



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 8, 2022

6:00pm

## AGENDA

### Note:

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

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

Secretary: Carmen Hayes (702) 371-7911 [chaves@yahoo.com](mailto:chaves@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 [mids@clarkcountynv.gov](mailto:mids@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, Invocation, 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 25, 2022. (For possible action)
- IV. Approval of the Agenda for February 8, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **UC-22-0009-SPA NV RENTAL PROPERTY, LLC:**  
**USE PERMIT** to allow a personal services business (Reiki and Healing Arts) within an existing office complex on 3.7 acres in a C-P (Office and Professional) Zone. Generally located on the northwest corner of Flamingo Road and Lindell Road within Spring Valley. JJ/jor/jo (For possible action) **03/01/22 PC**
  - 2. **VS-22-0006-SD PARCELS, LLC:**  
**VACATE AND ABANDON** an easement of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment) and between Tenaya Way and Rainbow Boulevard, and a portion of right-of-way being Sobb Avenue located between Tenaya Way and Rainbow Boulevard within Spring Valley (description on file). MN/jgh/jo (For possible action) **03/01/22 PC**
  - 3. **WS-21-0741-GOODWIN MARIE SIMONETTI:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an accessory structure in conjunction with a single family home on 0.1 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Trophy Run Avenue, approximately 150 feet west of Pine Ranch Street within Spring Valley. MN/jvm/jo (For possible action) **03/01/22 PC**
  - 4. **DR-22-0011-MATTER DURANGO, LLC:**  
**DESIGN REVIEW** for finished grade on 32.3 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jo (For possible action) **03/02/22 BCC**
- VII. General Business
  - 1. None.
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: February 22, 2022.

X. Adjournment.

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

INSERT PRINCIPAL OFFICE OF PUBLIC BODY.

<https://notice.nv.gov>





# Spring Valley Town Advisory Board

January 25, 2022

## MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - <b>EXCUSED</b> Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes@yahoo.com">chayes@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> PRESENT	

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

**Yvette Williams, called the meeting to order at 6:00 pm**  
**Nicole Russell, Current Planner**

II. Public Comment

- **None**

III. Approval of **January 11, 2022** Minutes

Motion by: **Catherine Godges**  
Action: **Approve** as published.  
Vote: **3/0 with Yvette Williams Abstaining**

IV. Approval of Agenda for **January 25, 2022** and Hold, Combine or Delete Any Items  
(For possible action)

Motion by: **Yvette Williams**  
Action: **Approve** as amended.  
Vote: **4/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.  
(for discussion)

- **Mike Shannon announced the Spring Festival at Desert Breeze Community Center to celebrate the Lunar New Year on Sunday, February 6, 2022 from 11:00 am to 2 pm. The Spring Festival is a free event that will feature performances, arts & crafts, food and workshops.**
- **Yvette Williams announced that while short-term rentals such as Airbnb and VRBO are currently illegal in unincorporated Clark County, the passage of Assembly Bill 363 by the 2021 Nevada Legislature requires the County to enact an ordinance regulating short-term rentals by July 1, 2022. Due to the potential impact of short-term rentals on neighborhood quality of life, Yvette encouraged County residents to complete a brief survey, which takes about 10 to 15 minutes, to provide input on how to minimize the impacts of AB 363 on neighborhoods. The survey is available at [www.ClarkCountyNV.gov/survey](http://www.ClarkCountyNV.gov/survey).**

VI. General Business

1. **David Bowers and Ken Lambert provided a presentation regarding the NDOT I-11 Planning and Environmental Linkages (PEL) Study. The presentation focused on the proposed corridors through the metropolitan Las Vegas area. Contact information, including e-mail, hotline and website were given at conclusion of the presentation.**

VII. Planning & Zoning

1. **ET-21-400184 (VS-19-0817)-LTF REAL ESTATE COMPANY INC: VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Durango Drive and Gagnier Boulevard (alignment), and between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/bb/jo (For possible action) **02/01/22 PC**

Motion by: **John Getter**  
 Action: **Approve** with staff conditions.  
 Vote: **4/0 Unanimous**

