached garages and 2-car driveways and will meet all setback requirements for an RS3.3 development. This development will require a total of 88 parking spaces (2.2 p.s. per lot x 40 lots), by utilizing the two garage parking spaces and the two-car driveway parking spaces (min of 4.0 p.s.), the site will provide 190 parking spaces which exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

Design Review

We are requesting the design reviews listed below with this development;

1. For a proposed detached single-family two-story development. The proposed development includes interior public streets that are 43 feet wide which includes 39 feet from back of curb to back of curb along with a 4-foot-wide sidewalk on one side of the street and 30 inch roll curb on each side. The street width will allow for parking on both sides of the private streets and there is one entrance onto Warm Springs Road. House plans will include two, two-story homes ranging in size from 2,255 square feet up to 2,405 square feet. The homes will be a maximum of 24'-5" in height. Each house will include a two-car garage and a 20 foot long two-car driveway.

Waiver of Development Standards

We are respectfully requesting the waivers of development standards listed below.

1. To increase the allowable retaining wall height per Sections 30.04.03.C.2.iii to 6

3663 E. Sunset Road #204 Las Vegas, NV 89120 - T 702-458-2551 - F 702-434-0491

WS-24-0719

feet in certain areas across the east property line. This is being requested to address hydrology requirements along Warm Springs Road. The site is being required to lift the entry road into the site to keep the drainage along Warm Springs within the Warm Springs roadway. This requires the design of the site to raise the first 3-4 lots above the existing ground elevation of the existing site. the adjacent development had also been designed by lowering the existing lots along the east side of our development to get their site to balance, thus putting the adjacent residential lots in a lowered situation that required the installation of retaining walls to construct those existing homes. Also, along the north east corner of our development the existing homes along our east property line are also lower than the existing elevation of our development, thus requiring a larger retaining wall than they currently have within their backyard.

2. To increase the amount of fill as allowed by 30.04.06.B.2.(All development within a residential district) and by 30.04.06.F.1 – 4 (Grading) and more specifically by 30.04.06.F.1 – Not to place more than 3 feet of fill for a distance between 0 feet and 5 feet from a shared property line . – We are requesting to increase the fill in this range from 3 feet to 5 feet due to the existing topology of the land and the natural slope away from the development. This additional fill is being placed to allow the lots to drain and to meet drainage criteria that requires lots to be 18 inches above the adjacent street.
3. We are also requesting to reduce the required rear yard setback for lots 25 thru 32 from the allowed 15' to 11' as required by 30.02.07: RS3.3 District Standards. These eight lots are located within the development itself and does not border a perimeter lot line. Therefore, we feel this waiver could be granted since it affects only the internal lots and would incumbent upon the developer to sell these lots with he reduced setbacks.

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

Sincerely,



Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

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02/04/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500155-DESERT INN SQUARE, LLC:

TENTATIVE MAP consisting of 40 single-family residential lots and common lots on 5.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Warm Springs Road, 330 feet west of Myers Street within Spring Valley. MN/r/kh (For possible action)

RELATED INFORMATION:

APN:
176-04-801-009

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.17
- Project Type: Single-family detached residential
- Number of Lots: 40
- Density (du/ac): 7.74
- Minimum/Maximum Lot Size (square feet): 3,303/5,247

The plan depicts a single-family detached development totaling 40 single-family lots and 4 common element lots on 5.17 acres located on the north side of Warm Springs Road, 330 feet west Myers Street. The density of the overall development is shown at 7.74 dwelling units per acre. The lots range in size from a minimum of 3,303 square feet to a maximum of 5,247 square feet. All proposed lots will be accessed from three, 43 foot wide private streets with 39 feet from back of curb to back of curb and a 4 foot wide attached sidewalk on 1 side of the street. A single street access is provided to Warm Springs Road. The area adjacent to Warm Springs Road is proposed to be improved with a 5 foot wide detached meandering sidewalk and a 29 foot wide landscape strip within Common Elements "A" and "D." A 20 foot wide drainage easement to be privately maintained is proposed to go through Common Element "B" located at the north side of the site. Finally, Common Element "C" contains a 5 foot wide drainage easement located near the northwest corner of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Reclassified the site from R-E to C-1 for an office and retail center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single-family residential
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Office/retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700039	A plan amendment to redesignate the site from Business Employment (BE) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0717	A zone change to reclassify the site from CG to RS3.3 is a companion item on this agenda.
VS-24-0718	A vacation and abandonment for government patent easements is a companion item on this agenda.
WS-24-0719	A waiver of development standards and a design review for a single-family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30. The applicant is requesting to provide a single point of access to the site where 2 are required for a site that is at least 5 acres in size. This is because it is an infill site with existing development on 3 sides and no means to provide additional access. Additionally, while the site is currently more than 5 acres, after right-of-way dedication along Warm Springs Road the site will be less than 5 gross acres. Based on these facts, staff could normally support this request, however, since staff is not supporting the companion item, WS-24-0719, staff is recommending denial.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 5, 2025 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

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; 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 residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

13

ASSESSOR PARCEL #(s): 176-04-801-009

PROPERTY ADDRESS/ CROSS STREETS: W Warm Springs Road & Myers Street

DETAILED SUMMARY PROJECT DESCRIPTION

To construct a 40 lot Single Family Subdivision located 330 feet west of intersection of Warm Springs Road and Myers Street
- Tentative Map

PROPERTY OWNER INFORMATION

NAME: Desert Inn Square, LLC
ADDRESS: 5300 W Sahara, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION

NAME: Greystone Nevada, LLC
ADDRESS: 9275 W Russell Road, Suite 400
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702.969.3785 CELL _____ EMAIL: David.Comoyer@lennar.com

CORRESPONDENT INFORMATION

NAME: The WLB Group, INC
ADDRESS: 3663 E Sunset Road, Suite 204
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702.458.2551 CELL _____ EMAIL: mbangan@wlbgroup.com

*Correspondent will receive all project communication

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

Huan Quan Mai
Property Owner (Print)

08/14/2024
Date

DEPARTMENT USE ONLY:

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APPLICATION # (s) TM-24-5001SS
PC MEETING DATE 02/04/2025
BCC MEETING DATE 03/05/2025
TAB/CAC LOCATION Spring Valley

ACCEPTED BY Hw
DATE 12/05/2024

DATE 01/14/2025



October 14, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway, 1st floor
P.O. Box 551744
Las Vegas, NV 89106

TM-24-500155

**RE: Justification Letter – Tentative Map
(APN's: 176-04-801-009)**

To Whom it May Concern,

On behalf of our client Greystone Nevada, LLC, we are respectfully requesting a Design Review and Waiver of Development Standards to address the proposed single-family detached development located 330 feet west of the intersection of Warm Springs Road and Myers Street. The property is more particularly described as APNs: 176-04-801-009.

Our client is proposing to develop a single-family detached development consisting of 40 – 3,300 s.f. minimum (gross) residential lots at a density of 7.74 units per acre. All the proposed homes are two-story in height and will range in size from 2,255 square feet up to 2,405 square feet. The proposed houses will feature 2-car attached garages and 2-car driveways and will meet all setback requirements for an RS3.3 development. This development will require a total of 88 parking spaces (2.2 p.s. per lot x 40 lots), by utilizing the two garage parking spaces and the two-car driveway parking spaces (min of 4.0 p.s.), the site will provide 190 parking spaces which exceeds the required parking. The homes will feature tile roofs, some of the elevations will have stone accents and all exterior elevations will have window treatments with a neutral color palette to blend with the natural surroundings.

We are also requesting to provide a single point of access to the site because this site is an infill site with development on all three sides, which we cannot get access through. The other point is the site is currently over 5.00 gross acres, but once the Warm Springs Road dedication takes place the site will have a gross acreage of less than 5.00 acres.

