



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 25, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also be 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 Randal Okamura-Chair
Dr. Juana Leia Jordan-Vice Chair Matthew Tramp
Carol Lee White

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

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

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

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

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

- III. Approval of Minutes for March 11, 2025. (For possible action)
- IV. Approval of the Agenda for March 25, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

Tacos and Tamales Festival at Desert Breeze Event Center March 28th through March 30th. Festival hours 5:00 pm-10:00 pm Friday, 10:00 am-10:00 pm on Saturday and 10:00 am – 8:00 pm Sunday. Lucha Libre performances, cooking demonstrations, live music, food trucks and an art competition.

VI. Planning and Zoning

- 1. **WS-25-0161-GUERRA HIPOLITO HERNANDEZ & ROSARIO VILLAGRANA: WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an attached carport in conjunction with an existing single-family residence on 0.16 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Bugbee Avenue and 65 feet west of Libby Drive within Spring Valley. MN/my/kh (For possible action) **04/15/25 PC**

- 2. **ET-25-400024 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC.:**
ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.
USE PERMITS for the following: **1)** major training facility; **2)** recreational facility with temporary commercial outdoor events; and **3)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** reduce separation from a temporary commercial outdoor event to a residential use; **3)** reduce separation from outdoor live entertainment to a residential use; and **4)** allow modified driveway design standards.
DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/jm/kh (For possible action) **04/16/25 BCC**

- 3. **ET-25-400027 (WS-22-0674)-TIGER REAL ESTATE, LLC:**
WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: **1)** eliminate street landscaping; **2)** increase wall height; and **3)** waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).
DESIGN REVIEWS for the following: **1)** single-family development; and **2)** finished grade on 2.5 acres in an RS20 (Residential Single Family 20) within the Airport Environs (AE-60) and in the Neighborhood Protection Overlay. Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/na/kh (For possible action) **04/16/25 BCC**

4. **ZC-25-0158-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 3.02 acres from a PF (Public Facility) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley (description on file). MN/mc (For possible action) **04/16/25 BCC**

5. **VS-25-0160-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Hacienda Avenue and Mesa Vista Avenue within Spring Valley (description on file). MN/hw/cv (For possible action) **04/16/25 BCC**

6. **WS-25-0159-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce the street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action) **04/16/25 BCC**

7. **TM-25-500038-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action) **04/16/25 BCC**

8. **ZC-25-0182-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 4.34 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley (description on file). MN/mc (For possible action) **04/16/25 BCC**

9. **VS-25-0184-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Mesa Vista Avenue located between Tioga Way and Buffalo Drive; and a portion of right-of-way being Tioga Way located between Mesa Vista Avenue and Diablo Drive within Spring Valley (description on file). MN/rg/cv (For possible action) **04/16/25 BCC**

10. **WS-25-0183-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow an attached sidewalk.
DESIGN REVIEW for a proposed single-family residential development on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action) **04/16/25 BCC**

11. **TM-25-500041-COUNTY OF CLARK(AVIATION):**
TENTATIVE MAP consisting of 34 single-family residential lots and common lots on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action) **04/16/25 BCC**

12. **ZC-25-0166-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**
ZONE CHANGE to reclassify 11.01 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Sunset Road and Rainbow Boulevard within Spring Valley (description on file). MN/gc (For possible action) **04/16/25 BCC**

13. **VS-25-0167-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessori Street, and between Sunset Road and Rafael Rivera Way; a portion of right-of-way being Sunset Road located between Montessori Street and Rainbow Boulevard; a portion of right-of-way being Montessori Street located between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Rosanna Street located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action) **04/16/25 BCC**

14. **WS-25-0168-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase wall height; 3) allow attached sidewalks; 4) reduce street width; and 5) reduce throat depth.
DESIGN REVIEW for a proposed warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner Rainbow Boulevard and Sunset Road within Spring Valley. MN/rg/cv (For possible action) **04/16/25 BCC**

15. **VS-25-0178-MAVERIK, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street, and between Russell Road and Spanish Ridge Avenue within Spring Valley (description on file). JJ/dd/kh (For possible action) **04/16/25 BCC**

16. **WS-25-0177-MAVERIK, INC.:**
WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distance.
DESIGN REVIEW for a gasoline station and convenience store on a 1.64 acre portion of 2.82 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/dd/kh (For possible action) **04/16/25 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 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: April 8, 2025.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>



Spring Valley Town Advisory Board

March 11, 2025

MINUTES

| | | |
|-----------------|--|---|
| Board Members: | John Getter, EXCUSED Dr. Juana Leia Jordan PRESENT Carol Lee White EXCUSED | Randal Okamura PRESENT Matthew Tramp PRESENT |
| Secretary: | Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT | |
| County Liaison: | Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT | |

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

Roxy Pais-Evia, Comprehensive Planning

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 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 Chair or the Board/Council by majority vote.

- **None**

III. Approval of **February 25, 2025** Minutes (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 3-0/Unanimous

IV. Approval of Agenda for **March 11, 2025** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Matthew Tramp**

Action: **APPROVE** as published

Vote: 3-0/Unanimous

V. Informational Items

- **Community Clean-Up at Desert Breeze Park on Saturday March 22, 2025 at 9:00am. Register at getoutdoorsnevada.com**

VI. Planning & Zoning

1. **ET-25-400010 (WS-22-0646)-PILLAR 9, LLC:**

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified street standards.

DESIGN REVIEWS for the following: 1) mini-warehouse facility; and 2) finished grade on 2.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/my/cv (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** with staff recommendations

Vote: 3-0/Unanimous

2. **ET-25-400015 (UC-22-0698)-BR OVATION LIMITED PARTNERSHIP:**

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) High Impact Project; 2) mixed-use development; 3) establish density; and 4) establish height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of exterior light fixtures (luminaries); and 2) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) High Impact Project; 2) mixed-use development; and 3) finished grade on 14.6 acres in a CC (Commercial Core) Zone. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley. MN/nai/cv (For possible action) **04/02/25 BCC**

Motion by: **Dr. Juana Leia Jordan**

Action: **APPROVE**

Vote: 3-0/Unanimous

3. **ZC-25-0128-COUNTY OF CLARK (AVIATION):**

ZONE CHANGE to reclassify 5.01 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 300 feet west of Tomsik Street within Spring Valley (description on file). MN/mc (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff recommendations

Vote: 3-0/Unanimous

4. **VS-25-0129-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON a portion of right-of-way being Patrick Lane located between Tomsik Street and Durango Drive within Spring Valley (description on file). MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**

Action: **APPROVE** per staff recommendations

Vote: 3-0/Unanimous

5. **WS-25-0130-COUNTY OF CLARK (AVIATION):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow attached sidewalks.
DESIGN REVIEW for a single-family residential development on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff “if approved” conditions
Vote: 3-0/Unanimous

6. **TM-25-50028-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 39 single-family residential lots and common lots on 5.01 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Patrick Lane, 320 feet west of Tomsik Street within Spring Valley. MN/mh/kh (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff “if approved” conditions
Vote: 3-0/Unanimous

