



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 28, 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
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.

- III. Approval of Minutes for January 14, 2025. (For possible action)
- IV. Approval of the Agenda for January 28, 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. **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**

- 2. **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 BCC**

- 3. **PA-24-700036-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:**
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/gc (For possible action) **02/18/25 PC**

- 4. **ZC-24-0675-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:**
ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley (description on file). MN/gc (For possible action) **02/18/25 PC**

- 5. **VS-24-0677-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:**
VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Redwood Street (alignment) and between Patrick Lane and Post Road within Spring Valley (description on file). MN/sd/kh (For possible action) **02/18/25 PC**

6. **WS-24-0676-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:**
WAIVER OF DEVELOPMENT STANDARDS for increased maximum parking.
DESIGN REVIEW for a warehouse/office facility on 2.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/sd/kh (For possible action) **02/18/25 PC**

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: February 11, 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>

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

02/05/25 BCC AGENDA SHEET

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-1169-07	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**

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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 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)

11/28/24
Date

- | | | | | | | |
|-------------------------------|-----------------------------|--|--------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AP | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUD/D | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> AltP | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
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ET-24-400140

MY

2/5/25
Spring Valley

1/14/25

12/9/2024
\$1,100
\$1,100

MY
ET-24-400140
12/9/24

PLANNING
COPY

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
C

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,

Dionisio Smith

MY
ET-24-400140
12/9/24

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700036-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres.

Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-35-701-007

EXISTING LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to Business Employment (BE) for the site is appropriate since the adjacent property to the north and west is owned by the Clark County Department of Aviation and is planned for Open Lands (OL) uses, and the subject site is in the AE-60 Airport Environs Overlay where residential uses are less compatible. Furthermore, the northeast corner of Post Road and Santa Margarita Street was recently approved for IP zoning. Additionally, there are hundreds of acres north of Post Road and west of Santa Margarita Street that are planned for Corridor Mixed-Use (CM) or BE land uses. The BE land use category is compatible with the abutting properties south of Post Road that are also planned for BE uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Open Lands	RS20 (AE-60)	Undeveloped
South	Business Employment	IP (AE-60)	Warehouses
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
ZC-24-0675	A zone change to reclassify the site from RS20 to IP is a companion item on this agenda.
DR-24-0676	A design review for an office/warehouse building is a companion item on this agenda.
VS-24-0677	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 Ranch Estate Neighborhood (RN) to Business Employment (BE). Intended primary land uses in the proposed BE land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service commercial, and other similar uses.

Staff finds that the request for the Business Employment (BE) land use category will not adversely impact the surrounding area. The adjacent parcel to the north and west is owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. The adjacent parcel to the east is currently undeveloped but is owned by the place of worship directly east of that parcel and would most likely be used for

expansion in the future. The abutting properties to the south are developed with warehouses and planned BE and zoned IP, and therefore, the proposed BE land use category would be in harmony with the established uses in the area. Given the unique circumstances of the subject property, staff would agree with the applicant that the property is not conducive to residential development. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities, as the 215 Beltway is nearby to the south. For these reasons, staff finds the request for the BE 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 19, 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:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

