



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 27, 2024

6:00pm

## AGENDA

**Note:**

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

Board/Council Members: John Getter, Chair  
Dale Devitt  
Randal Okamura

Brian A. Morris, Vice Chair  
Dr. Juana Leia Jordan

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

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

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

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

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

- III. Approval of Minutes for February 13, 2024. (For possible action)
- IV. Approval of the Agenda for February 27, 2024 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-23-0858-ADRAS FAMILY TRUST & ADRAS PAUL J & SUSAN A TRS:**  
**USE PERMITS** for the following: 1) increase the area of a proposed accessory structure; and 2) allow an accessory structure not architecturally compatible with the principal building.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a single family residential development on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of Coley Avenue, 110 feet west of Rosanna Street within Spring Valley. JJ/dd/ng (For possible action) **02/20/24 PC**
- 2. **WS-23-0814-JRJ INVESTMENTS, INC:**  
**AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements in the right-of-way.  
**HOLDOVER DESIGN REVIEW** for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action) **03/06/24 BCC**
- 3. **VS-24-0016-DESERT INN SQUARE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Myers Street and Cimarron Road, and between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/jm/ng (For possible action) **03/19/24 PC**
- 4. **UC-24-0015-DESERT INN SQUARE LLC:**  
**USE PERMIT** for a hospital.  
**DESIGN REVIEWS** for the following: 1) alternative landscape plan; 2) lighting; and 3) a hospital on 5.0 acres in a CG (Commercial General) Zone. Generally located on the north side of Warm Springs Road, 635 feet east of Cimarron Road within Spring Valley. MN/md/ng (For possible action) **03/19/24 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: March 12, 2024.
- 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>



**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-23-0858-ADRAS FAMILY TRUST & ADRAS PAUL J & SUSAN A TRS:**

**USE PERMITS** for the following: 1) increase the area of a proposed accessory structure; and 2) allow an accessory structure not architecturally compatible with the principal building.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks in conjunction with a single family residential development on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Coley Avenue, 110 feet west of Rosanna Street within Spring Valley. JJ/dd/ng (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-10-702-008

**USE PERMITS:**

1. Allow a 1,660 square foot detached accessory structure (casita) where only 1,500 square feet is allowed per Table 30.44-1 (an 11% increase).
2. Allow a detached accessory structure (storage building) not architecturally compatible with the principal building (residence) where required per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce accessory structure (storage building) rear setback to 3 feet where 5 feet is required per Table 30.40-2 (a 40% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

3. Site Address: 7030 Coley Avenue
4. Site Acreage: 0.5
5. Project Type: Casita & shed setbacks
6. Number of Stories: 1 (casita)/1 (storage building)
7. Building Height (feet): 15 (casita)/11 (storage building)
8. Square Feet: 1,660 (casita)/137 (storage building)

Site Plans

The site plan depicts a 1,660 square foot casita located in the rear yard of an existing single family residence. The casita is shown in the northeast corner of the property and will be set back 8 feet from the rear property line and 8 feet from the interior side property line to the east.

Additionally, the site plans depict an existing storage building also located in the rear yard of the existing single family residence. The storage building sits in the northwest corner of the property and is set back 3 feet from the rear property line and 8 feet from the interior side property line to the west.

Landscaping

There are no changes to the current landscaping proposed with this application.

Elevations

The elevations for this project depict the casita as being architecturally compatible with the existing single family residence, with the walls being finished with stone veneer, glazed windows, various colors of stucco, and a standing seam metal roof. Additionally, the elevations plan also depicts a side view of a rooftop deck that will be closed in with a 3 foot tall wrought iron guard rail.

Photos of the existing shed depict the structure as being 11 feet tall, constructed of painted wood panels and a vinyl-shingled roof.

Floor Plans

The floor plans for the casita depict a living space consisting of 3 bedrooms, 3 bathrooms, a walk-in closet, a kitchenette, and an entryway/study area. Additionally, the plans also depict a covered outdoor patio area adjacent to the entryway/study area with a spiral staircase leading to the approximately 734 square foot rooftop deck.