7. **ZC-25-0138-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 8.81 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and between Rochelle Avenue and Peace Way within Spring Valley (description on file). JJ/rk (For possible action) **04/02/25 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** per staff recommendations
Vote: 3-0/Unanimous

8. **VS-25-0137-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Juliano Road and Flaming Ridge Trail, and between Rochelle Avenue and Peace Way, portions of a right-of-way being El Capitan Way located between Rochelle Avenue and Peace Way, a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Flaming Ridge Trail, and a portion of right-of-way being Peace Way located between El Capitan Way and Juliano Road within Spring Valley (description on file). MN/JJ/lm/kh (For possible action) **04/02/25 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE**
Vote: 3-0/Unanimous

9. **WS-25-0139-COUNTY OF CLARK (AVIATION):**
WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEW for a single-family residential development on 8.81 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east and west sides of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. MN/JJ/lm/kh (For possible action) **04/02/25 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **DENY**
Vote: 3-0/Unanimous

10. **TM-25-500029-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/lm/kh (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

11. **TM-25-500031-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 25 single-family residential lots and common lots on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Peace Way within Spring Valley. MN/lm/kh (For possible action) **04/02/25 BCC**

Motion by: **Matthew Tramp**
Action: **APPROVE** with staff recommendations
Vote: 3-0/Unanimous

12. **ZC-25-0193-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 4.26 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and between Nevso Drive and Rochelle Avenue within Spring Valley (description on file). JJ/rk (For possible action) **04/02/25 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff comments
Vote: 3-0/Unanimous

13. **VS-25-0194-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Nevso Drive and Rochelle Avenue, and between El Capitan Way and Juliano Road; a portion of right-of-way being Nevso Drive located between El Capitan Way and Juliano Road; a portion of right-of-way being El Capitan Way located between Nevso Drive and Rochelle Avenue; and a portion of right-of-way being Rochelle Avenue located between El Capitan Way and Juliano Road within Spring Valley (description on file). MN/lm/hk (For possible action) **04/02/25 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** per staff recommendations
Vote: 3-0/Unanimous

14. **DR-25-0195-COUNTY OF CLARK (AVIATION):**
DESIGN REVIEW for a single-family residential development on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action) **04/02/25 BCC**

Motion by: **Dr. Juana Leia Jordan**
Action: **APPROVE** with staff recommendations and comments
Vote: 3-0/Unanimous

15. **TM-25-500030-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 32 single-family residential lots and common lots on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action) **04/02/25 BCC**

Motion by: **Dr. Juana Leia Jordan**

Action: **APPROVE** with staff recommendations and comments

Vote: 3-0/Unanimous

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.

- **None**

IX. Next Meeting Date **March 25, 2025**

X Adjournment

Motion by: **Dr. Juana Leia Jordan**

Action: **ADJOURN** meeting at 7:17 p.m.

Vote: (3-0) /Unanimous

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0161-GUERRA HIPOLITO HERNANDEZ & ROSARIO VILLAGRANA:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an attached carport in conjunction with an existing single-family residence on 0.16 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Bugbee Avenue and 65 feet west of Libby Drive within Spring Valley. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-23-613-057

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side interior setback to 5 feet where 20 feet is required per Section 30.02.09 (a 75% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6389 Bugbee Avenue
- Site Acreage: 0.16
- Project Type: Carport
- Number of Stories: 1
- Building Height (feet): 8.4
- Square Feet: 552

Site Plan

The site plan depicts a residence located 24 feet from the north property line, 5 feet from the east and west property lines, and 48 feet from the south property line. An attached carport is proposed to be installed on the northwest portion of the residence which will be 24 feet from the north property line and five feet from the west property line. Detached single-family residentials are no longer allowed in an RM18 zoning districts per new Title 30 and there are no reduced side setbacks for carports/patio covers in an RM18 zone; therefore, the proposed carport for the existing detached single-family residence follows the setbacks of the principal dwelling. Access to the property is from Bugbee Avenue to the north.

Floor Plans & Elevations

The plans depict a 23 by 24 foot alumawood cover. This cover stands 8.4 feet in height.

Applicant's Justification

The applicant is seeking to build a carport.

Surrounding Land Use

| | Planned Land Use Category | | Zoning District (Overlay) | Existing Land Use |
|---------------------|--|----------|---------------------------|--------------------------|
| North, West, & East | Mid-Intensity Neighborhood (up to 8 du/ac) | Suburban | RM18 | Single-family residences |
| South | Mid-Intensity Neighborhood (up to 8 du/ac) | Suburban | RS5.2 | Single-family residence |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds that this request is in line with the surrounding neighborhood and allows the carport to align with the existing structure. The proposed location of the carport is harmonious with the existing building. Also, the material for the carport is not the same as the one used on the existing house. However, staff finds that aluminum wood is a standard material for the carports which gives the appearance of wood. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system. 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: JAIME PIMENTEL

CONTACT: JAIME PIMENTEL, 4364 ARMEL COURT, LAS VEGAS, NV 89115



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-23-613-057

PROPERTY ADDRESS/ CROSS STREETS: 6389 Bugbee Av. Las Vegas NV. 89103

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Hipolito Guerra Rosario Guerra
 ADDRESS: 6389 Bugbee Av.
 CITY: Las Vegas STATE: NV ZIP CODE: 89103
 TELEPHONE: _____ CEL (702) 290-9286 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Hipolito Guerra Rosario Guerra
 ADDRESS: 6389 Bugbee Av.
 CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
 TELEPHONE (702) 290-9286 (CEL (702) 290-9286) EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Hipolito Guerra Rosario Guerra
 ADDRESS: 6389 Bugbee Av
 CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702 EMAIL: _____

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

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

Hipolito Guerra
 Property Owner (Signature)*

Hipolito Guerra
 Property Owner (Print)

12-2-24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0161

ACCEPTED BY MY

PC MEETING DATE 4/15/25

DATE 2/12/25

BCC MEETING DATE _____

FEES 6800

TAB/CAC LOCATION Spring Valley

DATE 3/25/25

WS-25-0161

PLANNER
COPY



31st of December 2024

To whom it concerns,

We will be building a 23x24 solid patio cover in front of the garage of 6389 Bugbee Ave. However, since it is being built in front of the garage, it is being labeled as a carport so it needs to meet the conditions of being built with the same materials as the home. We are asking to get a waiver to not require it to be made with the same material as we intend to use Duralum alumawood. It will be five feet away from the neighbours. We will provide all the necessary forms that we can provide to ensure it can be done.

Thank you,

Jaime Pimentel
Owner

WS-25-0161

PLANNED
COPY

(702) 487-6810



allstarpatios@gmail.com



www.allstarpatiocovers.com



4364 Armel Ct, Las Vegas, Nevada, 89115



764-A287-001

January 14, 2025

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

Planner
Copy

**RE: Department of Aviation SU 6 Parcel A – Buffalo and Mesa Vista
APN: 163-27-301-001; Approximately 3.02 Gross Acres
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the Department of Aviation parcel with approved zoning of PF (Public Facility). The property is located south of W. Hacienda Avenue, north of W. Mesa Vista Avenue, and east of S. Buffalo Drive. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS5.2, and RS20.