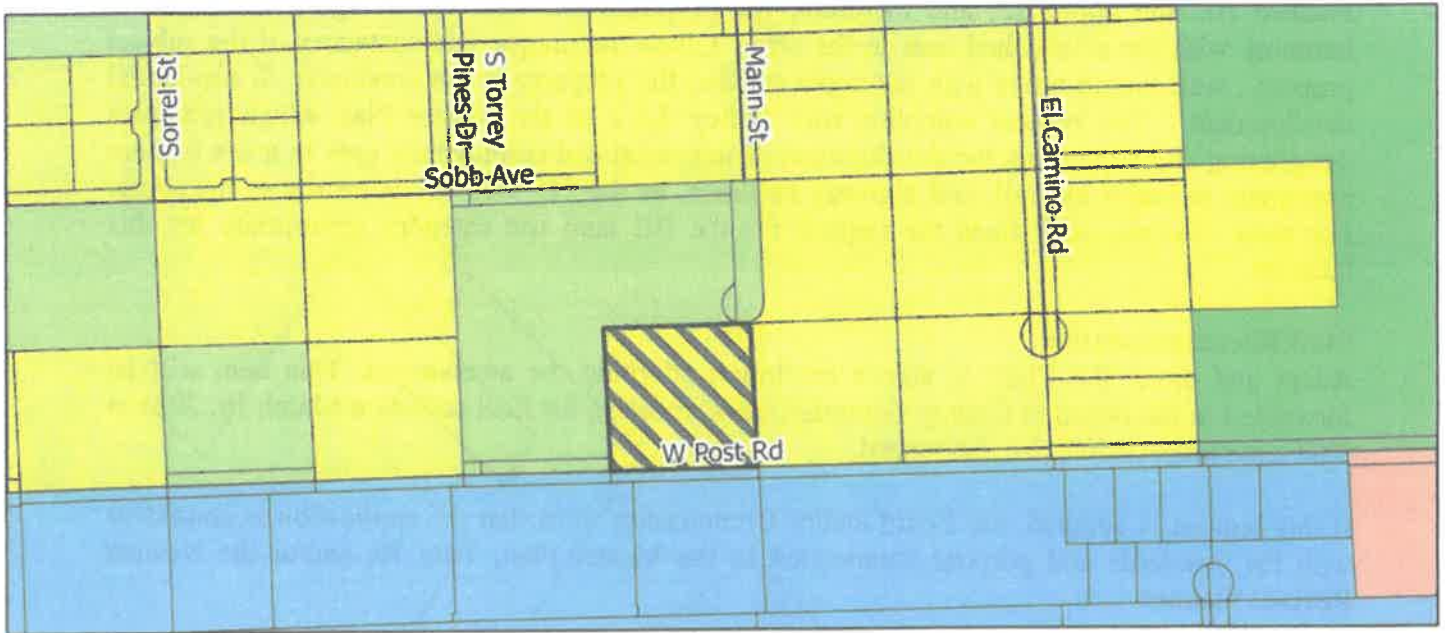
PROTEST:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

Planned Land Use Amendment PA-24-700036

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Spring Valley Clark County, Nevada

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

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0675-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

ZONE CHANGE to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

163-35-701-007

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to IP zoning for the site is appropriate since the adjacent property to the north and west is owned by the Clark County Department of Aviation and is planned for Open Lands (OL) uses, and the subject site is in the AE-60 Airport Environs Overlay where residential uses are less compatible. Furthermore, the northeast corner of Post Road and Santa Margarita Street was recently approved for IP zoning. Additionally, there are hundreds of acres north of Post Road and west of Santa Margarita Street that are planned for Corridor Mixed-Use (CM) or Business Employment (BE) land uses. IP zoning is compatible with the abutting properties south of Post Road that are also zoned IP.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Open Lands	RS20 (AE-60)	Undeveloped
South	Business Employment	IP (AE-60)	Warehouses

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
PA-24-700036	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda.
DR-24-0676	A design review for an office/warehouse building is a companion item on this agenda.
VS-24-0677	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. Staff finds that the request for IP zoning will not adversely impact the surrounding area. The adjacent parcel to the north and west is owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. The adjacent parcel to the east is currently undeveloped but is owned by the place of worship directly east of that parcel, and would most likely be used for expansion in the future. The abutting properties to the south are developed with warehouses and planned as Business Employment (BE) and zoned IP, and therefore, the proposed IP zoning would be in harmony with the established uses in the area. Given the unique circumstances of the subject property, staff would agree with the applicant that the property is not conducive to residential development. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities, as the 215 Beltway is nearby to the south. For these reasons, staff finds the request for IP zoning appropriate for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 19, 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 required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0416-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

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02/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0677-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Redwood Street (alignment) and between Patrick Lane and Post Road within Spring Valley (description on file). MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-701-007

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, west, and east property lines and the vacation and abandonment of an 8 foot wide government patent easement along the south property line. The patent easements are no longer needed as roadways and drainage patterns have been established in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Open Land	RS20 (AE-60)	Undeveloped
South	Business Employment	IP (AE-60)	Warehouse facility
East	Ranch Estate Neighborhood (2 du/ac)	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
PA-24-700036	Plan amendment to Planned Land Use from Ranch Estates Neighborhood to Business Employment is a companion item on this agenda.
ZC-24-0675	Zone change from RS20 zone to an IP zone is a companion item on this agenda.
WS-24-0676	Waiver of development standards for maximum parking allowed along with design review for an office/warehouse facility 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 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 19, 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 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 Post Road;
- The installation of detached sidewalks will require the 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: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