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

Sincerely,

Mark Bangan
Director of Nevada Operations
The WLB Group, Inc.

TM-24-500155

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400140 (WS-21-0544)-JAMD, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) office building; and 2) finished grade on a 3.8 acre portion of 13.6 acres in a CP (Commercial Professional) Zone.

Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-810-003; 176-04-810-004; 176-04-810-009 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for a driveway on Arby Avenue to 13.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (an 87% reduction).
- b. Reduce the throat depth for the northern driveway on Cimarron Road to 18.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (an 82% reduction).

DESIGN REVIEWS:

1. Office building.
2. Increase finished grade to 80 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 344% increase).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7150 Cimarron Road
- Site Acreage: 3.8 (portion)
- Project Type: Office building
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 75,280
- Parking Required/Provided: 757/809

Site Plans

The approved plans depict a 2 story office building on the northwest portion of the site. The building is set back 47 feet from Arby Avenue, approximately 80 feet from Cimarron Road and approximately 75 feet from the eastern property line, adjacent to the residential development. Parking is located around the building, abutting the building, and around the perimeter of the development, with additional parking south of the building. Carports are shown along the eastern property line. Bicycle parking is located in the front of the building, facing Cimarron Road. A new trash enclosure and a relocated trash enclosure are located within a parking court south of the building, approximately 60 feet west of the residential development along the eastern property line. Access to this portion of the site is from a driveway off Arby Avenue on the northeast corner of the site, and off Cimarron Road on the northwest portion of the site. Both driveways do not meet the required throat depth. Cross access is provided to the remainder of the office complex. The increase in grade is predominantly near the driveway along Arby Avenue.

Landscaping

Existing street landscaping is located along Arby Avenue and Cimarron Road. Fifteen foot of landscaping behind an attached sidewalk is located along Arby Avenue and a 15 foot wide landscape area, including a meandering sidewalk is located along Cimarron Road. An intense landscape buffer, including 2 rows of trees, is located along the eastern property line, adjacent to the residential development. Parking lot landscaping is provided per Code. Landscaping is also shown on the approved plans around the building footprint.

Elevations

The approved plans show the building is 2 stories with a maximum height of 35 feet. A decorative metal mechanical equipment screen is included within the 35 feet. The exterior is composed of white EIFS system with decorative stone accents on the first story, and dual glazed windows with aluminum frames are shown on both stories. Decorative shade canopies are incorporated into the design.

Floor Plans

The approved plans show an open floor plan with a lobby and restrooms. The first floor measures 38,135 square feet and the second floor measures 37,145 square feet.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0544:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

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 #0375-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they have been progressing in their work with Public Works and have had to have bond adjustments. They also have an approved drainage study, an off-site permit in review, submitted plans to Las Vegas Valley Water District, requested a CCWRD Point of Connection, submitted plans to Fire Prevention, and have an active building permit.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0171	Retail pad site	Approved by PC	May 2022
WS-21-0544	Waiver of development standards to reduce throat depth and design review for new office building	Approved by BCC	November 2021
NZC-1077-08	Reclassified 1 retail building to C-2 zoning for a tavern	Approved by BCC	February 2009
WS-0385-08	Comprehensive sign plan	Approved by BCC	July 2008
DR-1160-07	Modifications to the office and retail commercial development, with a waiver of conditions for landscaping	Approved by BCC	November 2007
WS-1825-04	Increased height in conjunction with 2 office buildings, 3 retail buildings, and 2 future pad sites	Approved by BCC	November 2004
ZC-0243-03	Reclassified the site to C-P zoning for the northern 5 acres and C-1 zoning for the southern 10 acres	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20	Private school
South	Neighborhood Commercial	CG	Retail portion of the complex
East	Business Employment	RS3.3	Single-family residential
West	Public Use	CP	St. Rose Dominican Hospital/San Martin

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has an approved drainage study by Public Works. They are also in the process of obtaining an off-sites permit. The applicant has also applied for building permits. As this is the first extension of time and seeing that the applicant has been working on permits, staff can support this request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, 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:

Comprehensive Planning

- Until November 17, 2025 to commence or the application will expire unless extended with approval of an extension of time;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of a lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DIONICIO GORDILLO

**CONTACT: DIONICIO GORDILLO, 840 S. RANCHO DRIVE, #4-433, LAS VEGAS, NV
89106**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-810-003 and 009 pln

PROPERTY ADDRESS/ CROSS STREETS: 7150 S. Cimarron Road

DETAILED SUMMARY PROJECT DESCRIPTION

First Extension of Time to commence a two story office building (WS-21-0544)

PROPERTY OWNER INFORMATION

NAME: JAMD, LLC
 ADDRESS: 840 S Rancho Dr, #4-433
 CITY: Las Vegas STATE: NV ZIP CODE: 89106
 TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

APPLICANT INFORMATION (must match online record)

NAME: JAMD, LLC
 ADDRESS: 840 S Rancho Dr, #4-433
 CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # N/A
 TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

CORRESPONDENT INFORMATION (must match online record)

NAME: Dionicio Gordillo, DG Consultants
 ADDRESS: 204 Belle Isle Ct.
 CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # 191488
 TELEPHONE: (702) 379-6601 CELL (702) 379-6601 EMAIL: dgordillo@cox.net

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

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

Dionicio Gordillo
 Property Owner (Signature)*

Dionicio Gordillo
 Property Owner (Print)

11/29/24
 Date

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

APPLICATION # <u>ET-24-400140</u> DATE <u>2/5/25</u> CITY <u>Spring Valley</u>	ACCEPTED BY <u>MY</u> DATE <u>12/9/2024</u> FEE <u>\$1.100</u> DATE <u>1/14/25</u> FEE <u>\$1.100</u>
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PLANNING
COPY

MY
 ET-24-400140
 12/9/24

D G Consultants

November 30, 2024

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

RE: JUSTIFICATION LETTER – FIRST EXTENSION OF TIME TO COMMENCE FOR WS-21-0544 (APN: 176-04-810-003 and 009 ptn)

On behalf of JAMD, LLC, we are requesting a first extension of time to commence on WS-21-0544 for an approved office building at the southeast corner of Cimarron Road and Arby Avenue. Attached is a copy of the corresponding staff report and Notice of Final Action.

Summary

A substantial amount of time was spent coordinating Civil/Off-Site Permit plans with the project that is currently under construction on the northwest corner of Cimarron Road and Arby Avenue. The coordination and work being completed by the contiguous project will have an impact on the Clark County Water Reclamation and Clark County Public Works approvals. The contiguous project has already constructed a new sewer line within Cimarron Road between Arby Avenue and Badura Avenue and our Civil/Off-Site plans were required to be revised to reflect the sewer line and connection. Our plans will result in having less public sewer that needs to be installed and less pavement restoration that is directly related to that sewer line. This will also result in a substantial reduction of the bond amount in the bond estimate. The original bond estimate was \$280,183 while the current bond estimate is \$58,806. The current bond has been approved by Clark County Public Works.

We have diligently pursued all required development permits with the goal of commencing and completing the project as approved. To date a substantial amount of work and financial commitment has been completed and approved to secure required permits or technical studies. The following have been completed or approved:

1. Drainage Study (PW22-12026) – Approved
2. Civil Plans/Off-Site Permit (PW22-14554) – Submitted and approved for mylar submittal with comments to pay traffic mitigation, post bond, pay fees, and submit for final review; however, due to coordination with project at northwest corner of Cimarron Road and Arby Avenue, a revision has been submitted with an updated bond estimate and reduction of off-site sewer installation due to work that has commenced with PW22-20017.
3. Bonds (PW22-14554-B01) – Bonds pending; revision to Civil Permit/Off-Site Permit (PW22-14554) submitted 10/2024 has a new bond estimate which is substantially reduced from original bond estimate.
4. Las Vegas Valley Water District - Plans submitted for review with a new project number 140534
5. Clark County Water Reclamation District - Point Of Connection (POC) request was submitted; survey information confirmed the location and elevation of the sewer manhole that has been installed with off-site permit PW22-20017.