Applicant's Justification

The applicant states that the casita will be used to accommodate friends and family, and that the casita will not negatively affect the surrounding area.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	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**

#### Use Permits

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

#### Use Permit #1

The use permit to allow an extra 160 square feet for a casita is acceptable in this case as the entire neighborhood and surrounding area is comprised of lots that are a half-acre minimum. Many of these lots are developed with custom homes and large accessory structures of their own and this increase in size should not be noticeable. Therefore, staff can support this request.

#### Use Permit #2

The architectural compatibility of the shed in the rear yard would not typically be supported, however the shed in this case existed on the site well before the current owners purchased the property. For this reason, staff can support this request.

#### Waiver of Development Standards

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

Setbacks and separations are required to provide open space between buildings, reduce the bulk and mass of buildings as well as help with safety. Staff does not typically support a reduction to setbacks to this distance. In this case the existing shed was installed with a 3 foot setback before the current owners purchased the property, but that may not be enough to mitigate fire risks; therefore, staff does not support the request.

#### **Staff Recommendation**

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

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- No comment.

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

- Applicant is advised that the property appears to have an existing septic system; to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures; location of existing public sanitary sewer is greater than 400 feet from the parcel; and upon approval of change in use of the property and if connecting to public sanitary sewer, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ASPIRE DESIGN STUDIO

**CONTACT:** ASPIRE DESIGN STUDIO, 6445 W. SUNSET ROAD, SUITE 112, LAS VEGAS, NV 89118



**UPDATE**

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-23-0814-JRJ INVESTMENTS, INC.:**

**AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements in the right-of-way.

**HOLDOVER DESIGN REVIEW** for an expansion of an existing vehicle sales facility on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/sd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-11-510-004; 163-11-510-005

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**WAIVER OF DEVELOPMENT STANDARDS**

Allow non-standard improvements (landscaping) within the right-of-way (Sahara Avenue) where not permitted per Chapter 30.52

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Vehicle sales display lot
- Parking Required/Provided: 97/288

**Site Plan**

The plan depicts an automobile maintenance facility with an entrance/exit on the west side of the site from El Camino Road and Sahara Avenue. Whereas the sales facility and showroom are located on APN 163-11-502-002, west of El Camino Road. Centrally located on the western portion of the subject site, the building includes a maintenance and detail garage, parts warehouse, and vehicle wash. The parcel to the east will have tandem parking spaces for vehicle display and will function as an expanded storage lot to support the Audi dealership. No changes are proposed to the existing building located on the parcel to the west (APN 163-11-510-005). Cross access is shown on the plans between both parcels. The eastern parcel that will be utilized for display of vehicles for sale will not have any buildings or other structures.

Landscaping

The plans submitted depict a 15 foot wide landscape area behind an attached sidewalk along Bronco Street, and a 20 foot wide landscape area, with an additional 10 foot wide planter area, behind a 5 foot wide attached sidewalk along Sahara Avenue. The plans do not show or depict parking lot landscaping as vehicle display for the dealership.

Applicant's Justification

The applicant states the owner will utilize the existing undeveloped APN 163-11-510-004 as a satellite inventory storage lot. This parcel and the adjacent APN 163-11-510-005 have cross access to the subject parcel as access to Sahara Avenue and Bronco Street will be restricted with this development by block walls. Likewise, under a previous application, ZC-0478-17, required medium trees be planted adjacent to both Sahara Avenue and El Camino Road and this application will adhere to this previous application.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0163	Changes to a previously approved automobile maintenance facility	Approved by BCC	April 2019
TM-18-500047	1 lot commercial subdivision map	Approved by PC	April 2018
ZC-0478-17	Reclassified the site to C-2 and C-P zoning for an automobile minor paint/body shop, vehicle maintenance facility, and vehicle wash	Approved by BCC	July 2017
ZC-0497-14	Reclassified the eastern portion of the site to C-2 zoning and included use permits and design reviews for an automobile dealership on 2.9 acres in a C-2 zone, parking lot and driveway redesigned in conjunction with an existing office building, automobile repair, and automobile minor paint/body shop	Approved by BCC	October 2014
ZC-1476-05	Reclassified the northern parcel from R-E to C-2 zoning for retail office buildings	Approved by BCC	October 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	C-1	NV Energy offices
South	Corridor Mixed-Use	C-2	Retail
East	Corridor Mixed-Use	C-1 & C-2	Vehicle sales facility
West	Corridor Mixed-Use	C-P & C-2	Vehicle sales/maintenance facility