Design Review:

The proposed site will consist of 20 single-family residential lots on 3.02 gross acres for a density of 6.62 dwelling units per gross acre. Buffalo Drive and Mesa Vista Avenue will have a 15' common element that includes a 5' detached sidewalk and 2 - 5' landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan. The livable square foot range will be from 2,708-3,023 sq ft. All plans will be 2 stories with the maximum height being 23'6" with a 10" foundation for a total of 24'4". There will be 1 model located on APN: 163-33-217-033, which is an existing Pulte Homes development at Patrick Lane and Tomsik Street. Minimum Lot Size is 3,399 sq ft and Maximum Lot Size is 5,450 sq ft.

Waivers:

1. Title 30.04.03.C.2 – Maximum Wall Height

Standard: 3' Retaining wall with 6' Screen Wall for a total of 9' Exposed Wall

Requested Waiver: 11' Retaining with 6' Screen Wall.

Justification: The sewer point of connection is located in Mesa Vista Avenue. To provide minimum sewer slopes and cover, the finished grade in Street A at the cul-de-sac is set at the maximum elevation. Also, there is an existing drainage channel along the east property line that is significantly lower than the existing ground of this parcel. These constraints require this over height retaining wall along the north and east property lines.



2. Title 30.04.F.1 – Street Configuration for Single Family Residential Subdivisions-Intersections.

| | |
|-------------------|--|
| Standard: | 125' Right of Way to Right of Way |
| Requested Waiver: | Allow 16' intersection offset. |
| Justification: | Street A is located near the middle point of the site from Mesa Vista Ave for access and utility points of connection. Riglos Rock Dr is across Mesa Vista Avenue from our proposed site. The intersections are close to being in line due to the similar size and shape of the parcels. This will eliminate any conflicting left turns. |

We are also submitting applications for a Vacation, Zone Change, and Tentative Map proposing the 20 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



2

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400024 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC.:

ZONE CHANGE THIRD EXTENSION OF TIME to reclassify 4.70 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.

DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider.

Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/jm/kh (For possible action)

RELATED INFORMATION:

APN:
176-09-401-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 168 spaces where 172 spaces are required per Table 30.60-1 (a 2% reduction).
2. Reduce the required setback from a temporary commercial outdoor event (e.g. corporate fundraising events; autism awareness month) to a residential use to 10 feet where 200 feet is the standard per Table 30.44-1 (a 95% reduction).
3. Reduce the required separation from live entertainment (e.g. pool parties; movie nights; live music) to a residential use to 10 feet where 500 feet is the standard per Table 30.44-1 (a 98% reduction).
4. Reduce throat depth for a driveway to 6 feet on Windmill Lane where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 96% reduction).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8390 W. Windmill Lane

- Site Acreage: 4.69
- Project Type: Non-profit disability service provider
- Number of Stories: 1 & 2
- Building Height (feet): 17 to 26
- Square Feet: 1,575 to 23,245
- Parking Required/Provided: 172/168

Request & Site Plan

The application was previously approved for a training facility for young people with special needs such as Autism and Down Syndrome, to provide educational support and integrate children with special needs and young adults with disabilities through training, therapy, learning, and recreational opportunities. The building will also include professional office space which may be rented to other tenants. There will be indoor and outdoor amenities to provide a therapeutic environment along with medical offices for doctors and therapists assisting the students at the facility and other patients. The facility will not provide 24-hour accommodations or medical care of patients. This application is an extension of time, not a review, since the applicant has not completed the requirements of the Resolution of Intent.

Site Plan

This site is developed as a horse riding/rental stable facility in conjunction with an existing single-family residence. The previously approved plans depict a total of 4 existing buildings which will stay on-site, and no new buildings are proposed. The existing residence is located on the southeast portion of the property and a guest house is located on the southwest portion of the property. North of the residence near the center of the property is a converted agricultural building, and a covered riding arena is located along the rear portion of the property. The applicant is proposing a comprehensive campus where providers, agencies, and non-profits alike are able to utilize the existing buildings on-site. The recreational facility use includes several outdoor amenities including a garden, pool, putting green course, outdoor entertainment area, and multi-purpose sports courts under the covered recreational arena. There are 2, one-way ingress and egress points off Windmill Lane. Parking spaces are located throughout the site with the majority of parking spaces shown along the north, south, and west perimeters of the parcel.

Landscaping & Screening

Mature trees, shrubs, and groundcover are located throughout the entire property. The approved project will also provide an intense landscape buffer (double row of off-set trees spaced 10 feet apart) along developed single family residences to the east. Street landscaping consists of 15 feet of landscaping behind a proposed attached sidewalk along Windmill Lane. The entire facility will be enclosed by a 6 foot high decorative fence and/or wall.

Elevations

The property is currently developed as a ranch-style residential estate, which consists of 2 residential structures, stables, paddocks, covered riding area and an accessory storage building. The previously approved plans converted the residential structures and stables into classrooms and office space for the major training facility use and the covered riding area into a recreational facility use. On the exterior, the applicant will remove the outdoor paddocks to install a garden and construct a playground and putting green adjacent to the stables. The applicant will not

significantly alter the elevations or exterior design of any of the structures. As such, the property's current rural character will remain consistent with the adjacent residential neighborhoods in the area. The buildings are 1 to 2 stories in height with the highest building to be 26 feet.

Floor Plans

The 4 buildings that will remain on-site total 46,750 square feet and generally consist of training rooms, offices, and recreational uses. More specifically, the approved plans depict Building 1 will have 4,267 square feet of training rooms and 4,268 square feet of office uses, Building 2 will have 1,575 square feet of office uses, Building 3 will have 6,697 square feet of training rooms and 6,698 square feet of office uses, and Building 4 will have 23,245 square feet of recreational multi-purpose sports courts. The outdoor recreational entertainment area and putting green course is 9,006 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400042 (ZC-21-0095):

Comprehensive Planning

- Until April 21, 2025 to complete.
- Until April 21, 2025 to review the use permits as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400031 (ZC-21-0095):

Current Planning

- Until April 21, 2023 to complete and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-21-0095:

Current Planning

- Resolution of Intent to complete in 1 year;
- 1 year to review as a public hearing;
- Limit of 2 outdoor events a month;
- Recreational and special events limited from 7:00 a.m. to 10:00 p.m.;
- No live entertainment past 9:00 p.m.;
- Design review as a public hearing on any significant changes.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the proposed driveways must be elevated for flood protection in accordance with drainage criteria; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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.