2. **UC-21-0736-RAINBOW PROFESSIONAL PLAZA, LLC: USE PERMIT** to allow a minor training facility within an existing office building on 1.1 acres in a C-P (Office and Professional) Zone. Generally located on the southeast corner of Rainbow Boulevard and Palmyra Avenue within Spring Valley. JJ/sd/jo (For possible action) **02/15/22 PC**

Motion by: **Brian Morris**  
 Action: **Approve** subject to staff conditions.  
 Vote: **4/0 Unanimous**

3. **UC-21-0743-MDM PROPERTIES NEVADA, LLC:**

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

**USE PERMIT** for a hookah lounge in conjunction with a smoke shop within an existing shopping center on a portion of 1.5 acres in a C-1 (Local Business) Zone. Generally located on the west side of Durango Drive, 270 feet north of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action) **02/15/22 PC**

Motion by: **John Getter**  
Action: **Approve** with staff conditions.  
Vote: **4/0 Unanimous**

4. **UC-21-0749-CHOUL, LLC:**  
**USE PERMIT** for a service bar in conjunction with a restaurant within a retail center on a portion of 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/jt/jo (For possible action) **02/15/22 PC**

Motion by: **John Getter**  
Action: **Approve** with staff conditions.  
Vote: **4/0 Unanimous**

5. **WS-21-0730-PSI SUNSET, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** reduced parking lot landscaping.  
**DESIGN REVIEW** of an outside dining area in conjunction with a restaurant on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the east side of Grand Canyon Drive within Spring Valley. JJ/nr/ja (For possible action) **02/15/22 PC**

Motion by: **Catherine Godges**  
Action: **Approve** with staff conditions.  
Vote: **4/0 Unanimous**

6. **ZC-21-0748-LH VENTURES, LLC:**  
**ZONE CHANGE** to reclassify a 5.0 acre parcel from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone.  
**DESIGN REVIEWS** for the following: **1)** distribution center; and **2)** finished grade. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/sd/jo (For possible action) **02/16/22 BCC**

Motion by: **Brian Morris**  
Action: **Approve** subject to staff conditions.  
Vote: **4/0 Unanimous**

7. **VS-21-0750-LH VENTURES, LLC:**  
**VACATE AND ABANDON** patent easements of interest to Clark County located between Arby Avenue and Warm Springs Road and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/sd/jo (For possible action) **02/16/22 BCC**

Motion by: **Brian Morris**  
Action: **Approve** subject to staff conditions.  
Vote: **4/0 Unanimous**

8. **TM-21-500213-LH VENTURES, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 5.0 acres in an M-D (Designed Manufacturing) Zone. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/sd/jo (For possible action) **02/16/22 BCC**

Motion by: **Brian Morris**

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

Vote: **4/0 Unanimous**

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

- **None**

IX. Next Meeting Date

**The next regular meeting will be February 8, 2022 at 6:00pm.**

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 Unanimous**

**The meeting was adjourned at 7:17 p.m.**

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

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

<https://notice.nv.gov/>



03/01/22 PC AGENDA SHEET

PERSONAL SERVICES  
(TITLE 30)

LINDELL RD/FLAMINGO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-22-0009-SPA NV RENTAL PROPERTY, LLC:**

**USE PERMIT** to allow a personal services business (Reiki and Healing Arts) within an existing office complex on 3.7 acres in a C-P (Office and Professional) Zone.

Generally located on the northwest corner of Flamingo Road and Lindell Road within Spring Valley. JJ/jor/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-13-403-006; 163-13-403-007

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5550 W. Flamingo Road Suite A-1
- Site Acreage: 3.7
- Project Type: Personal Services (Reiki and Healing Arts)
- Number of Stories: 1
- Square Feet: 2,142 (Suite A-1)
- Parking Required/Provided: 167/174

**Site Plan**

The site plan depicts an existing office complex consisting of 4 buildings located on the northwest corner of Flamingo Road and Lindell Road. The buildings were constructed in 1996, and each lease space entrance faces inward towards a central internal courtyard. One hundred seventy four parking spaces are located along the perimeter of the site, and on the interior along the north and side sides of the building complex. Access to the site is located along a commercial driveway along the south property line (Flamingo Road), and along the east property line (Lindell Road). The applicant is requesting to allow a personal services business (reiki and healing arts) within Suite A-1.