**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**

#### 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.

This location has served as a commercial property for several years and the proposed plans to expand the vehicle display and storage use on this parcel depict a use, design, and location that will not have negative impacts to the surrounding area. The existing vehicle sales, vehicle wash and maintenance use are a functional extension for the existing commercial developments in this immediate area; therefore, staff can support this request.

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

#### Waiver of Development Standards

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

### **Staff Recommendation**

Approval.

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 final zoning inspection.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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**

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

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** February 7, 2024 – HELD – To 03/06/24 – per the applicant to rewrite/re-notify.

**APPLICANT:** SAM DUNNAM

**CONTACT:** SAM DUNNAM, TYLIN INTERNATIONAL, 4050 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

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03/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0016-DESERT INN SQUARE, LLC:**

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

RELATED INFORMATION:

**APN:**

176-04-801-009

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plan depicts the vacation and abandonment of 33 foot wide patent easements located along the east, west, and north property lines. The applicant states the patent easements need to be vacated in order to fully develop the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0186-04	Reclassified from R-E to C-1 zoning and waiver for increased building height	Approved by BCC	June 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single family residential
South	Neighborhood Commercial	RM32	Undeveloped
West	Neighborhood Commercial	CG	Retail, medical offices, restaurants, & personal services

**Related Applications**

Application Number	Request
UC-24-0015	A use permit and design review for a hospital is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

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

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

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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:** SELECT MEDICAL  
**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 SUITE 577, LAS VEGAS, NV 89134

DRAFT





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# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

### APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
  - EASEMENT(S)
  - RIGHT(S)-OF-WAY
  - EXTENSION OF TIME (ET)  
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-24-0014

DATE FILED: 1/24/24

PLANNER ASSIGNED: \_\_\_\_\_

TAB/CAC: Spring Valley

TAB/CAC DATE: 2/27/24

PC MEETING DATE: 3/19/24

BCC MEETING DATE: \_\_\_\_\_

FEE: \$1,200

PROPERTY OWNER

NAME: Desert Inn Square, LLC

ADDRESS: 5300 W. Sahara #105

CITY: Las Vegas

STATE: NV

ZIP: 89146

TELEPHONE: \_\_\_\_\_

CELL: 702-403-2680

E-MAIL: JEFFKMAI@YAHOO.COM

APPLICANT

NAME: Select Medical

ADDRESS: 4714 Gettysburg Rd

CITY: Mechanicsburg

STATE: PA

ZIP: 17055

TELEPHONE: 717-215-4411

CELL: \_\_\_\_\_

E-MAIL: NBelfer@selectmedical.com

REF CONTACT ID #: \_\_\_\_\_

CORRESPONDENT

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP: 89134

TELEPHONE: 702-499-6469

CELL: \_\_\_\_\_

E-MAIL: stewplan@gmail.com

REF CONTACT ID #: 165577

ASSESSOR'S PARCEL NUMBER(S): 176-04-801-009

176-04-801-009

PROPERTY ADDRESS and/or CROSS STREETS: N.side of Warm Springs, 330 feet west of Meyer Street

N.side of Warm Springs, 330 feet west of Meyer Street

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.