Applicant's Justification

The applicant indicates they have complied with previous conditions and are seeking an additional 2 years to complete the project. In 2021, they received a 6 million dollar funding allocation for their project which covered a large portion on the required off-site improvements. Furthermore construction was completed, with a Certificate of Occupancy, issued in November of 2023, aside from Building 4. The remainder of the project is fully operational. Building 4 will commence once the applicant has raised the funds to cover the cost of construction. Due to inflation of construction costs additional funds need to be raised to commence Building 4.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|---------------|
| ET-23-400042 (ZC-21-0095) | Second extension of time for zone change, use permits, waivers, and design review for a recreational facility | Approved by BCC | June 2023 |
| ET-22-400031 (ZC-21-0095) | First extension of time for zone change, use permits, waivers, and design review for a recreational facility | Approved by BCC | April 2022 |
| ZC-21-0095 | Reclassified this site to C-P for a major training facility, recreational facility, and live entertainment | Approved by BCC | April 2021 |
| UC-0730-16 | Recreational facility (wedding venue and private events) in conjunction with an existing single-family residence - expired | Approved by BCC | January 2017 |
| VS-0729-16 | Vacated and abandoned a portion of right-of-way being Gagnier Boulevard - recorded | Approved by BCC | January 2017 |
| UC-0863-13 | Horse riding/rental stable and reduced lot area for a horse riding/rental stable in conjunction with an existing single-family residence | Approved by PC | February 2014 |
| UC-1775-06 | Guest house and accessory structure/uses | Approved by PC | June 2007 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|---------------------------|---------------------------|
| North | Public Use | PF | Undeveloped |
| South | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (NPO) | Single-family residential |
| East | Neighborhood Commercial | RS3.3 | Single-family residential |
| West | Neighborhood Commercial | PF | Undeveloped |

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that since the approval of ZC-21-0095 a substantial amount of work has been completed. They are open and operational aside from the completion of Building 4, which will

house recreational amenities. Since the start of operations the applicant has diligently complied with all prior conditions to mitigate the impact of live entertainment on the surrounding single-family residential development. Staff finds the applicant continues to make progress towards completing the project. Therefore, staff can support an additional 2 year extension of time to complete.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until April 21, 2027 to complete or the application will expire unless extended with approval of an extension of time;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: COLLABORATION CENTER FOUNDATION

CONTACT: COLLABORATION CENTER FOUNDATION, 8390 W. WINDMILL LANE,
LAS VEGAS, NV 89113

DRAFT



Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 176-09-401-005

PROPERTY ADDRESS/ CROSS STREETS: 8390 W. Windmill Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Collaboration Center Foundation, is a Nevada nonprofit corporation and the owner of certain real property located at 8390 W. Windmill Lane, Las Vegas, NV 89113. This application request will be an extension of the prior extension 23-400042. 22-400031 was extended with 23-400042.

PROPERTY OWNER INFORMATION

NAME: Collaboration Center Foundation

ADDRESS: 8390 W. Windmill Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

TELEPHONE: 702.329.3208

CELL 702.810.6399

EMAIL: cgoussak@collablv.org

APPLICANT INFORMATION (must match online record)

NAME: Cindy Goussak

ADDRESS: 8390 W. Windmill Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # 214788

TELEPHONE: 702.810.6399

CELL 702.810.6399

EMAIL: cgoussk@collablv.org

CORRESPONDENT INFORMATION (must match online record)

NAME: Cindy Goussak

ADDRESS: 8390 W. Windmill Lane

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

REF CONTACT ID # 214788

TELEPHONE: 702.810.6399

CELL 702.810.6399

EMAIL: cgoussk@collablv.org

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

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

C. Goussak
Property Owner (Signature)*

Cindy Goussak
Property Owner (Print)

2/14/25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 25-400024

ACCEPTED BY SM

PC MEETING DATE _____

DATE 2/18/25

BCC MEETING DATE 4/14/25

FEES 1700.00

TAB/CAC LOCATION Spring Valley

DATE 3/25/25

January 28, 2025

VIA ONLINE SUBMISSION

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89106

RE: Justification Letter – Collaboration Center at LV Ranch – Extension of Time Request (ZC-21-0095)
APN: 176-09-401-005

Dear Clark County Department of Comprehensive Planning:

Collaboration Center Foundation, is a Nevada nonprofit corporation (the "Applicant") and the owner of certain real property located at 8390 W. Windmill Lane, Las Vegas, NV 89113, bearing Clark County Assessor's Parcel Number 176-09-401-005 (the "Property"). We are seeking to extend the time-period within which it must satisfy the conditions of approval set forth in that certain Notice of Final Action, dated June 21, 2023 (the "NOFA"), granting conditional approval with respect to ZC-21-0095 (the "Application") for the Collaboration Center at LV Ranch (the "Project"). Specifically, the Applicant requests a two (2) year extension of time, extending the deadline to April 21, 2024.

By way of background, we acquired the Property in August of 2020 from the operators of WHY Ranch, who had previously used the Property as an equestrian facility and event space. We thereafter approached the County with the Application, desirous to fill an existing gap in our community by developing the Project, which will be a family-oriented, comprehensive campus, where providers, agencies and non-profits alike are able to provide life skills training, therapy, learning, recreational opportunities and social event sponsorship for individuals living with intellectual, developmental and physical disabilities as well as their peers and family members.

On April 21, 2021, the Clark County Board of County Commissioners conditionally approved the following entitlements for the Project: (i) a conforming zone boundary amendment to office and professional district (C-P); (ii) special use permits for (a) a Major Training Facility, (b) Recreational Facility for a recreational facility and temporary commercial events, and (c) Live Entertainment associated with certain outdoor temporary commercial events; (iii) enumerated waivers of development standards under the Clark County Unified Development Code; and (iv) design review for Major Training Facility, Recreational Facility and Live Entertainment. As detailed below, the Project is almost completed per the development conditions listed in the NOFA. There have been no substantial changes to the subject property, areas surrounding the subject property or in laws/policies affecting the subject property to make additional conditions necessary.

First, a tremendous accomplishment occurred during the 2021 session of the Nevada State Legislature, when the Applicant received a Six Million Dollars (\$6,000,000) funding allocation for the Project. This funding has covered a significant amount of the cost associated with the on-and off-site improvements required by the NOFA.

Second, construction, was completed, with a Certificate of Occupancy obtained in November 2023, for ALL segments of the Project (see attached Site Plan), aside from Building 4, the recreation amenities. The Project is fully operational.

Third, the final phase of the Project for completion of Building 4 will commence once we raise the funds to cover the cost to build. While there was initial intent to complete Building 4 with the other segments of the property, inflationary construction costs have necessitated that additional funds be procured. As when we made our extension request in 2023, we are still in the midst of a Capital Campaign to ensure such. The delay in completion of the conditions is related only to this final phase.

Finally, we have complied with previous conditions. We have not conducted more than two (2) outdoor events per month, nor has any activity on the Property exceeded the hours of 7:00 a.m. to 10:00 p.m. Any live entertainment has ceased prior to 9:00 p.m. Notably, we have also completed an administrative revision to the Design Review and have moved the playground area further from the neighboring residential area to the east to respect the privacy and solitude of those abutting lots. In sum, we have made a concerted effort to engage with our neighbors and to be respectful of potential noise and pollution issues and will continue to do so. As always, we welcome any input from the neighbors as to operational considerations or future mitigation efforts once the Project opens to the public.

Accordingly, we respectfully submit this application for extension of time, together with the enclosed materials for your review. We believe that the Project presents a unique opportunity to foster community partnerships and support thousands of under-served individuals and families living with disabilities, and we respectfully request approval. Please do not hesitate to reach out with any questions or requests for additional information. Thank you for your consideration.