**Landscaping**

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

Elevations

The existing buildings are 1 story with a brick exterior and black aluminum door and window systems. The parapet style roof includes an A-line pitch decorative canopy over the different entryways. No changes to the exterior are proposed with this request.

Floor Plan

The provided floor plan includes the following areas: front desk, restroom, breakroom, office, and a phone room. The applicant's lease space has an overall area of 2,142 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed reiki and healing arts business will provide customers with a variety of services such as sound and vibration energy, reiki, life coaching, and meditation for anxiety. Hours of operation will include the following: Mondays by appointment only, Tuesdays through Fridays 11:00 a.m. to 5:00 p.m., Saturdays 11:00 a.m. to 3:00 p.m., and closed on Sundays.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0049-00	Non-surgical hair restoration office (beauty/barber shop) - expired	Approved by PC	March 2000
UC-0605-97	Non-surgical hair restoration office (beauty/barber shop) - expired	Approved by PC	May 1997
VS-0959-94	Vacated government patent easements	Approved by BCC	September 1994
ZC-059-90 (ET-0101-92)	First extension of time to reclassify the site from R-E to C-P zoning for an office complex	Approved by BCC	April 1994
ZC-059-90	Reclassified the site from R-E to C-P zoning for an office complex	Approved by BCC	April 1990

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Neighborhood Commercial	C-2 & C-P	Office building, restaurant, & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed use is appropriate for the existing office complex. The use should not generate a significant increase in traffic or pose any negative impacts to the office complex and the surrounding areas; therefore, staff supports this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

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

**Public Works - Development Review**

- No comment.

**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: JARIELYN ROBBINS**

**CONTACT: JARIELYN ROBBINS, 5550 WEST FLAMINGO RD., #A-1, LAS VEGAS, NV  
89103**

DRAFT





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-22-0009</u> DATE FILED: <u>1/6/22</u> PLANNER ASSIGNED: <u>JOE</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>2/8/22</u> PC MEETING DATE: <u>MARCH 1, 2022</u> BCC MEETING DATE: _____ FEE: <u>\$675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Datski Commercial Real Estate Services, a NV corporation, Property Management Agent for: Spa Nevada Rental Property, L.L.C.</u> ADDRESS: <u>4755 Dean Martin Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>7022218226</u> CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>Eclectic Reikiology &amp; Metaphysical Center</u> ADDRESS: <u>5550 W. Flamingo Rd., Suite A-1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>7029414481</u> CELL: _____ E-MAIL: <u>eclecticroikiology@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>JarieLyn Robbins</u> ADDRESS: <u>5550 W. Flamingo Rd., Suite A-1</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>7029414481</u> CELL: _____ E-MAIL: <u>eclecticroikiology@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-13-403-006 and 163-13-403-007  
 PROPERTY ADDRESS and/or CROSS STREETS: 5550 W. Flamingo Rd  
 PROJECT DESCRIPTION: Special Use Permit for Personal Services (Reiki, Meditation, Life Coach) and Gift shop

(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.

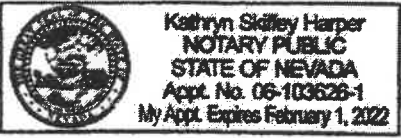
David Bauman  
 Property Owner (Signature)\*

David Bauman  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON NOVEMBER 10, 2021 (DATE)  
 By DAVID BAUMAN

NOTARY PUBLIC Kathryn Skiley Harper



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





**Eclectic Reikiology & Metaphysical Center**  
**5550 Flamingo Rd., Suite A-1**  
**Las Vegas, NV 89103**

1  
VC-22-0009

**PLANNER  
COPY**

**Justification Letter**

**We are applying for a Special Use Permit to allow Personal Services (Reiki and Healing Arts).**

**We offer the following services: Reiki, Reiki Certification, Pranic Energy, Karuna Reiki, Huna, Sound & Vibration Therapy, Life Coach/Mindset Coaching, Meditation for anxiety.**