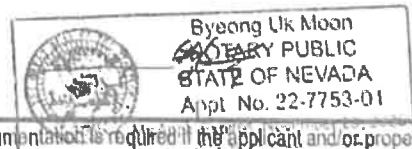
[Signature]  
Property Owner (Signature)\*

Huan Quan Mai  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON Nov. 7<sup>th</sup> 2023 (DATE)

By Huan Quan Mai  
NOTARY PUBLIC: [Signature]



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

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

**PLANNER  
COPY**  
VS-24-0014

November 20, 2023

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

RE: Justification letter- APR 23-101290

Dear Sir or Madam:

Please accept this letter as our request for a vacation and abandonment for patent easements.

This will allow for development on the site. We believe this request to be an asset to the area and we respectfully request your approval.

Yours truly,

*Lucy Stewart*

Lucy Stewart

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03/19/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0015-DESERT INN SQUARE LLC:**

**USE PERMIT** for a hospital.

**DESIGN REVIEWS** for the following: 1) alternative landscape plan; 2) lighting; and 3) a hospital on 5.0 acres in a CG (Commercial General) Zone.

Generally located on the north side of Warm Springs Road, 635 feet east of Cimarron Road within Spring Valley. MN/md/ng (For possible action)

**RELATED INFORMATION:**

**APN:**

176-04-801-009

**DESIGN REVIEWS:**

1. Alternative landscape plan per Section 30.04.01.
2. Lighting.
3. Hospital.

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Project Type: Hospital
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 59,290 with 56 beds
- Parking Required/Provided: 133/133 (per Section 30.04.04)

**Site Plan & Request**

This is a request for a proposed hospital facility that functions as a transition between patients leaving the hospital before returning home to their residence. The hospital facility provides rehabilitation services for in-patient care only and will operate in conjunction with St. Rose Dominican San Martin hospital, located 730 feet west of the project site. The plans depict a proposed single story hospital located on a 5 acre project site. The hospital will be designed with the following setbacks: 1) 49 feet from the north property line adjacent to an existing single family residential development; 2) 61 feet from the west property line adjacent to an existing

office complex; 3) 224 feet from the south property line along Warm Springs Road; and 4) 51 feet from the east property line adjacent to an existing single family residential development. An attached porte-cochere is located along the south portion of the building, providing shade to vehicles and patients in the drop-off zone. A two-way, 24 foot wide vehicle drive aisle is provided around the perimeter of the building that connects to a single commercial driveway at the southeast corner of the site along Warm Springs Road. A 5 foot wide detached sidewalk is proposed along Warm Springs Road that connects to an existing meandering sidewalk to the east and west of the project site. The maximum amount of fill (up to 6 feet, 7 inches) proposed for the development does not exceed the permissible grading standards as established by Code. The largest increase to finished grade occurs approximately 52.5 feet south from the north property line, adjacent to the existing single family residential development. The hospital requires 148 parking spaces where 133 parking spaces are required per Code. Parking may be reduced by 10% from Code requirements for development within 1,000 feet, measured along a legal pedestrian route, of a fixed transit stop. A fixed transit stop (#7278) is located to the southeast of the project site, along Warm Springs Road. Parking spaces are located immediately to the west and south of the hospital, oriented away from the existing single family residential development to the north and east.

#### Landscaping

The plans depict a proposed 15 foot wide landscape area, with a 5 foot wide detached sidewalk, adjacent to Warm Springs Road. The street landscape area consists of trees, shrubs, and groundcover. Landscape areas measuring 15 feet in width, consisting of a double row of large Evergreen trees, are located along the north and east property lines of the site, adjacent to the existing single family residential development. An alternative landscape plan consisting of the following variations is part of this request: 1) a total of 4 trees are lacking along the west side of the building, adjacent to the parking spaces; and 2) 1 medium tree per 20 linear feet of street frontage has been provided in lieu of 1 large tree per 30 linear feet of street frontage. The development requires 131 trees where 148 trees are provided within the interior and around the perimeter of the site. Several open space areas are provided within the interior of the hospital, which include the following: 1) dining courtyard (3,650 square feet); 2) therapy courtyard (5,000 square feet); and 3) courtyard (3,276 square feet).