Sincerely,



Cindy Goussak
Executive Director

[Enclosures]

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400027 (WS-22-0674)-TIGER REAL ESTATE, LLC:

WAIVERS OF DEVELOPMENT STANDARD FIRST EXTENSION OF TIME for the following: 1) eliminate street landscaping; 2) increase wall height, and 3) waive off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights).

DESIGN REVIEWS for the following: 1) single-family development; and 2) finished grade on 2.5 acres in an RS20 (Residential Single Family 20) within the Airport Environs (AE-60) and in the Neighborhood Protection Overlay.

Generally located on the west side of Lindell Road, 330 feet south of Russell Road within Spring Valley. MN/na/kh (For possible action)

RELATED INFORMATION:

APN:

163-36-104-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along a collector street (Lindell Road) where Figure 30.64-17 is required.
2. Increase retaining wall height up to 6 feet where a maximum retaining wall height up to 3 feet is allowed per Section 30.64.050.
3. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Lindell Road.

DESIGN REVIEWS:

1. Single-family residential subdivision.
2. Increase finished grade to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,139/35,306

- Project Type: Single-Family Residential

Site Plans

The revised plans that were submitted on July 2023 shows a 3 lot residential subdivision with gated access to Lindell Road. Lot 1 has a total square feet of 24,879 square feet, Lot 2 has a total square feet of 22,455 square feet. Lot 3 has a total square foot of 46,383. A reduction of 10% for the net square footage was allowed for Lot 1 because it is adjacent to a collector street. The net lot is 16,619 square feet. The call box is located 50 feet from the edge of right-of-way. The revised plans show a combination of 3 foot high retaining wall with 6 foot high screen wall on top along the following: Lindell Road, northern boundary of the Flood Zone within Lot #3 and a portion of the north property line. A 6 foot high retaining wall is proposed along the west property line, adjacent to developed residential lots. Plans also show interior subdivision screen walls proposed at 6 feet high. The revised plans also shows the cul-de-sac radius was reduced to 40 feet and 5 inches. Also the entrance lane was changed to 24 feet wide and the exit lane was changed to 20 feet for the Fire Department.

Landscaping

The previously approved plan depicts a 3 foot wide street light and traffic conduit easement with a gravel groundcover located behind the future back of sidewalk along Lindell Road. The Notice of Final Action for WS-22-0674 mentioned that street landscaping is limited to the portion of Lindell Road within the floodplain.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0674:

Current Planning

- Design review for development of Lot #3.
- 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

- Full off-site improvements, except streetlights, on Lindell Road north of the private street;
- Install conduit and pull-boxes for future streetlights;
- 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;
- Right-of-way dedication to include 40 feet for Lindell Road;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); and 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.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #04772022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis

Applicant's Justification

Per the applicant, this extension of time is needed to record a parcel map that is currently in review with the Clark County Mapping Team, and to finalize the construction agreement with the applicant's contractor, and to apply for necessary building permits to begin construction.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| VS-22-0675 | Vacated and abandoned patent easements | Approved by BCC | February 2023 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| WS-22-0674 | Eliminated street landscaping, increased wall height, decreased call box setback, decreased private street width, and waived off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights), design review for a single-family development and increased finished grade | Approved by BCC | February 2023 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|---------------------------|---------------------------|
| North & East | Neighborhood Commercial | RS20 (AE-60) | Undeveloped |
| South & West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60) (NPO-RNP) | 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has an active parcel map (MSM-24-600038) in review with the Clark County Mapping Team. In addition, records show that the applicant obtained an approved off-site permit via PW23-16544 and a preliminary approval was issued for Geo-Soils Study via PW24-17591. Lastly the applicant posted performance bonds with Clark County Public Works via PW23-16544-B01. The applicant has demonstrated progress towards this project; therefore, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until February 22, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BALOVA ENGINEERING, PLLC

CONTACT: BALOVA ENGINEERING PLLC, 7495 W. AZURE DRIVE, SUITE 140-C, LAS VEGAS, NV 89130



Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 163-36-104-005

PROPERTY ADDRESS/ CROSS STREETS: Lindell and Russell

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time of WS 22-0674

PROPERTY OWNER INFORMATION

NAME: TIGER REAL ESTATE LLC
ADDRESS: 2720 Grassy Spring Pl
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL 702-985-9190 EMAIL: fxp510@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Balova Engineering, PLLC
ADDRESS: 7495 West Azure Drive, Suite 140
CITY: Las Vegas STATE: NV ZIP CODE: 89130 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-682-1706 EMAIL: petya@balovaengineering.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Balova Engineering
ADDRESS: 7495 West Azure Drive, Suite 140
CITY: Las Vegas STATE: NV ZIP CODE: 89130 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-682-1706 EMAIL: petya@balovaengineering.com

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

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

[Signature]
Property Owner (Signature)*

Xinping Fan
Property Owner (Print)

1/24/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-25-410027

ACCEPTED BY NAT

PC MEETING DATE _____

DATE 2/20/2025

BCC MEETING DATE 4/16/2025

FEES \$1,100.00

TAB/CAC LOCATION Spring Valley

DATE 3/25/2025



February 19, 2025

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, NV 89155

Re: WHITE VILLA MSM 24-600038
APN 163-36-104-005

The purpose of this letter is to request an Extension of Time on behalf of the property owner, Tiger Real Estate, LLC, for a proposed three-lot residential subdivision located on a 2.5-acre parcel on Lindell Road, south of Russell Road, Assessor's Parcel Number 163-36-104-005.

The subject parcel is zoned Residential Single-Family (RS20) within a Ranch Estate Neighborhood Land Use area.

We are requesting an Extension of time for the following applications, previously approved by the Clark County Planning Commission at their regular meeting on February 22, 2023.

WS-22-0674 Design Review with Waivers

- DR for 23% increase of finish grade
- Waiver of off-site improvements

The following plans and construction documents have been reviewed and approved by the corresponding agencies and utility companies:

- PW23-13130 Technical Drainage Study
- PW23-16544 Civil Improvement Plans Offsite Permit Issued 11/05/2024
- Soils Report
- FD23-10842 Fire Permit
- LVVWD Project No. 139850
- CCWRD Pipes # 24.858
- MSM24-600038 Parcel Map to be recorded within two weeks

- Standard Development Agreement Recorded
- Performance Bond has been posted, fees paid, and an Offsite Improvement Agreement has been signed

If you require further information, please contact me at (702) 682-1706.

Sincerely,

Petya Balova

Petya Balova, P.E.
Balova Engineering

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0158-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 3.02 acres from a PF (Public Facility) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley (description on file). MN/mc (For possible action)

RELATED INFORMATION:

APN:

163-27-301-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.02
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the subject site is surrounded by developed and undeveloped properties zoned RS3.3 and RS5.2, and the proposed RS3.3 zoning is consistent and compatible with the surrounding development. The proposed RS3.3 zoning conforms to the current land use category of the parcel, which is Mid-Intensity Suburban Neighborhood.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-262-90 | Reclassified the site from R-E to P-F for a flood control detention basin, discharge channel, and associated equipment | Approved by BCC | December 1990 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|--|----------------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use | RS5.2 & PF | Single-family residential & Spanish Trails Country Club |
| South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |

The Tropicana/Flamingo Wash is directly north of the subject site.