MY
ET-24-400140
12/9/24

PLANNING
CLERK

D G Consultants

6. Clark County Fire Department - Plans were submitted for review with a new permit number FP24-11565.
7. Clark County Building Department (BD22-23868) – Active Building permit for a two-story office building is currently in review by the Clark County Building Department with only remaining item is approval of off-site permit (PW22-14554)

We believe an extension of time is entirely appropriate for the following reasons: **1)** conditions have not substantially changed in the immediate area; **2)** circumstances have not substantially changed to the subject property; and **3)** the remaining accessory building is progressing through the development review and permit process. Therefore, this request meets all required provisions for an extension of time as provided for in Title 30.

Thank you for your consideration.

Sincerely,

Dominic Smith

MY
ET-24-400140
12/9/24

PLANNER
COPY

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02/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0713-PSI OQUENDO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Grand Canyon Drive and Fort Apache Road, and a portion of right-of-way being Fort Apache Road located between Russell Road and Oquendo Road within Spring Valley (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-31-501-019

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of government patent easements measuring 33 feet in width and located on the north and west property lines and 8 feet in width along the south property line of the subject site. The patent easements are no longer required for roadway and utility purposes. The plans also depict a portion of right-of-way being vacated along the west side of Fort Apache Road. The right-of-way proposed to be vacated is 5 feet wide and approximately 624 feet in length. The proposed vacation is for the construction of a detached sidewalk in conjunction with a mini-warehouse development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1464-02 (ET-0127-11)	Third extension of time for a shopping center and adopting C-1 and C-2 zoning	Approved by BCC	February 2012
ZC-1464-02 (ET-0339-08)	Second extension of time for C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2009
ZC-1464-02 (ET-0289-05)	First extension of time for C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2006
ZC-1464-02	Reclassified the site from R-E to C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial complex
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Corridor Mixed-Use	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

The subject site is in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-24-0714	A use permit, waivers of development standards, and design review for a mini-warehouse is a companion item on this agenda.
TM-24-500154	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent 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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARTING SEAS INVESTMENTS, LLC

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



Department of Comprehensive Planning Application Form

15

ASSESSOR PARCEL #(s): 163-31-501-019

PROPERTY ADDRESS/ CROSS STREETS: Fort Apache Rd & Oquendo Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Single story mini-warehouse development consisting of three separate buildings, two of which are along the perimeter of the site, encompassing the third central building. Amongst these three buildings will be a total of 59 mini warehouse units, with optional mezzanines. The site is to include a sales/leasing office that will be integrated within the center building.

PROPERTY OWNER INFORMATION

NAME: PSI Oquendo, LLC
ADDRESS: 6050 El Tordo
CITY: Rancho Santa Fe STATE: CA ZIP CODE: 92067
TELEPHONE: 877-775-4564 CELL: --- EMAIL: ---

APPLICANT INFORMATION (must match online record)

NAME: Parting Seas Investments, LLC
ADDRESS: 7225 S. Belcastro St #100
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # ---
TELEPHONE: 702-990-5358 CELL: --- EMAIL: Noelle@partingseas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Kazovich
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: (702) 792-7000 CELL: 702-792-7048 EMAIL: apierce@kcnvlaw.com

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

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

Jason Matalon Jason Matalon - Managing Member
Property Owner (Signature) PSI Oquendo, LLC Property Owner (Print) 9/3/2024 Date

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

APPLICATION # (s) VS-24-0713 ACCEPTED BY RL
PC MEETING DATE 2-4-25 DATE 12-5-24
BCC MEETING DATE _____ FEES \$1200.00
TAB/CAC LOCATION SPRING VALLEY DATE 1-14-25



September 3, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

RE: PSI Oquendo, LLC
Justification Letter for Vacation Application
APN(s): 163-31-501-019

Dear Clark County,

We are respectfully submitting this Justification Letter for Patent Easement Vacations associated with a proposed mini-warehouse development located at the Northwest corner of Ft. Apache Rd. & Oquendo Rd. (APN: 163-31-501-019). We are requesting to vacate the existing 33' north and west Patent Easement, 5' ROW along Ft. Apache, and the 8' Easement along Oquendo Rd on the property to accommodate the proposed development.

The submission for this application is concurrent with the related, accompanying applications including the Use Permit, Tentative Map & Design Review Applications. We look forward to working with Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact us at (702) 990-5358 or admin@partingseas.com if you have any questions or require any additional information.

Sincerely,

Signed by

Jason Matalon
Managing Member
PSI Oquendo, LLC

PLANNER COPY

V5-24-0713

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0714-PSI OQUENDO, LLC:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) waive residential adjacency standards; and 3) alternative driveway geometrics.

DESIGN REVIEW for a mini-warehouse facility on 4.47 acres in a CG (Commercial General) Zone.

Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-31-501-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate an 8 foot high decorative screen wall along the west property boundary where required per Section 30.04.02C.
2. Allow the largest structure in a multi-building development to not be within the core of the site where required per Section 30.04.06G.
3.
 - a. Reduce the departure distance for a driveway on Oquendo Road to 136 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 28.4% reduction).
 - b. Increase the width of a driveway on Fort Apache Road to 59 feet where 48 feet the maximum allowed per Uniform Standard Drawing 222.1 (a 24% increase).

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.47
- Project Type: Mini-warehouse facility
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 108,841
- Parking Required/Provided: 10/11
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts 3 proposed mini-warehouse buildings totaling 108,841 square feet on 4.47 acres at the northwest corner of Fort Apache Road and Oquendo Road. Building 1 is L-shaped, located on the southeast side of the property, and is set back 15 feet from the front (east) property line along Fort Apache Road, and 15 feet from the side street (south) property line along Oquendo Road. Building 3 is J-shaped and extends around the west, north, and east sides of the property. Building 3 is set back 15 feet from the rear (west), side interior (north), and front (east) property lines. Building 2 is in the center of the property.

The site will be accessed by a two-way main driveway with a median along Fort Apache Road and an exit-only driveway on Oquendo Road. Access will be controlled by 2 vehicular gates, which are more than 50 feet from the street, located to the north and south of the main driveway. An egress-only vehicular gate is proposed for the exit driveway. Parking spaces, including 1 accessible space is provided on the east side of Building 2. Additional parking and loading spaces are provided on the west side of Building 2 and the south side of Building 3. A drive aisle which ranges from 32 feet to 42 feet wide provides access to all mini-warehouse units in each building and to the parking spaces. Each unit has roll-up overhead doors. Two trash enclosures with 2 trash and 1 recycling container are located on the north side of Building 2 and the northwest corner of Building 1. Two walkways into the site are provided which connect to the public sidewalk along Fort Apache Road. An electric bicycle charging station is proposed next to the walkway on the north side of the main driveway. The north and west sides of the property have existing 6 foot high screen walls along the property line.

Landscaping

The plan indicates that street landscaping, parking area landscaping, and a landscape buffer along the west side of the property is being provided. Along Fort Apache Road and Oquendo Road the landscaping consists of a 5 foot wide detached sidewalk with two, 5 foot wide landscape strips on each side. The street landscaping consists of 23 large Indian Rosewood trees set approximately 30 feet on center along with 6 medium Palo Verde trees with 3 shrubs per tree, which meets the minimum requirements. Within the parking lot there are 12 medium trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements. A 15 foot wide landscape buffer is provided along the west side of the property where it abuts a developed single-family detached subdivision zoned RM18. The buffer includes 2 alternating rows of large Eucalyptus trees planted 20 feet on center. Additional medium trees are provided along the north side of the property.