#### Elevations

The plans depict a proposed hospital with a varying roofline measuring between 18 feet to 26 feet in height to the top of the parapet roof. The hospital is designed with 4 sided architecture featuring a variety of building materials including an EIF's exterior, decorative metal accent panels, stone veneer accents, and low-E insulated glass. The building will be painted with neutral earth tone colors.

#### Floor Plans

The plans depict a 1 story hospital measuring 59,290 square feet in area. The hospital includes 56 beds, administrative offices, therapy room, day room, material management room, pharmacy, dining area, staff lounge, and restroom facilities.

### Lighting

The plans depict a lighting plan with parking lot light poles, measuring up to 18 feet in height, located around the perimeter of the development. All light poles comply with Code requirements and are downcast to minimize or eliminate any light pollution.

### Sustainability

Below is a table reflecting the sustainability measures and points required for the proposed development:

Sustainability Measures	Description	Points
Landscaping	131 trees required; 148 trees provided with water efficient landscaping	1
Cool roof	Use of low-slope, white TPO roof assembly with a solar reflectance index value of 110	1
Shade structures	Total shaded area of 75.9% over the eligible surfaces on the west and south elevations	2.5
<b>Building features:</b>	<b>Description</b>	1.5
1) Windows with tall head lights	Reduce dependency on artificial lighting	
2) Clerestory windows	Installed at the lobby and dining areas to improve access to natural light	
3) Light colored interior finishes	Utilized to naturally brighten spaces	
4) Large shade structure	Large shade structure installed over the lobby to reduce glare and excessive heat gains during the summer months	
Floor to ceiling height	11 feet minimum within all interior spaces	.5
Low-e glass	-	.5
<b>Total number of required points</b>	-	7
<b>Total number of provided points</b>	-	7

### Applicant's Justification

The applicant states the facility functions as a transition between people leaving the hospital before going to their residence. The hospital facility provides rehabilitation services for in-patient care only. It is being built by Select Medical for the St. Rose Hospital nearby. This will allow patients to be released from St. Rose Hospital, have rehabilitation nearby and be in close proximity to their surgical team. When the shopping center to the west was approved, a condition requiring cross access was approved; however, when the center was built, landscaping was installed prohibiting vehicles from crossing between the 2 parcels. Because the adjacent parcel has blocked access, providing access on this site would be ineffective, therefore, they are requesting a waiver to this part of the Code. The applicant requests a design review for an alternative landscape plan to allow 1 medium tree every 20 feet along the street frontage, adjacent to Warm Springs Road. The applicant indicates this alternative will allow for a more lush appearance along the street frontage, with more trees along the frontage. A second component of the alternative landscape plan consists of placing additional trees within the boundaries of the project site where 4 trees are lacking on the west side of the building, adjacent to the parking spaces.

### Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0186-04	Reclassified the project site to C-1 zoning for an office and retail center with a waiver to increase building height	Approved by BCC	June 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS3.3	Single family residential
South	Neighborhood Commercial	RM32	Undeveloped - approved for a multiple family development
West	Neighborhood Commercial	CG	Commercial complex

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

### Related Applications

Application Number	Request
VS-24-0016	A request to vacate and abandon 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

#### Use Permit

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

The Commercial General zoning district is established to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The proposed hospital is an appropriate use for the Commercial General zoning district. Policy 1.3.3 of the Master Plan encourages the integration of medical offices, and other daily needs services as part of or adjacent to new neighborhoods to minimize the need for longer vehicle trips. The proposed hospital is in proximity to established residential neighborhoods which include single family and multiple family residential developments, providing a necessary service to residents within the area. Policy SV-1.5 of the Master Plan encourages the development of neighborhood orientated services, including healthcare, that allow Spring Valley residents to meet their daily needs. The hospital is adjacent to Warm

Springs Road, an arterial street, and does not access any residential local streets. The hospital should not have an undue adverse effect or negative impact on the surrounding commercial and residential land uses. Staff finds the hospital complies with several of the policies of the Master Plan which encourage employment opportunities and access to healthcare services for Spring Valley residents. Therefore, staff recommends approval.