Related Applications

| Application Number | Request |
|---------------------------|---|
| WS-25-0159 | Waivers of development standards for retaining wall height and modified street design standards and design review for single-family residential development is a companion item on this agenda. |
| VS-25-0160 | A vacation and abandonment of a portion of Buffalo Drive is a companion item on this agenda. |
| TM-25-500038 | A tentative map for 20 single-family residential lots and common lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. There are existing single-family subdivisions zoned RS3.3 east, south, and west of the subject site. In addition, the request for RS3.3 zoning is compatible with a recent request for a zone change to RS3.3 for a 34 lot single-family residential subdivision southeast of the subject site. The majority of the surrounding property south of Hacienda Avenue is zoned RS3.3, and the RS5.2 zoned Spanish Trail community is located north of the subject site across Hacienda Avenue. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KENDRA SAFFLE

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146**



Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-27-301-001

PROPERTY ADDRESS/ CROSS STREETS: S Buffalo Dr & W Mesa Vista Ave

DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the Department of Aviation parcel with approved zoning of PF (Public Facility). The property is located south of W. Hacienda Ave., north of W. Mesa Vista Ave., and east of S. Buffalo Dr. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS5.2, and RS20.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
 ADDRESS: 500 S Grand Central Pkwy., 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89155
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
 ADDRESS: 7255 S Tenaya Way. Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffle@pulte.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
 ADDRESS: 1555 S Rainbow Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-804-2000 CELL 702-804-2163 EMAIL: kesposito@gcwengineering.com

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

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

[Handwritten Signature]
 Property Owner (Signature)*

Shauna Bradley, Director, Clark County RPM
 Property Owner (Print)

1/15/2025
 Date

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

ZC-25-0158 EY HW
4116125 FEES 2113125
Spring Valley DATE 3125125
\$1,200

764-A287-001

January 13, 2025

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

**RE: Department of Aviation SU 6 Parcel A – Buffalo and Mesa Vista
APN: 163-27-301-001; Approximately 3.02 Gross Acres
Request for Zone Change**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the Department of Aviation parcel with approved zoning of PF (Public Facility). The property is located south of W. Hacienda Avenue, north of W. Mesa Vista Avenue, and east of S. Buffalo Drive. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS5.2, and RS20.

Zone Change

Currently the site is zoned PF (Public Facility). We are proposing to change the zoning to RS3.3 and a density of 6.62 du/acre. which conforms to the current land use and is consistent with the surrounding development.

We are also submitting applications for a Design Review, Waiver of Development Standards, Vacation and Tentative Map proposing the 20 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

**Planner
Copy**

20-25-0158



5

04/16/25 BCC AGENDA SHEET

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0160-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON a portion of right-of-way being Buffalo Drive located between Hacienda Avenue and Mesa Vista Avenue within Spring Valley (description on file). MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:
163-27-301-001

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of Buffalo Drive between Hacienda Avenue and Mesa Vista Avenue. The applicant indicates the proposed vacation is needed to accommodate the development of detached sidewalks along Buffalo Drive.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-262-90 | Reclassified the site from R-E to P-F for a flood control detention basin, discharge channel, and associated equipment | Approved by BCC | December 1990 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|--|---------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use | RS5.2 & PF | Single-family residential & Spanish Trails Country Club |
| South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |

*The Tropicana Flamingo Wash is directly to the north of the subject site.

Related Applications

| Application Number | Request |
|---------------------------|--|
| ZC-25-0158 | A zone change from PF to RS3.3 is a companion item on this agenda. |
| WS-25-0159 | Waivers of development standards for retaining wall height and street intersection off-set in conjunction with a single-family residential development is a companion item on this agenda. |
| TM-25-500038 | A tentative map consisting of 20 single-family residential lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet back of curb for Mesa Vista Avenue and associated spandrels;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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: KENDRA SAFFLE

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146**

DRAFT



Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 163-27-301-001

PROPERTY ADDRESS/ CROSS STREETS: S Buffalo Dr & W Mesa Vista Ave

DETAILED SUMMARY PROJECT DESCRIPTION

The proposed vacation is for the east 15' of the east 50' of public right-of-way on Buffalo Drive. Adjacent to this parcel, Buffalo Drive has 70' right-of-way back of curb to back of curb, The proposed 15' vacation will put the right of way for Buffalo at 70'.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

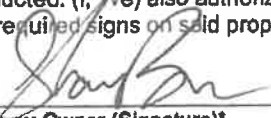
NAME: PN II, Inc.
ADDRESS: 7255 S Tenaya Way. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffie@pullegroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702-804-2000 CELL 702-804-2163 EMAIL: kesposito@gcwengineering.com

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

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


Property Owner (Signature)*

Shauna Bradley, Director, Clark County RPM
Property Owner (Print)

1/15/2025
Date

| | | | | | | | |
|------------------------------|-----------------------------|-----------------------------|-------------------------------|-----------------------------|--|-----------------------------|--|
| DEPARTMENT | ONLY | | | | | | |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AR | <input type="checkbox"/> PA | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS | |
| <input type="checkbox"/> | <input type="checkbox"/> AV | <input type="checkbox"/> | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> WC | | |

VS-25-0160

FILE BY tlw

4116125

2113125
\$1,200

TAB/CAC LOCATION

Spring Valley

DATE 3/25/25

764-A287-001

January 13, 2025

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

**RE: Department of Aviation SU 6 Parcel A – Buffalo and Mesa Vista
APN: 163-27-301-001; Approximately 3.02 Gross Acres
Request for Vacation**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the Department of Aviation parcel with approved zoning of PF (Public Facility). The property is located south of W. Hacienda Avenue, north of W. Mesa Vista Avenue, and east of S. Buffalo Drive. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS5.2, and RS20.

Vacations:

The proposed vacation is for the east 15' of the east 50' of public right-of-way on Buffalo Drive. Adjacent to this parcel, Buffalo Drive has 70' right-of-way back of curb to back of curb, The proposed 15' vacation will put the right of way for Buffalo at 70'.