Elevations

The plans depict that Buildings 1 and 3 on the perimeter of the site are 31 feet in height with a flat roof and parapets. Building 2 in the center of the site is proposed to have a maximum height of 38 feet. The facades of Buildings 1 and 2 facing Oquendo Road and Fort Apache Road as well as the interior-facing sides will have exterior materials consisting of painted concrete panels with 3 colors, painted stucco/EIFS, metal mesh, and shade structures over windows with low-e glazing. Building 2 is located in the interior of the site with materials consisting of a painted metal panel system, metal mesh, shade structures, as well as a metal sloped roof with skylights. All interior-facing sides of the buildings will have painted roll-up doors accessing the storage

units. The 2 trash enclosures in the interior of the site will have metal roofs with double gates surrounded by painted formed concrete walls that are 6.5 feet in height.

Floor Plans

Building 1 is 22,447 square feet and is proposed to consist of 12 mini-warehouse units each with a first floor and an optional mezzanine level. The first floor unit sizes range from 1,137 square feet to 2,384 square feet. The mezzanine levels, which are accessible by way of an interior staircase, range from 450 square feet to 914 square feet. The total unit sizes range from 1,587 square feet to 3,298 square feet. Building 2 is 21,773 square feet and is proposed to consist of 13 mini-warehouse units each. Twelve units have a 940 square foot first floor level and a 470 square foot mezzanine level connected by an interior staircase. One unit has a first floor that is 637 square feet with no mezzanine. In the center of the building there is a sales/leasing office with a 1,913 square foot first floor and a 641 square foot mezzanine. Building 3 is 64,621 square feet and is proposed to consist of 33 mini-warehouse units each with a first floor and an optional mezzanine level. The first floor unit sizes range from 1,184 square feet to 2,384 square feet. The mezzanine levels, which are accessible by way of an interior staircase, range from 462 square feet to 914 square feet. The total unit sizes range from 1,646 square feet to 3,298 square feet. All units have a roll-up overhead door, an exterior access door, and an optional restroom. Each building also has a back of house area and a utility/electric room that serve each building.

Applicant's Justification

The applicant states the use permit for the mini-warehouse development is justified because the property is located along Fort Apache Road, a major 100 foot wide right-of-way designed to accommodate commercial traffic. The site is located immediately to the north of existing commercial uses. The applicant also states that the proposed use is an ideal transitional use to the residential developments to the west and south as a mini-warehouse is 1 of the least intensive commercial uses. The purpose of not providing the required 8 foot high screen wall on the west side of the property is to avoid redundant walls.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1464-02 (ET-0127-11)	Third extension of time for a shopping center and adopting C-1 and C-2 zoning	Approved by BCC	February 2012
ZC-1464-02 (ET-0339-08)	Second extension of time for C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2009
ZC-1464-02 (ET-0289-05)	First extension of time for C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2006
ZC-1464-02	Reclassified the site from R-E to C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Corridor Mixed-Use	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

The subject site is in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-24-0713	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.
TM-24-500154	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

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

When evaluating the appropriateness of a mini-warehouse facility, the proximity of uses of a similar intensity and nearby residential developments is important. Staff finds that the areas to the west, south, and east are comprised of single-family development ranging from Mid-Intensity Suburban Neighborhood to Compact Neighborhood densities. There is adjoining commercial development to the north which is a mix of retail and office buildings. The mini-warehouse development could serve as a transition between the residential areas and the more intensive commercial areas to the north. In addition, staff finds that a mini-warehouse facility tends to generate very little in terms of traffic and customers as compared to other service and retail business which potentially could occur on the CG zoned site by right. The use permit also will comply with Policy 1.4.4, which encourages the development of viable uses as in-fill developments. For these reasons, staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The buffering standards require an 8 foot tall decorative wall along the west property boundary, which the applicant requested to be waived so as to not require a redundant wall. There is an existing 6 foot tall screen wall along this property boundary. A second CMU wall is located on the west side of an existing drainage easement that extends south from the lots on Green Vineyard Avenue to Oquendo Road. The cross sections indicate that the proposed grade where the building will be located will be approximately 2 feet lower than the drainage channel on the west side of the wall. The existing wall will be effectively 8 feet in height when accounting for the difference in grade. In addition, the residences to the west of the drainage channel are over 6 feet higher than the proposed grade where the buildings will be located. Based on these facts, staff can support this request.

Waiver of Development Standards #2

The residential adjacency requirements state that the largest structure in multi-building developments must be in the core of the site. In this case the largest structure on the site is Building 3 which extends along the west side of the property closest to the abutting residential neighborhood. According to the applicant this design was done to maximize the site and provide appropriate on-site circulation. In this case Building 2, which is in the core of the site, is the tallest structure at 38 feet compared to 31 feet for Building 3; however, it is not the largest structure. Building 3 will also be at a lower grade compared to the adjacent residential neighborhood to the west, reducing its impact. Based on these facts, staff can support this request.

Design Review

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

Overall, staff finds that the proposed design of the mini-warehouse facility is similar to other such facilities in the Las Vegas Valley as well as in the immediate area. The buildings have architectural features and articulations on all 4 sides which are in accordance with the design standards. All roll-up doors face the interior of the site and are not oriented towards the streets or residential areas. Parking, landscaping, and setback requirements are all in compliance with the Code. Additional landscaping is also provided along the north side of the property. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to the reduction in the departure distance for the Oquendo Road commercial driveway. Oquendo Road ends at Grand Canyon Drive which should see a low volume of traffic and the median island on Fort Apache Road prevents left-turn movements so vehicles will have to travel to Grand Canyon Drive to go north.

Waiver of Development Standards #3b

Staff has no objection to the increase in driveway width along Fort Apache Road. The extra space provides better site circulation and increases the visibility for vehicles entering and exiting the site.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0412-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARTING SEAS INVESTMENTS, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

16

ASSESSOR PARCEL #(s): 163-31-501-019

PROPERTY ADDRESS/ CROSS STREETS: Fort Apache Rd & Oquendo Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Single story mini-warehouse development consisting of three separate buildings, two of which are along the perimeter of the site, encompassing the third central building. Amongst these three buildings will be a total of 59 mini warehouse units, with optional mezzanines. The site is to include a sales/leasing office that will be integrated within the center building.

PROPERTY OWNER INFORMATION

NAME: PSI Oquendo, LLC
ADDRESS: 6050 El Tordo
CITY: Rancho Santa Fe STATE: CA ZIP CODE: 92067
TELEPHONE: 877-775-4564 CELL: --- EMAIL: ---

APPLICANT INFORMATION (must match online record)

NAME: Parting Seas Investments, LLC
ADDRESS: 7225 S. Belcastro St #100
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # ---
TELEPHONE: 702-990-5358 CELL: --- EMAIL: Noelle@partingseas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer hazovich
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: (702) 792-7000 CELL 702-792-7048 EMAIL: apierce@kcnv1aw.com

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

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

Jason Matalon
Jason Matalon -
Managing Member
Property Owner (Signature)*

PSI Oquendo, LLC
Property Owner (Print)

9/3/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0714
PC MEETING DATE 2-4-25
BCC MEETING DATE _____
TAB/CAC LOCATION SPRING VALLEY

ACCEPTED BY RJ
DATE 12-5-24
FEES \$1800.00

DATE 1-14-25

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

November 26, 2024

VIA EMAIL

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

***Re: Justification Letter –Special Use Permit; Design Review for Mini-Warehousing Buildings; Waiver of Development Standards to (1) Allow Largest Building Not Located in Middle of the Site, (2) Eliminate 8-Foot High Screen Wall, (3) Reduce Departure Distance from Fort Apache/Oquendo Intersection to Oquendo Driveway, and (4) Increase Driveway Width; and Tentative Map for Mini-Warehouse
Fort Apache Road/Oquendo Road
APN: 163-31-501-019***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 4.2 acres and is located on the northwest corner of Fort Apache Road and Oquendo Road. The property is more particularly described as APN: 163-31-501-019 (the "Site"). The Applicant is proposing to develop a 108,841 SF mini-warehouse development consisting of three (3) buildings. The Site is zoned Commercial General (CG). As such, the Applicant is seeking a special use permit and design review for a mini-warehouse development.