#### Design Reviews

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.

#### Design Review #1

An alternative landscape plan may be considered when variations occur from the established standards within Code. The alternative landscape plan consists of the following variations: 1) a total of 4 trees are lacking along the west side of the building, adjacent to the parking spaces; and 2) 1 medium tree per 20 linear feet of street frontage has been provided in lieu of 1 large tree per 30 linear feet of street frontage. Staff finds the proposed alternative landscape plan, including the distribution of trees and landscape finger islands, is appropriate for the hospital development. The site requires 131 trees, where 148 trees are provided within the interior and around the perimeter of the development. Furthermore, the additional trees will reduce the heat island effect by providing additional shade. Therefore, staff can support this request.

#### Design Review #2

The plans indicate the freestanding light poles will be shielded and/or directed away from the adjacent single family residential development to the north and east. Furthermore, the lighting plan complies with the requirements of the Residential Adjacency standards; therefore, staff recommends approval.

#### Design Review #3

Staff finds the design of the proposed 1 story hospital is compatible and harmonious with the adjacent single family development to the north and east and the commercial complex to the west. The hospital consists of a contemporary design, with 4 sided architecture, and a variety of exterior building materials. The maximum height of the building varies between 18 feet to 26 feet in height, and is compatible with the combination of 1 and 2 story homes immediately adjacent to the site. Staff also finds the hospital is appropriately screened and buffered from the adjacent single family residential development, meeting the Code required Residential Adjacency standards. The layout of the development and parking lot is functional, and the overall design of the site is compatible with the commercial complex immediately to the west. Therefore, staff recommends 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:**

**Comprehensive Planning**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Warm Springs Road;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

**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 #0059-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SELECT MEDICAL**

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**



4



# 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 (1A) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" 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 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-24-0015</u> DATE FILED <u>11/24/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>2/27/24</u> PC MEETING DATE: <u>3/19/24</u> DCC MEETING DATE: _____ FEE: <u>\$1,500</u>
	<b>PROPERTY OWNER</b> NAME: <u>Dosert Inn Square, LLC</u> ADDRESS: <u>5300 W. Sahara #105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____      CELL: <u>702-463-7680</u> E-MAIL: <u>Jeffhman@yahoo.com</u>
	<b>APPLICANT</b> NAME: <u>Select Medical</u> ADDRESS: <u>4714 Gettysburg Rd</u> CITY: <u>Mechanicsburg</u> STATE: <u>PA</u> ZIP: <u>17055</u> TELEPHONE: <u>717-215-4411</u> CELL: _____ E-MAIL: <u>NBelfer@selectmedical.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b> NAME: <u>LAS Consulting-Lucy Stewart</u> ADDRESS: <u>1930 Village Center Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 176-04-801-009

PROPERTY ADDRESS and/or CROSS STREETS: N.side of Warm Springs, 330 feet west of Meyer Street

PROJECT DESCRIPTION: Congregate Care facility

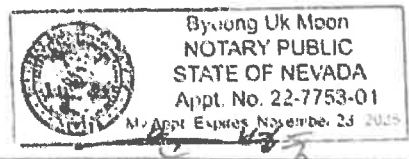
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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


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

STATE OF Nevada  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 7<sup>th</sup>, 2023 (DATE)  
 By Huan Quan Mai

NOTARY PUBLIC: 



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

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

**PLANNER  
COPY**  
UL-24-0015

January 23, 2024

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

RE: Justification letter- APR 23-101290

Dear Sir or Madam:

Please accept this letter as our request for a use permit, and design review for a hospital use for rehabilitation in-patient care only. The property is five acres located on the north side of Warm Springs, approximately 600 feet east of Cimarron Road. The property is zoned C-G (Commercial General). The recently adopted master plan is BE (Business Employment). The facility functions as a transition between people leaving the hospital before going to their residence. The facility provides rehabilitation services for in-patient care only. It is being built by Select Medical for the St. Rose Hospital nearby. This will allow patients to be released from St. Rose, have rehab nearby and be in close proximity to their surgical team. The project is being designed under the newly adopted Title 30.