**Our hours of operation are:**

**Sunday, closed.**

**Monday, by Appointment only**

**Tues-Fri, 11:00-5:00 pm**

**Saturday, 11:00-3:00**

**Our proposed business is compatible because we provide services that compliment medical treatments. We can refer clients to the established businesses in the building if they need pain management from a medical doctor, and they can also refer clients to us to enhance their current treatment plans. It's a win-win for everyone. There are other therapeutic businesses located at this location as well as Desert Regional Services which work with persons with disabilities.**

**Thank you for considering our application.**

**JariLyn Robbins, owner of Eclectic Reikiology**



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03/01/22 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENT  
(TITLE 30)

PATRICK LN/SOBB AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-22-0006-SD PARCELS, LLC:

VACATE AND ABANDON an easement of interest to Clark County located between Patrick Lane and Sobb Avenue (alignment) and between Tenaya Way and Rainbow Boulevard, and a portion of right-of-way being Sobb Avenue located between Tenaya Way and Rainbow Boulevard within Spring Valley (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:  
163-34-701-032

LAND USE PLAN:  
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The subject parcel is located between Patrick Lane and Sobb Avenue. The applicant indicates this request is for vacation of a public right-of-way and a 3 foot wide streetlight and traffic control device easement and right-of-way in the bulb of the cul-de-sac on Sobb Avenue. The subject easement and right-of-way are located on the southeast corner of the site, adjacent to Sobb Avenue. This vacation is required because a reconfiguration of the right-of-way is needed to adjust around an existing water facility built by an adjacent development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0486	Waived an over-length cul-de-sac in conjunction with a previously approved office/warehouse	Approved by PC	August 2019
VS-18-0932	Vacated and abandoned 33 foot wide government patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres from R-E zoning to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018
ZC-0300-08	Reclassified to M-D zoning for an office/warehouse complex with use permit for offices as a principal use, and waivers to eliminate the required cross access and reduce setback - expired	Approved by BCC	November 2008

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Business Employment	M-D	Office/warehouse complex
East	Neighborhood Commercial	C-P	Office/warehouse complex, office complex, & undeveloped
West	Neighborhood Commercial	R-E	Single family residential & undeveloped

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Dedicate any right-of-way and easements that are required for the new cul-de-sac design;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SD PARCELS, LLC

**CONTACT:** DRC ENGINEERING, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV  
89119

DRAFT



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# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0006</u>	DATE FILED: <u>1/5/22</u>
		PLANNER ASSIGNED: <u>JG14</u>	TAB/CAC DATE: <u>2/8/22</u>
		TAB/CAC: <u>Spring valley</u>	
		PC MEETING DATE: <u>3/1/22</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$ 875.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>SD Parcel LLC</u>
	ADDRESS: <u>6050 S. Fort Apache Road Suite 200A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-383-6767</u> CELL: _____
	E-MAIL: <u>jonathan@miltson.com</u>

<b>APPLICANT</b>	NAME: <u>SD Parcel LLC</u>
	ADDRESS: <u>6050 S. Fort Apache Road Suite 200A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-383-6767</u> CELL: _____
	E-MAIL: <u>jonathan@miltson.com</u>
	REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Dennis Wertzler @ DRC Surveying Nevada Inc</u>
	ADDRESS: <u>7080 La Cienega St. #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-279-6119</u> CELL: <u>702-274-3250</u>
	E-MAIL: <u>dwertzler@drc-lasvegas.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-34-701-032

PROPERTY ADDRESS and/or CROSS STREETS: Patrick Lane / Sobb Ave.

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

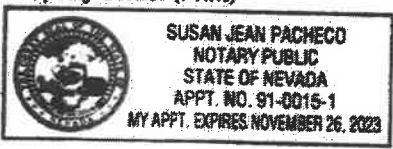
[Signature]  
Property Owner (Signature)\*

A Jonathan Schwartz  
Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON September 1, 2021 (DATE)  
 By A Jonathan Schwartz

NOTARY PUBLIC: Susan Jean Pacheco



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





VS-22-0006

2  
**PLANNER  
COPY**

## **DRC Surveying Nevada, Inc.**

Civil Engineering • Land Surveying • Planning  
7080 La Cienega Street, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 932-6125)

September 30, 2021

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

**Subject: Post Warehouse  
APN#163-34-701-032**

On behalf of our client, DRC Surveying Nevada would like to submit a request for a Vacation of Public Right-of-Way and the 3.00 foot Wide Streetlight and Traffic Control Device easement, of land generally located on the southeast corner of Sobb Avenue.