DRAFT

02/18/25 PC AGENDA SHEET

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0676-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased maximum parking.
DESIGN REVIEW for a warehouse/office facility on 2.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-701-007

WAIVER OF DEVELOPMENT STANDARDS:

Allow 51 parking spaces where 41 are permissible since the provided parking spaces shall not exceed more than 15% of the minimum required parking (36 parking spaces) per Section 30.04.04D (a 13% increase).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 13,800 (Building 1)/21,690 (Building 2)
- Parking Required/Provided: 36/55
- Sustainability Required/Provided: 7/7.5

Site Plans

The plans depict a proposed office/warehouse facility located along Post Road in Spring Valley. Access to the site is from Post Road via 2 separate driveway access points. The proposed office/warehouse development will have 2 separate industrial buildings with proposed Building 1 located in the front portion of the parcel adjacent to Post Road with 20 foot front setback.

Building 2 is within the northern half of the parcel adjacent to the north property line. Both buildings entrances face inward to the parking lot.

The 24 foot wide fire lane located between Buildings 1 and 2 circulates the parking lot and provides for ideal on-site circulation. On-site parking is located along the east and west property lines and in front of each building. Most of the on-site parking will be screened from Post Road by Building 1 and the proposed landscaping. Pedestrian pathway is provided from Post Road that connects to both buildings and does not intersect with any loading zones. A total of 55 spaces are provided for on-site parking where 36 are required.

Landscaping

The plans depict an intense landscape with double row of trees planted off-set 10 feet from each other along the north, west and east property lines. Interior parking landscaping is shown with landscape island per code requirements. The landscape plan shows a 25 foot landscape strip along the street consisting of detached sidewalk and 2 landscape strips with large trees planted 30-feet on center.

Elevations

Building 1 and Building 2 are each 35 feet in height from finished grade with a flat roof line and parapet wall. Both buildings will utilize identical exterior materials, including concrete tilt-up wall panels, spandrel glazing windows, insulated fixed glass with aluminum frame, insulated operable glazing system, metal awnings and light fixtures. They both incorporate horizontal articulation with pop-outs, and varying roof heights.

Floor Plans

The plans depict 2 industrial buildings that are divided into separate leasable bays with each being 2,760 square feet for Building 1. Building 2 will also be divided into leasable spaces that vary in square footage from 2,904 square feet to 4,641 square feet. Each space will have an open floor plan with loading bays.

Applicant's Justification

The applicant states they are proposing to develop 2 warehouse buildings with a total square footage of 35,660. Building 1 is approximately 14,000 square feet and will be located along Post Road. Building 1 will also have 5 loading bays all facing internally into the Site. Building 2 will also have 6 loading bays that all face internal to the site. The proposed development will provide for sustainability measures, including a cool roof, building orientation, covered entries and windows, daylight strategies and shading measures.

The applicant is also requesting to allow for increased parking above the maximum of 15% as the applicant states the additional parking is needed to support the small buildings which typically have more employees than larger facilities.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Open Lands	RS20 (AE-60)	Undeveloped
South	Business Employment	IP (AE-60)	Warehouses
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Undeveloped

Related Applications

Application Number	Request
PA-24-700036	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda.
ZC-24-0675	A zone change from RS20 to IP zone is a companion item on this agenda.
VS-24-0677	A vacation and abandonment for government 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.

Staff can support the requested waiver of development standards to allow for increased parking above the maximum of 15% of the required parking spaces. Staff finds the requested waiver will not have any significant impacts to the surrounding area and is similar in use to those existing warehouse facilities to the south. Also, the applicant has provided meets parking lot landscaping standards for additional parking space they requested. Therefore, 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.

Staff finds the proposed office/warehouse building meets all setbacks and incorporates architectural elements that will be complimentary with similar warehouse facilities approved throughout Clark County. The proposed buildings include architectural elements which comply with Section 30.04.05. In addition, the site plan shows that the applicant provides ample parking spaces for the proposed building. Staff finds that the building design, site circulation, and proposed landscaping is complimentary to the surrounding development. Therefore, staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 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

- 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 Post 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

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 #0416-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC
CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118