SPECIAL USE PERMIT

With a special use approval, a mini-warehouse is permitted in a CG district. A special use permit is justified for the following reasons:

- The development is located along Fort Apache Road, a major 100-foot right-of-way designed to accommodate commercial traffic.
- Immediately to the north are existing commercial uses.
- A mini-warehouse is an ideal transitional use to the residential developments to the west and south as a mini-warehouse is one of the lease intensive commercial uses.

A mini-warehouse use is compatible with the area and, therefore, appropriate at the Site.

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www.kcnvlaw.com

PLANNER COPY

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VC-24-0714

DESIGN REVIEW

The Applicant is proposing to develop three (3) mini-warehouse buildings consisting of 108,841 SF with 59 storage units. The building height ranges between 31-feet and 38-feet in height. Each storage unit will have an optional mezzanine level. Each unit will have a rollup door and all rollup doors face interior to the Site and not oriented towards the public right-of-way or residential uses. Building 1 is an L-shaped building located on the southeast corner of the Site. Building 1 is approximately 22,447 SF and will have 12 storage units. Building 2 is located in the middle of the Site. Building 2 is approximately 21,773 SF and will have 14 storage units plus a sales/leasing office consisting of 2,554 SF. Building 3 is J-shaped building located along the west, north, and east property lines of the Site. Building 3 is approximately 64,621 SF and will have 33 storage units.

Main access to the Site is from Fort Apache Road. The throat depth is approximately 42-feet. An internal drive aisle circulates around the Site with an exit only gate leading to Oquendo Road. Visitor parking is located in front of the sales/leasing office in Building 2. Located north and south of the visitor parking and main driveway are vehicular rolling gates. The Site is providing 11 parking spaces where 10 are required. Additionally, the Site is complying with all landscaping and setback requirements.

Finally, the Site design exceeds sustainability requirements by providing 7 ½ points as outlined below:

- Landscaping
 - Title 30.04.05(J)(3)(i) – The Site is providing 73 trees where 60 trees are required. The Site is providing more than 10% more trees than required. As such, this equals 1 point.
 - Title 30.04.05(J)(3)(iii) – The Site’s landscape buffer exceeds landscaping requirements by more than 20%. As such, this equals 1 point.
 - Title 30.04.05(J)(3)(vi) – The Site’s orientation of the plant material is on the south and west sides of the buildings. As such, this equals a ½ point.
- Building/Site Design
 - Title 30.04.05(J)(4) – The building will have a cool roof made of solar reflective material. As such, this equals 1 point.
 - Title 30.04.05(J)(4)(ii)(b) – The building provides will provide shade structures:
 - A minimum of 50% of the entries and windows will be covered. As such, this equals 1 point.

- Additionally, another 25% of the entries and windows will be covered. As such, this equals 1 point.
- Shade structures will be over all entries and ADA areas. As such, this equals a ½ point.
- Title 30.04.05(J)(c)(2) – The building will utilize daylight strategies to reduce the use of artificial light. As such, this equals a ½ point.
- Title 30.04.05(J)(c)(5) – The building will have solar ban glazing. As such, this equals a ½ point.
- The Site is providing electrical bicycle charging stations. As such, this equals a ½ point.

Additionally, signage is not part of this application.

WAIVERS OF DEVELOPMENT STANDARDS

- **Allow Largest Building (Building 3) Not Located in Middle of Site – Title 30.04.06(G)(3)(i)**

In order to maximize the Site and provide appropriate on-site circulation, Building 3 is a “J” shaped building abutting the north, east, and portions of the south property lines. This configuration is very typical in the mini-warehouse industry.

- **Eliminate 8-Foot Tall Screen Wall – Title 30.04.02(C)(1)(ii)**

There are existing screen walls along the perimeter of the Site. The Applicant is requesting not to build redundant walls.

- **Reduce Departure Distance**

The Applicant is requesting to reduce the departure distance for the Oquendo/Fort Apache intersection to the Qquendo Road driveway from 190-feet to 136-feet. The driveway location is located as far away from the intersection as possible while still allowing for proper on-site circulation.

- **Increase Driveway Width**

The main driveway will be located off Fort Apache Road. The driveway width is 59-feet where 48-feet is standard. While the Applicant is requesting an increased driveway width, the driveway will have a median that will protect entering and exiting traffic.

TENTATIVE MAP

The Applicant is also submitting a tentative map. The tentative map matches the proposed site plan design.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

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02/05/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500154-PSI OOUENDO, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 4.47 acres in a CG (Commercial General) Zone.

Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-31-501-019

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.47
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plans depict a 1 lot commercial subdivision on a 4.47 acre site. The property is located at the northwest corner of Fort Apache Road and Oquendo Road and is undeveloped. The site is proposed to be accessed from a driveway on Fort Apache Road and a driveway on Oquendo Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1464-02 (ET-0127-11)	Third extension of time for a shopping center and adopting C-1 and C-2 zoning	Approved by BCC	February 2012
ZC-1464-02 (ET-0339-08)	Second extension of time for C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2009
ZC-1464-02 (ET-0289-05)	First extension of time for C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2006
ZC-1464-02	Reclassified the site from R-E to C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial complex
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Corridor Mixed-Use	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

The subject site is in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-24-0713	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.
UC-24-0714	A use permit, waivers of development standards, and a design review for a mini-warehouse is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0412-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PARTING SEAS INVESTMENTS, LLC

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



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-31-501-019

PROPERTY ADDRESS/ CROSS STREETS: Fort Apache Rd & Oquendo Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Single story mini-warehouse development consisting of three separate buildings, two of which are along the perimeter of the site, encompassing the third central building. Amongst these three buildings will be a total of 59 mini warehouse units, with optional mezzanines. The site is to include a sales/leasing office that will be integrated within the center building.

PROPERTY OWNER INFORMATION

NAME: PSI Oquendo, LLC
ADDRESS: 6050 El Tordo
CITY: Rancho Santa Fe STATE: CA ZIP CODE: 92067
TELEPHONE: 877-775-4564 CELL: --- EMAIL: ---

APPLICANT INFORMATION (must match online record)

NAME: Parting Seas Investments, LLC
ADDRESS: 7225 S. Belcastro St #100
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # ---
TELEPHONE: 702-990-5358 CELL: --- EMAIL: Noelle@partingseas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Kazovich
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: (702) 792-7000 CELL: 702-792-7048 EMAIL: apierce@kcnvlaw.com

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

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

Jason Matalon Jason Matalon - Managing Member
Property Owner (Signature) PSI Oquendo, LLC Property Owner (Print) 9/3/2024 Date

- DEPARTMENT USE ONLY
- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|--|-----------------------------|-----------------------------|
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input checked="" type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) TM-24-500154 ACCEPTED BY RR
PC MEETING DATE 2-4-25 DATE 12-5-24
BCC MEETING DATE _____ FEES \$750.00
TAB/CAC LOCATION SPRING VALLEY DATE 1-14-25



PARTING SEAS
POSSIBILITY BEYOND THE SURFACE

October 23, 2024

Clark County Comprehensive Planning
500 S Grand Central Pkwy #1, Las Vegas, NV 89155
Office: (702) 455-4314

*Re: Hold Letter for Tentative Map Application
APN163-31-501-019 -APR-24-101085
PSI Oquendo, LLC*

Dear Comprehensive Planning & Mapping Team,

We are concurrently submitting our Tentative Map Application on APN 163-31-501-019 for a 1-lot commercial subdivision with the companion applications and are requesting the tentative map be held to run concurrent with our entitlement hearings.