DESCRIPTION

There are one- and two-story houses to the north and east of this site. To the west, is a shopping center, Warm Springs Road runs along the south of the site. When the shopping center to the west was approved, a condition requiring cross access was approved, however, when the center was built, landscaping was installed prohibiting vehicles from crossing between the two parcels. In the newly adopted Title 30.04.05 Site and Building Design states" 4. Access, Ingress/Egress, and Parking i. Cross Access For

nonresidential land uses that are similar or complementary, with consistent levels of intensity and similar parking standards, curb cuts shall be minimized, and cross access shall be provided through the recording of perpetual cross access, ingress/egress, and parking easements or agreements with adjacent lots.” Because the adjacent parcel has blocked access, providing access on our site would be ineffective, therefore, we are requesting a waiver to this part of the code.

The site is designed with a fire lane around the site, with parking provided in the front the of the building, and along the western side of the site, away from the residential. A fifteen-foot landscape buffer is provide along the eastern and northern side of the site, adjacent to the residential. There is a double row of trees, 20 feet on center in the landscape buffer. There is a westbound bus stop (bus line #212) adjacent to the southeast portion of the site, allowing for a 10% parking reduction. There are 133 parking spaces provided, with 13 EV parking spaces and 6 bicycle spaces. The code requires the newly adopted Title 30 requires sustainability points to be provided. Attached is the sustainability calculation prepared by the architect.

The site currently has a difference of elevation of over 6’ from the South of the site to the North. Typically, property is raised so it drains to the street, however, that would result in a substantial retaining wall adjacent to the residences. There is a drainage facility to the north, and the site is being designed to drain into that facility. Title 30.04.06 Residential Adjacency G Site and Building Orientation requires that grading “1. Not place more than 3 feet of fill a minimum of 5 feet from a shared property line. 2. Not place more than 6 feet of fill for a distance of 20 feet from a shared property line. 3. Not place more than 9 feet of fill for a distance of 50 feet from a shared property line. The applications meet the 3:1 setback from the residential adjacency. The on-site sidewalk is shown as an alternative material and the loading docks are located 228 feet from the residential to the east

The building is one story in height, 18 feet in height to the parapet and up to 26 feet. There is a flat roof/parapet, and the building is in muted earth tones. There are metal and stone accents on the façade. The building is 59,290 square feet in size, with 56 beds. There is a communal dining room,

and an area for rehab. There are three courtyards located within the interior of the building. Each room has a private bathroom. The main entrance faces Warm Springs with a canopy over the main entrance. The building is setback 224'5" from Warm Springs Road.

We meet the requirements for landscaping except for one area of parking lot landscaping. We are using a landscaping island for pedestrian access also and therefore need a waiver to parking lot landscaping.

#### APPLICATIONS REQUESTED

- Use Permit for a Hospital- A use permit is required in every zone district for a hospital providing Rehabilitation Services.
- Design Review for the building and site design.
- Design Review for alternative parking lot landscaping -One tree is lacking at the ADA ramp leading to the front of the building (on Warm Springs Rd). This will allow handicapped people to use the ramp freely.
- Design Review for alternative street landscaping -Instead of providing one large tree every 30 feet, we are providing one medium tree every 20 feet. We believe this will allow for a more lush appearance along the street frontage, with more trees along the frontage.
- Design Review to eliminate cross access to and from the adjacent property (West side) due to the existing obstruction on the property to the west.

We believe these waivers and design reviews are necessary due to the topography of the site and the existing condition along the western boundary.

We believe this request to be an asset to the area and we respectfully request your approval.

Yours truly,

*Lucy Stewart*

Lucy Stewart