This vacation is required for us to make a small reconfiguration of the right of way needed to adjust around an existing water facility already built by an adjacent development. The slight reconfiguration of the cul-de-sac has been coordinated and approved by CCPW, CC Mapping, CC Fire, LVVWD, and the adjacent property owner.

Sincerely,



Sonia Macias  
Project Coordinator



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03/01/22 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

BUFFALO DR/MESA VISTA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0741-GOODWIN MARIE SIMONETTI:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an accessory structure in conjunction with a single family home on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Trophy Run Avenue, approximately 150 feet west of Pine Ranch Street within Spring Valley. MN/jvm/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-28-721-016

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear and side yard setback to 18 inches for an accessory structure where a minimum of 5 feet is required per Table 30.40-2 (a 70% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7848 Trophy Run Avenue
- Site Acreage: .1
- Project Type: Reduced setbacks
- Number of Stories: 1
- Building Height (feet): 8 to 10
- Square Feet: 96

**Site Plan**

The submitted site plan depicts a rectangular lot with the single family home constructed on the southern two thirds of the parcel. The shed is located in the northeast corner of the property, approximately 18 inches from the rear and side property lines.

Landscaping

Mature landscaping is located in the front and rear of the lot. No additional landscaping is required by this application.

Elevations

The shed appears to have wood sides and a fiberglass shingle roof. The accessory structure is 6 foot 8 inches tall closest to the east property line and increases to 8 foot 7 inches toward the interior of the parcel.

Floor Plan

The 8 foot by 12 foot structure has an open plan that is used for storage.

Applicant's Justification

The applicant indicates that they were unaware of the setback requirements when the shed was placed on the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0081-03	43 lot planned unit development	Approved by PC	April 2003
VS-0485-03	Vacated and abandoned easements and right of way	Approved by PC	May 2003
ZC-0336-03	Reclassified 6.2 acres from R-1 to R-2 zoning	Approved by BCC	April 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid- Intensity Suburban Neighborhood (up to 8 du/ac)	P-F	Flood Channel
South, East, & West	Mid- Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Clark County Public Response Office (CCPRO)**

CE21-10903 is a Notice of Violation for accessory structure not meeting setbacks.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

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

Staff finds that the construction of the accessory structure at its current location will negatively impact the property to the east. The structure runs almost the entire length of the rear yard of the property to the east and the accessory structure is easily visible from that property; therefore, staff cannot support the reduced setbacks.

**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:**

**Current Planning**

- No comment.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MARIE GOODWIN**

**CONTACT: MARIE GOODWIN, 7848 TROPHY RUN AVE, LAS VEGAS, NV 89113**



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03/02/22 BCC AGENDA SHEET

FINISHED GRADE  
(TITLE 30)

DURANGO DR/CC 215

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-22-0011-MATTER DURANGO, LLC:**

**DESIGN REVIEW** for finished grade on 32.3 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-04-211-002 through 176-04-211-007; 176-04-211-009 through 176-04-211-015; 176-04-301-002; 176-04-301-003; 176-04-301-014

**DESIGN REVIEW:**

Increase finished grade to 9.9 feet where 3 feet is the maximum allowed per Section 30.32.040 (a 230% increase).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT  
SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8590 Maule Avenue, 6817 Helen Toland Street, 6840 Helen Toland Street, 6880 Helen Toland Street, 8548 Rozita Lee Avenue, 8533 Rozita Lee Avenue, & 6875 Tom Rodriguez Street
- Site Acreage: 32.3
- Project Type: Finished grade

**Site Plans**

The plans show an increased finished grade of 9.9 feet for the purpose of developing a high impact, mixed-use project consisting of office buildings, a movie theater with a rooftop concert venue, commercial buildings, residential buildings, and parking structures.