We are also submitting applications for a Design Review, Waiver of Development Standards, Zone Change and Tentative Map proposing the 20 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

Planner
Copy



04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0159-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-27-301-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase the height of a retaining wall along the east property line to 11 feet where 3 feet is the maximum per Section 30.04.03C (a 267% increase).
- b. Increase the height of a retaining wall along the north property line to 4 feet where 3 feet is the maximum per Section 30.04.03C (a 67% increase).
2. Reduce the street intersection off-set between the proposed private street and Riglos Rock Drive to 16 feet where 125 feet is the standard per Section 30.04.08F (an 87% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.02
- Project Type: Single-family residential subdivision
- Number of Lots: 20
- Density (du/ac): 6.62
- Minimum/Maximum Lot Size (square feet): 3,399/5,400
- Number of Stories: 2 to 3
- Building Height (feet): 35
- Square Feet: 2,847 (minimum)/4,004 (maximum)

Site Plans

The plans show a proposed 20 lot single-family detached residential subdivision located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue. The plans depict the overall site is 3.02 acres with a density of 6.62 dwelling units per acre. The lots range in size from 3,399 square feet up to 5,400 square feet. The plans show all lots will be accessed from a north-south running private street. The private street is 42 feet wide inclusive of a 4 foot wide attached sidewalk on the east side of the street. The private street runs approximately 320 feet through the length of the subdivision and terminates in a cul-de-sac. The plans also show a proposed 15 foot wide drainage channel located along the northern portion of the site. Five foot wide detached sidewalks are provided along both Buffalo Drive and Mesa Vista Avenue. A total of 44 parking spaces are required on-site with 4 parking spaces provided through the garage and driveway for a total of 80 parking spaces. The cross sections indicate 11 foot tall retaining walls are proposed along the east property line while 4 foot tall retaining walls are proposed along the north property line.

Landscaping

The plan depicts street landscaping will be provided along both Buffalo Drive and Mesa Vista Avenue in 15 foot wide landscape areas within proposed common elements. Landscaping along these streets consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Shoestring Acacia (*Acacia Stenophylla*) trees, large trees as defined by Title 30, staggered on each side of the sidewalk, where possible, with a tree every 30 feet on center. Overall, a total of 16 trees are provided along the streets, 7 trees along Mesa Vista Avenue, and 9 trees along Buffalo Drive, where 16 trees are required.

Elevations

The elevations show 4 different models with 3 possible exterior designs for the homes. Each exterior corresponds with either a Modern, Contemporary, or Craftsman style. All models are 2 stories tall with 2 models that are 3 stories and will range in height from 24 feet to 35 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 3,399 square feet up to 5,400 square feet, including garage, porch, and optional spaces which range in size between 35 square feet and 120 square feet, spread across 2 and 3 floors. Each model has 4 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, in-laws' suite, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

The need for the retaining wall height increase is due to the sewer point of connection being located in Mesa Vista Avenue, and to provide minimum sewer slopes and cover, the finished grade in the private street at the cul-de-sac is set at the maximum elevation. There is an existing drainage channel along the east property line that is significantly lower than the existing ground

of this parcel. The request for the reduced street off-set is due to the similar size and shape of the abutting parcels and the proposed set-up will eliminate any conflicting left turns.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-262-90 | Reclassified the site from R-E to P-F for a flood control detention basin, discharge channel, and associated equipment | Approved by BCC | December 1990 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|--|---------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use | RS5.2 & PF | Single-family residential & Spanish Trails Country Club |
| South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |

*The Tropicana Flamingo Wash is directly to the north of the subject site.

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-25-0158 | A zone change from PF to RS3.3 is a companion item on this agenda. |
| VS-25-0160 | A vacation and abandonment of a portion of Buffalo Drive is a companion item on this agenda. |
| TM-25-500038 | A tentative map consisting of 20 single-family residential lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. With that said, while staff does appreciate the increases in retaining wall height are the result of these drainage considerations, but there are alternatives provided within Title 30 that can be utilized to either minimize or completely remove this waiver. Staff finds more could be done to redesign the affected portion of the site to reduce the overall fill and height of the retaining walls. For these reasons, staff cannot support this request.

Design Review

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

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The house plans also have different architectural enhancements for the access points of the homes. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1 and 1.4.4 and Spring Valley Specific Policy SV-1.1, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. Staff, however, is concerned about the impacts the height of the retaining walls may have on the surrounding development and finds more could be done design wise to reduce their overall height. Ultimately, since staff cannot support the waivers of development standards, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the street intersection off-set between Street "A" and Riglos Rock Drive as the reduction will cause left turn conflicts creating a potential for collisions.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: KENDRA SAFFLE
CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-27-301-001

PROPERTY ADDRESS/ CROSS STREETS: S Buffalo Dr & W Mesa Vista Ave

DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the Department of Aviation parcel with approved zoning of PF (Public Facility). The property is located south of W. Hacienda Ave., north of W. Mesa Vista Ave., and east of S. Buffalo Dr. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS5.2, and RS20.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
ADDRESS: 7255 S Tenaya Way. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffle@pulte.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702-804-2000 CELL 702-804-2163 EMAIL: kesposito@gcwengineering.com

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

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

Shauna Bradley, Director, Clark County RPM
Property Owner (Print)

1/15/2025
Date

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

WS-25-0159

FY 4Q
2113125
FEES \$1,300

BCC MEETING DATE 4/16/25

TAB/CAC LOCATION Spring Valley DATE 3/25/25

764-A287-001

January 14, 2025

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

Planner
Copy

**RE: Department of Aviation SU 6 Parcel A – Buffalo and Mesa Vista
APN: 163-27-301-001; Approximately 3.02 Gross Acres
Request for Design Review / Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the Department of Aviation parcel with approved zoning of PF (Public Facility). The property is located south of W. Hacienda Avenue, north of W. Mesa Vista Avenue, and east of S. Buffalo Drive. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS5.2, and RS20.

Design Review:

The proposed site will consist of 20 single-family residential lots on 3.02 gross acres for a density of 6.62 dwelling units per gross acre. Buffalo Drive and Mesa Vista Avenue will have a 15' common element that includes a 5' detached sidewalk and 2 - 5' landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan. The livable square foot range will be from 2,708-3,023 sq ft. All plans will be 2 stories with the maximum height being 23'6" with a 10" foundation for a total of 24'4". There will be 1 model located on APN: 163-33-217-033, which is an existing Pulte Homes development at Patrick Lane and Tomsik Street. Minimum Lot Size is 3,399 sq ft and Maximum Lot Size is 5,450 sq ft.

Waivers:

1. Title 30.04.03.C.2 – Maximum Wall Height

| | |
|-------------------|--|
| Standard: | 3' Retaining wall with 6' Screen Wall for a total of 9' Exposed Wall |
| Requested Waiver: | 11' Retaining with 6' Screen Wall. |
| Justification: | The sewer point of connection is located in Mesa Vista Avenue. To provide minimum sewer slopes and cover, the finished grade in Street A at the cul-de-sac is set at the maximum elevation. Also, there is an existing drainage channel along the east property line that is significantly lower than the existing ground of this parcel. These constraints require this over height retaining wall along the north and east property lines. |



2. Title 30.04.F.1 – Street Configuration for Single Family Residential Subdivisions-Intersections.

| | |
|-------------------|--|
| Standard: | 125' Right of Way to Right of Way |
| Requested Waiver: | Allow 16' intersection offset. |
| Justification: | Street A is located near the middle point of the site from Mesa Vista Ave for access and utility points of connection. Riglos Rock Dr is across Mesa Vista Avenue from our proposed site. The intersections are close to being in line due to the similar size and shape of the parcels. This will eliminate any conflicting left turns. |

We are also submitting applications for a Vacation, Zone Change, and Tentative Map proposing the 20 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President



04/16/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500038-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue within Spring Valley. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

163-27-301-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.02
- Project Type: Single-family residential subdivision
- Number of Lots: 20
- Density (du/ac): 6.62
- Minimum/Maximum Lot Size (square feet): 3,399/5,400