Please feel free to let us know if we need to provide any further information. Thank you for your time.

Sincerely,

Jason Moses Matalon
Managing Member of PSI Oquendo, LLC
702.990.5358
admin@partingseas.com

PLANNER COPY

TM-24-500154

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-24-0723-CFT NV DEVELOPMENTS, LLC:

ZONE CHANGE to reclassify 1.24 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located on the northeast corner of Warm Springs Road and Gagnier Boulevard within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:
176-04-401-015; 176-04-401-016

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8360 & 8388 W Warm Springs Road
- Site Acreage: 1.24
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to CG (Commercial General) zoning is appropriate since CG conforms to the NC (Neighborhood Commercial) land use category the site is designated as in the Master Plan. Additionally, properties to south, west, and farther north are already zoned CG. There are also a number of commercial uses existing along Warm Springs Road to the east and west.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0319	Adult day care facility - expired	Approved by BCC	September 2021
DA-901177-07	Development Agreement - ordinance and recorded	Approved by BCC	September 2007
ZC-1933-05	Reclassified the site and properties to the north from R-E to C-P zoning	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Congregate care facility
South	Corridor Mixed-Use	CG	Shopping center
East	Neighborhood Commercial	CP	Office building
West	Business Employment	CG	Retail center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-24-0725	A waiver of development standards and design review for a restaurant with drive-thru is a companion item on this agenda.
VS-24-0724	A vacation and abandonment for a patent easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning is compatible with the surrounding area and is conforming to the NC (Neighborhood Commercial) land use category on the site. The proposed CG zoning would be an extension of the already existing CG zoning that is located on the abutting properties to the west and south. Warm Springs Road is a 100 foot wide arterial street and can accommodate the uses allowed in the CG zone. Other CG zoned properties already exist along the Warm Springs Road corridor in this area to the west and east of this site between Durango Drive and Buffalo Drive. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CG zoning appropriate for this location.

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:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0541-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GARMIC PROPERTIES, LLC

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135

DRAFT

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-401-015 & 016

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs and Gagnier Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

A restaurant with drive thru.

PROPERTY OWNER INFORMATION

NAME: Garmic Properties, LLC
ADDRESS: 10795 Twain Avenue #100
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Garmic Properties, LLC
ADDRESS: 10795 Twain Avenue #100
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: epierce@jkcview.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Joseph P. Meatroto
Property Owner (Print)

10/1/24
Date

<input checked="" type="checkbox"/> AD	<input type="checkbox"/> AF	<input type="checkbox"/> ET	<input type="checkbox"/> PUD	<input type="checkbox"/> SM	<input type="checkbox"/> UT	<input type="checkbox"/> WS
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<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICANT ID # 2C-24-0723 PROJECT ID # JUD
PROJECT NAME Spring Valley DATE 01/14/2025
MEETING DATE 02/05/2025
DATE RECEIVED 12/10/2024

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

December 3, 2024

VIA EMAIL

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

ZC-24-0723

**Re: *Justification Letter
Conforming Zone Change, Design Reviews for Restaurant with Drive-Thru and
Alternative Building Orientation, and Related Waivers of Development
Standards
APN: 176-04-401-015 & 016***

To Whom It May Concern:

Our Firm represents the Applicant. The Applicant is proposing to develop a Whataburger restaurant with drive-thru on property located on the northeast corner of Warm Springs Road and Gagnier Boulevard, more particularly described as APNs: 176-04-401-015 & 016 (collectively the "Site") consisting of approximately 1.24 acres. The Site currently consists of two separate parcels, however, the parcels will be combined by the filing of a parcel map in the future to create one parcel. The Site is zoned Commercial Professional (CP). The Applicant is requesting a conforming zone change Commercial General (CG) along with a design review and related waivers to construct a restaurant with drive-thru.

CONFORMING ZONE CHANGE

The Site's master plan is Neighborhood Commercial (CN). A CG zoning designation is an allowed zoning district in CN master plan. Therefore, the request to rezone the Site consisting of approximately 1.24 acres to CG conforms to the master plan. In addition to conforming to the master plan, a CG zoning district is compatible and appropriate for the following reasons:

- The Site is located on Warm Spring Road, a 100-foot arterial right-of-way. Warm Spring Road is designed to accommodate commercial traffic.
- Properties to the north, west, and south are zoned CG.
- There are commercial uses along the Warm Springs Road corridor to the east and west.



DESIGN REVIEW

- **Restaurant with Drive-Thru**

There Site is accessible from Gagnier Boulevard. The Site also will share cross-access with the property to the east. The proposed square footage of the Whataburger's is 3,300 SF. The drive-thru will wrap around the building on three sides in a counterclockwise direction with the drive aisle entrance located on the north side with vehicle traffic moving along the west side of building and existing along the south side of the building. There will be double drive-thru lanes. Therefore, the Site can easily accommodate the vehicle stacking. The Site complies with parking by providing 26 parking spaces where 22 parking spaces are required. The Site also complies all landscaping and setback requirements.

The proposed elevation will incorporate Whataburger's last design concept, which includes natural colors, composite brick finishes, and modern design metal canopies. The building height is less than 22-feet.

- **Sustainability**

Further, the Applicant is incorporating the following sustainability measures:

Trees: Provide 10% more than required by title 10 pt	1
Water-Efficient Planting: Provide 90% more water saving low water use plants	1
Landscape Buffer: Provide a 10-foot landscape buffer 30 ft wide OR provide a 10-foot wide 20' high	
Parking Lot Trees: Provide 10% more trees than required by title 10 1/2 pt	1/2
Parking Lot Solar: Provide solar covers at least 10% of the parking lot area OR provide 25% and solar 1 pt	
Electric Bicycles: Provide 1 electric bicycle charging station per 100 sq ft of parking area 1 pt	
Mojave Native Plants Protections: Provide 10% of the site to be protected 1 pt	
Mojave Native Plants Restoration: Provide 10% of the site to be restored 1 pt	
Energy Conservation/Solar Gains: Meet or beat the 2024 energy code 1/2 pt	
Cool Roofs: Provide 10% of the roof area to be cool roofed 1 pt	1
Building Orientation: Orient the building 30 degrees east or west of the north 1 pt	
Shade Structures: Provide shade covering 10% of the sidewalk 1 pt	1
Amenity Zone Shade Structures: Provide 10% of the amenity zone to be shaded 1 pt	
Shaded Walkways: Provide 10% of the sidewalk to be shaded 1 pt	
Daylighting Strategies: Provide daylighting strategy or minimize artificial lighting 1/2 pt	1/2
Multiple Family Ventilation: Provide floor-to-ceiling height of 8 feet or higher 1 pt	
Nonresidential Ventilation: Provide floor-to-ceiling height of 8 feet or higher 1/2 pt	
Low-emissivity Glass: Provide 10% of the window area to be low-emissivity 1/2 pt	1/2
Building Entrances and ADA Ramps: shade with awning or canopy or overhang 1/2 pt	
Alternative Energy: Provide 10% of the energy to be solar OR provide 10% of the energy to be solar OR provide 10% of the energy to be solar OR provide 10% of the energy to be solar	
Total Points:	5.5



- **Building Orientation**

The Applicant is requesting a design review related to building orientation. All drive-thru lanes are designed in a counter-clockwise movement. Due to the drive-thru counter-clockwise configuration, the front of the building cannot be oriented along the street front. Therefore, the Applicant is requesting this design review.