### Applicant's Justification

The applicant indicates that given the site's topography, which contains several large washes, and given the layout and size of the proposed project, an increased grade over 36 inches is required. The applicant also indicates that the increased grade will be primarily internal to the subdivision being developed and will be primarily surrounded by commercial development.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0507	Comprehensive sign plan	Approved by BCC	January 2021
DA-20-900425	Development Agreement	Adopted by BCC	January 2021
AG-20-900426	Performance Agreement	Adopted by BCC	January 2021
WS-20-0099	Temporary parking lots in conjunction with the previously approved high impact, mixed-use project	Approved by ZA	March 2020
DR-20-0098	Outdoor theater and modifications to the previously approved high impact, mixed-use project	Approved by ZA	March 2020
VS-20-0052	Vacated and abandoned a government patent easement and rights-of-way	Approved by ZA	March 2020
TM-20-500013	Mixed-use subdivision	Approved by ZA	March 2020
ZC-19-0343	Reclassified the site to U-V zoning for a high impact, mixed-use project	Approved by BCC	June 2019
VS-19-0253	Vacated and abandoned government patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use (allows less than 18 du/ac) & Business Employment	R-E	Undeveloped & office building
South	Urban Neighborhood & Business Employment	R-E & R-4	Undeveloped & multiple family residential
East	Business Employment	R-E & C-2	Undeveloped
West	Entertainment Mixed-Use (allows 18 or more du/ac)	R-E & H-1	Multiple family residential & resort hotel/casino (Durango Station)

### **STANDARDS FOR APPROVAL:**

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



**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- 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)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JAMES STUART

**CONTACT:** CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZN) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>DR-22-0011</u> DATE FILED: <u>1/11/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>2/8/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/2/22</u> FEE: <u>675</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Matter UnCommons, LLC ET AL</u> ADDRESS: <u>385 Pilot Road Suite D</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-401-8998</u> CELL: <u>702-401-8998</u> E-MAIL: <u>kelly.lawson@matterrealestate.com</u>
	<b>APPLICANT</b>  NAME: <u>Jim Stuart / Kelly Lawson</u> ADDRESS: <u>385 Pilot Road Suite D</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-401-8998</u> CELL: <u>702-401-8998</u> E-MAIL: <u>kelly.lawson@matterrealestate.com</u> REF CONTACT ID #: <u>N/A</u>
<b>CORRESPONDENT</b>  NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-04-211-002 through 176-04-211-007, 176-04-211-009 through 176-04-211-015, 176-04-301-003, 004, 014

PROPERTY ADDRESS and/or CROSS STREETS: Durango & 215 Beltway

PROJECT DESCRIPTION: Increase Finish Floor Elevation

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

Property Owner (Signature)\* [Signature]

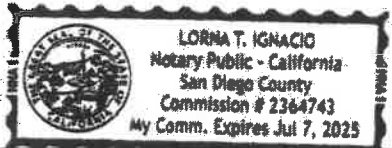
James M. Stuart  
Property Owner (Print)

STATE OF California  
COUNTY OF San Diego

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

By James Stuart  
NOTARY PUBLIC: [Signature]

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



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



4

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



December 17, 2021

Clark County Current Planning  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

DR-22-0011

Re: Justification Letter for Design Review for fill on Uncommons Phase 2  
APN: 176-04-211-002 through 176-04-211-007, 176-04-211-009 through 176-04-211-015, 176-04-301-003, 004 and 014  
Lochsa Engineering Project No. 181145

To Whom It May Concern:

This letter is intended to provide a justification for a Design Review, for the Finished Floor Elevations of the buildings in Phase 2. The fill is more than 36 inches above existing grade for Phase 2, on the above referenced parcels.

Due to the existing topography, that includes large washes, the site layout and the size of the project we need to exceed the 36 inches requirement. Please see the attached Exhibit showing the Site Plan and Cross Sections for reference. The maximum amount of fill will be 9.9 feet.

Please note that this phase is internal to the Uncommons subdivision being developed by the same owner. The buildings are surrounded by commercial uses on the south, west and east sides. On the north side Phase 2 is adjacent to the 215 and north of the 215 there are commercial buildings.

We request an approval of a Design Review to exceed the requirement for the finished floor elevations of the buildings, for the fill to be more than 36 inches above the existing ground elevation (to a maximum amount of 9.9 feet), with this submittal package.

If you have any questions or concerns, please contact our office at your earliest convenience.

Sincerely;

**LOCHSA ENGINEERING**

Ian K Johnston, P.E., P. Eng.  
Senior Project Manager