WAVIER OF DEVELOPMENT STANDARDS

- **Reduce Throat Depth**

The Applicant is requesting to reduce the egress throat depth from 25-feet to 5-feet. The reduction in throat depth is interior to the Site. As a result, the reduction will have no impact on traffic queuing into the Site. Additionally, in order to comply with parking, the Applicant needs the reduce throat depth in this area.

- **Reduce Departure Distance**

The Applicant is requesting to reduce the departure distance from the Warm Springs Road/Gagnier Boulevard intersection to the Gagnier Boulevard entrance from 190-feet to 178-feet. The Site's driveway access is located as far north as possible on the Site. Additionally, the Site does not have any access off Warm Springs Road due to the lack of appropriate frontage along Warm Springs Road to accommodate a driveway. Therefore, the slight reduction is appropriate and reasonable.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink that reads "J. Lazovich". The signature is fluid and cursive.

Jennifer Lazovich

JJL/ajc/amp

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0724-GARMIC PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Cimarron Road, and between Warm Springs Road and Capovilla Avenue within Spring Valley (description on file). MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:
176-04-401-015; 176-04-401-016

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a patent easement. The request is for the vacation of 8 feet of the existing 33 feet of patent easements along Gagnier Boulevard. The vacation of this easement is necessary to accommodate the proposed right-of-way and detached sidewalks along Gagnier Boulevard along the west side of APN 176-04-401-015.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0319	Allowed an adult daycare facility - expired	Approved by BCC	September 2021
DA-901177-07	Development Agreement - ordinance and recorded	Approved by BCC	September 2007
ZC-1933-05	Reclassified a 2.5 acre site from R-E to C-P zoning with a design review for an office building complex	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Assisted living facility
South	Corridor Mixed-Use	CG	Shopping center
East	Neighborhood Commercial	CP	Medical offices
West	Business Employment	CG	Commercial development

Related Applications

Application Number	Request
ZC-24-0723	A zone change to reclassify 1.24 acres to CG zoning is a companion item on this agenda.
WS-24-0725	A waiver of development standards for throat depth and design review for a new restaurant with drive-thru is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a patent easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 45 feet to the back of curb for Warm Springs Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GARMIC PROPERTIES

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

DRAFT

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-401-015 & 016

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs and Gagner Blvd

PROPERTY SUMMARY OF USE DESCRIPTION

A restaurant with drive thru.

PROPERTY OWNER INFORMATION

NAME: Garmic Properties, LLC
ADDRESS: 10795 Twain Avenue #100
CITY: Las Vegas STATE: NV ZIP CODE: 89136
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Garmic Properties, LLC
ADDRESS: 10795 Twain Avenue #100
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CONTACT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: spierce@kcwv.com

*Correspondent will receive all project communication

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

[Handwritten Signature]
Property Owner (Signature)*

Joseph P. Meatoreto
Property Owner (Print)

10/1/24
Date

DEPARTMENT USE ONLY

- | | | | | | | |
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APPLICATION # (V) VS-24-0724

PC MEETING DATE 02/05/2025

BCC MEETING DATE 02/05/2025

MARK LOCATION Spring Valley 01/14/2025

Accepted by: JUD
Date: 12/10/2024

Kimley»»Horn

December 4, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 554000
Las Vegas, NV 89155-4000

VS-24-0724

RE: *Whataburger Warm Springs & Gagnier- Vacation Justification Letter*

To whom it may concern,

Kimley-Horn is providing this letter to pursue approval to vacate 8' of the existing 33' patent easement along Gagnier Blvd for the parcels 176-04-401-015 and 176-04-401-016. The subject area is part of the 1.24 acre +/- property currently owned by Garmic Properties LLC in Clark County, located at 8388 Warm Springs Rd. The site currently has a zoning of Commercial Professional (CP).

We're requesting this easement be vacated to accommodate the proposed right-of-way required per the Clark County Development Code (Title 30). The location of the vacation has been provided on a site plan exhibit with the vacation submittal package.

We appreciate your efforts in working with us on this project. Please feel free to reach out with any questions by phone at (702) 862-3630, or via email at scott.martin@kimley-horn.com.

Sincerely,



By: Scott. M Martin, P.E.
Project Manager

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0725-GARMIC PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed restaurant with drive-thru on 1.24 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Gagnier Boulevard and Warm Springs Road within Spring Valley. MN/jud/kh (For possible action)

RELATED INFORMATION:

APN:
176-04-401-015; 176-04-401-016

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway departure distance on Gagnier Boulevard to 178 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 6% reduction).
- b. Reduce the driveway throat depth to 9 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 64% reduction).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.24
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,300
- Parking Required/Provided: 22/28
- Sustainability Required/Provided: 7/6

Site Plans

The plans depict a proposed restaurant with drive-thru located on the southwest portion of the site, closer to the intersection of Gagnier Boulevard and Warm Springs Road. The plan indicates a new 32 foot wide driveway from Gagnier Boulevard which serves as primary access to the site. The restaurant will be set back 40 feet from Gagnier Boulevard and 39 feet from Warm Springs Road. An additional driveway along Warm Springs located on the neighboring property to the

east will serve as an additional access to the site via a proposed cross access between parcels is located on the southeast portion parking lot area. A drive-thru wraps around the building on 3 sides in a counterclockwise direction with the drive aisle entrance located on the north side with vehicle traffic moving along the west side of the building and exiting along the south side of the building. The proposed parking area is located on the north and east sides of the building. A loading space as well as a trash enclosure will be located to the north of the building. Concrete striping pedestrian walkways are provided around the building for on-site pedestrian connectivity.

Landscaping

The plans indicate street landscaping and parking lot landscaping is being provided around the property. Along Gagnier Boulevard and Warm Spring Road, the street landscaping consisting of detached sidewalks with 5 foot wide landscape strip on each side of the sidewalk. The street landscaping includes 14 large trees planted 25 feet on center with at least 3 shrubs. The parking lot landscaping consists of a mixture of large and medium trees, 12 in total with at least 3 shrubs per planted tree. Five landscape islands are proposed throughout the parking lot to help minimize the heat island effect.

Elevations

The elevations of the restaurant show a 1 story building with a maximum height of 22 feet. Modern designed metal canopies are also depicted above the drive-thru window, above all windows and building entrance. The building has exterior wall finishes consisting of natural colors and composite brick finishes.

Floor Plans

The plans indicate a 3,300 square foot restaurant with indoor seating areas. There are 2 customer entrances. The main entrance is on the east facing elevation of the building towards the south end of the building and a smaller entrance is located along the northeast corner of the building. The floor plans indicate 2 restrooms, a kitchen/prep area, customer order and pick-up areas, and a drive-thru window.

Applicant's Justification

Per the justification letter, the building and site design complies with required street landscaping, parking lot landscaping, and building setbacks. The site design accommodates the drive-thru vehicle stacking due to the counterclockwise drive-thru configuration, and the building placement is as close to the street frontage as possible. The reduction in the throat depth should not impact traffic queuing into the site. In order to comply with parking standards, the driveway throat is reduced in this area. The driveway on the northwest corner of the site is the main driveway, and it was placed as far north as possible, as a result the driveway departure distance from the Warm Springs Road/Gagnier Boulevard intersection to the northwestern driveway has departure distance of 178 feet, where 190 feet is required.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0319	Allowed an adult daycare facility - expired	Approved by BCC	September 2021
DA-901177-07	Development Agreement - ordinance and recorded	Approved by BCC	September 2007
ZC-1933-05	Reclassified a 2.5 acre site from R-E to C-P zoning with a design review for an office building complex	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Assisted living facility
South	Corridor Mixed-Use	CG	Shopping center
East	Neighborhood Commercial	CP	Medical offices
West	Business Employment	CG	Commercial development

Related Applications

Application Number	Request
ZC-24-0723	A zone change to reclassify 1.24 acres to CG zoning is a companion item on this agenda.
VS-24-0724	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The building design and architectural features are compatible with surrounding developments in the area. Site access and circulation should not negatively impact any other neighboring properties. The design of the parking areas, including loading areas, as well as the landscaping is in accordance with the Code requirements. Policy SV-1 of the Master Plan encourages the Preservation of the integrity of contiguous and uniform suburban neighborhoods in Spring Valley through development and regulations that encourage compatible in-fill development and standards for transitioning from higher intensity uses. The proposed restaurant is adjacent to medical offices and a hospital as well as other commercial centers; therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection to the reduction in the departure distance for the Gagnier Boulevard commercial driveway. The applicant placed the driveway as far north as the site will allow.

Waiver of Development Standards #1b

Staff can support the request to reduce the throat depth for the north side driveway along Gagnier Boulevard. The reduction will not impact vehicles in the right-of-way as the north side driveway is an exit only on that side of the site. Furthermore, the throat depth on the south side of the commercial driveway exceeds the minimum requirement mitigating any possibility of vehicles stacking in the right-of-way.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 45 feet to the back of curb for Warm Springs Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0541-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GARMIC PROPERTIES

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

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-401-015 & 016

PROPERTY ADDRESS/ CROSS STREETS: Warms Springs and Gagner Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

A restaurant with drive thru.

PROPERTY OWNER INFORMATION

NAME: Garmic Properties, LLC

ADDRESS: 10795 Twain Avenue #100

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Garmic Properties, LLC

ADDRESS: 10795 Twain Avenue #100

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # n/a

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Property Owner (Print)

Date

Joseph P. Meatroto

10/1/24

DEPARTMENT USE ONLY

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AGENCY NUMBER

WS-24-0725

APPLICANT: JUD

APPROVAL DATE

02/05/2025

DATE: 12/10/2024

PROJECT NAME

Spring Valley 01/14/2025

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

December 3, 2024

VIA EMAIL

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

**Re: *Justification Letter
Conforming Zone Change, Design Reviews for Restaurant with Drive-Thru and
Alternative Building Orientation, and Related Waivers of Development
Standards
APN: 176-04-401-015 & 016***

To Whom It May Concern:

Our Firm represents the Applicant. The Applicant is proposing to develop a Whataburger restaurant with drive-thru on property located on the northeast corner of Warm Springs Road and Gagnier Boulevard, more particularly described as APNs: 176-04-401-015 & 016 (collectively the "Site") consisting of approximately 1.24 acres. The Site currently consists of two separate parcels, however, the parcels will be combined by the filing of a parcel map in the future to create one parcel. The Site is zoned Commercial Professional (CP). The Applicant is requesting a conforming zone change Commercial General (CG) along with a design review and related waivers to construct a restaurant with drive-thru.

CONFORMING ZONE CHANGE

The Site's master plan is Neighborhood Commercial (CN). A CG zoning designation is an allowed zoning district in CN master plan. Therefore, the request to rezone the Site consisting of approximately 1.24 acres to CG conforms to the master plan. In addition to conforming to the master plan, a CG zoning district is compatible and appropriate for the following reasons:

- The Site is located on Warm Spring Road, a 100-foot arterial right-of-way. Warm Spring Road is designed to accommodate commercial traffic.
- Properties to the north, west, and south are zoned CG.
- There are commercial uses along the Warm Springs Road corridor to the east and west.

DESIGN REVIEW

- Restaurant with Drive-Thru**

There Site is accessible from Gagnier Boulevard. The Site also will share cross-access with the property to the east. The proposed square footage of the Whataburger's is 3,300 SF. The drive-thru will wrap around the building on three sides in a counterclockwise direction with the drive aisle entrance located on the north side with vehicle traffic moving along the west side of building and existing along the south side of the building. There will be double drive-thru lanes. Therefore, the Site can easily accommodate the vehicle stacking. The Site complies with parking by providing 26 parking spaces where 22 parking spaces are required. The Site also complies all landscaping and setback requirements.

The proposed elevation will incorporate Whataburger's last design concept, which includes natural colors, composite brick finishes, and modern design metal canopies. The building height is less than 22-feet.

- Sustainability**

Further, the Applicant is incorporating the following sustainability measures:

Trees: Provide 100% of the required canopy cover.	1
Water-Efficient Planting: Provide drought-tolerant plants for the entire site.	1
Landscape Buffer: Provide a 10-foot landscape buffer between the site and adjacent property.	1/2
Parking Lot Trees: Provide 10% of the required canopy cover in the parking lot.	1/2
Parking Lot Solar: Provide solar panels for 10% of the parking lot area.	1
Electric Bicycles: Provide charging stations for electric bicycles.	1
Mojave Native Plants Protection: Protect and restore Mojave native plants.	1
Mojave Native Plants Restoration: Restore and develop Mojave native plants.	1
Energy Conservation/Solar Gains: Implement energy conservation measures.	1
Cool Roofs: Provide cool roofs for 10% of the building area.	1
Building Orientation: Orient the building to maximize natural light and ventilation.	1
Shade Structures: Provide shade structures for 10% of the building area.	1
Amenity Zone Shade Structures: Provide shade structures for the amenity zone.	1
Shaded Walkways: Provide shaded walkways for 10% of the building area.	1/2
Daylighting Strategies: Implement daylighting strategies for 10% of the building area.	1/2
Multiple Family Ventilation: Provide multiple family ventilation for 10% of the building area.	1/2
Nonresidential Ventilation: Provide nonresidential ventilation for 10% of the building area.	1/2
Low-emissivity Glass: Provide low-emissivity glass for 10% of the building area.	1/2
Building Entrances and ADA Ramps: Provide building entrances and ADA ramps for 10% of the building area.	1/2
Alternative Energy: Provide alternative energy for 10% of the building area.	1/2
Total Points:	16.5

- **Building Orientation**

The Applicant is requesting a design review related to building orientation. All drive-thru lanes are designed in a counter-clockwise movement. Due to the drive-thru counter-clockwise configuration, the front of the building cannot be oriented along the street front. Therefore, the Applicant is requesting this design review.

WAVIER OF DEVELOPMENT STANDARDS

- **Reduce Throat Depth**

The Applicant is requesting to reduce the egress throat depth from 25-feet to 5-feet. The reduction in throat depth is interior to the Site. As a result, the reduction will have no impact on traffic queuing into the Site. Additionally, in order to comply with parking, the Applicant needs the reduce throat depth in this area.

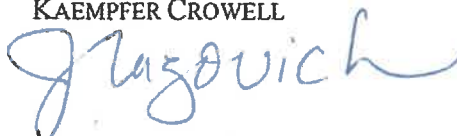
- **Reduce Departure Distance**

The Applicant is requesting to reduce the departure distance from the Warm Springs Road/Gagnier Boulevard intersection to the Gagnier Boulevard entrance from 190-feet to 178-feet. The Site's driveway access is located as far north as possible on the Site. Additionally, the Site does not have any access off Warm Springs Road due to the lack of appropriate frontage along Warm Springs Road to accommodate a driveway. Therefore, the slight reduction is appropriate and reasonable.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/ajc/amp