Project Description

The plans show a proposed 20 lot single-family detached residential subdivision located on the east side of Buffalo Drive and the north side of Mesa Vista Avenue. The plans depict the overall site is 3.02 acres with a density of 6.62 dwelling units per acre. The lots range in size from 3,399 square feet up to 5,400 square feet. The plans show all lots will be accessed from a north-south running private street. The private street is 42 feet wide inclusive of a 4 foot wide attached sidewalk on the east side of the street. The private street runs approximately 320 feet through the length of the subdivision and terminates in a cul-de-sac. The plans also show a proposed 15 foot wide drainage channel located along the northern portion of the site. Five foot wide detached sidewalks are provided along both Buffalo Drive and Mesa Vista Avenue. The cross sections indicate 11 foot tall retaining walls are proposed along the east property line while 4 foot tall retaining walls are proposed along the north property line.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| ZC-262-90 | Reclassified the site from R-E to P-F for a flood control detention basin, discharge channel, and associated equipment | Approved by BCC | December 1990 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------|--|---------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use | RS5.2 & PF | Single-family residential & Spanish Trails Country Club |
| South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |

*The Tropicana Flamingo Wash is directly to the north of the subject site.

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-25-0158 | A zone change from PF to RS3.3 is a companion item on this agenda. |
| WS-25-0159 | Waivers of development standards for retaining wall height and street intersection off-set in conjunction with a single-family residential development is a companion item on this agenda. |
| VS-25-0160 | A vacation and abandonment of a portion of Buffalo Drive 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

The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. The street network allows for sufficient access to each lot and will terminate in a cul-de-sac, the County's preferred terminating method. The lots are only accessible from internal public streets with rows of lots on each side of the street and no double frontage lots, as common lots are used to separate lots from secondary frontages. The lot sizes and density of the subdivision are compliant with the underlying zoning and Master Plan land use category. Staff, however, takes issue with the design of the retaining walls along the north and east property lines. Due to the potential design changes that would need to occur to remedy the issues related to the retaining wall height, staff is unable to support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to

continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

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

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0029-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146**

DRAFT



Department of Comprehensive Planning Application Form



ASSESSOR PARCEL #(s): 163-27-301-001

PROPERTY ADDRESS/ CROSS STREETS: S Buffalo Dr & W Mesa Vista Ave

DETAILED SUMMARY PROJECT DESCRIPTION

This project is located on the Department of Aviation parcel with approved zoning of PF (Public Facility). The property is located south of W. Hacienda Ave., north of W. Mesa Vista Ave., and east of S. Buffalo Dr. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS5.2, and RS20.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
 ADDRESS: 500 S Grand Central Pkwy., 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89155
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
 ADDRESS: 7255 S Tenaya Way. Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffle@pultegroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
 ADDRESS: 1555 S Rainbow Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-804-2000 CELL 702-804-2163 EMAIL: kesposito@gowengineering.com

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

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

[Signature]
 Property Owner (Signature)

Shauna Bradley, Director, Clark County RPM
 Property Owner (Print)

11/15/2025
 Date

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

TM-25-500038

BY [Signature]
2/13/25

BCC MEETING DATE 4/16/25
 TAB/CAC LOCATION Spring Valley

FEE \$ 750

DATE 3/25/25

764-A287-001

January 13, 2025

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

**RE: Department of Aviation SU 6 Parcel A – Buffalo and Mesa Vista
APN: 163-27-301-001; Approximately 3.02 Gross Acres
Request for Tentative Map**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the Department of Aviation parcel with approved zoning of PF (Public Facility). The property is located south of W. Hacienda Avenue, north of W. Mesa Vista Avenue, and east of S. Buffalo Drive. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3, RS5.2, and RS20.

Tentative Map:

We are submitting a Tentative Map proposing 20 single-family residential lots on 3.02 gross acres for a density of 6.62 dwelling units per gross acre. Buffalo Drive and Mesa Vista Avenue will have a 15' common element that includes a 5' detached sidewalk and 2 - 5' landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan. The livable square foot range will be from 2,708-3,023 sq ft. All plans will be 2 stories with the maximum height being 23'6" with a 10" foundation for a total of 24'4". There will be 1 model located on APN: 163-33-217-033, which is an existing Pulte Homes development at Patrick Lane and Tomsik Street. Minimum Lot Size is 3,399 sq ft and Maximum Lot Size is 5,450 sq ft.

We are also submitting applications for a Design Review, Waiver of Development Standards, Vacation, and Zone Change. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

Planner
Copy



8

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0182-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.34 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley (description on file). MN/mc (For possible action)

RELATED INFORMATION:

APN:

163-27-301-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 4.34
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant requests a zone change to RS3.3 for the subject property. The parcel is surrounded by developed and undeveloped property zoned RS3.3 and RS5.2 and conforms to the land use designation of Mid-Intensity Suburban Neighborhood. According to the applicant, a 34 lot subdivision is proposed for the site.

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-25-0183 | Waivers of development standards for street landscaping and attached sidewalk and a design review for a single-family residential development is a companion item on this agenda. |
| VS-25-0184 | A vacation and abandonment of a portion of Mesa Vista Avenue and Tioga Way is a companion item on this agenda. |
| TM-25-500041 | A tentative map for a 34 lot residential subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. There are existing single-family subdivisions zoned RS3.3 surrounding the subject site on all sides and this includes the majority of the subdivisions within the immediate area. The proposed development complies with Goal 1.1 of the Master Plan, which is to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.3.2 of the Master Plan, which encourages a mix of housing options, product types, and unit sizes. In addition, the request for RS3.3 zoning is compatible with a recent request for a zone change to RS3.3 for a 20 lot single-family residential subdivision northwest of the subject site. For these reasons, staff finds the request for the RS3.3 zone is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at

landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0030-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

8

ASSESSOR PARCEL #(s): 163-27-301-006

PROPERTY ADDRESS/ CROSS STREETS: S Tioga Way & W Mesa Vista Ave

DETAILED SUMMARY PROJECT DESCRIPTION

The project is located on the Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of W. Mesa Vista Avenue, north of W. Diablo Drive, and west of S. Tioga Way. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3 with one parcel being PF and west of Buffalo being RS5.2.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
ADDRESS: 7255 S Tenaya Way. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffie@pulteigroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702-804-2163 CELL _____ EMAIL: kesposlto@gcwengineering.com

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

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


Property Owner (Signature)*

Shauna Bradley, Director, Clark County RPM
Property Owner (Print)

1/26/2025
Date

- | | | | | | |
|------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> | <input type="checkbox"/> L1 | <input type="checkbox"/> | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> S1 | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> SL | <input type="checkbox"/> WC | <input type="checkbox"/> HE |

Tax ID # 20-25-0182 RG
TELEPHONE _____
REF ID# _____
DATE 4/16/25 2/20/25
TAB/CAC LOCATION Spring Valley DATE 3/25/25 \$1,200

764-A288-001

January 13, 2025

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

**RE: Department of Aviation Sales Unit 6 Parcel B – Tioga & Mesa Vista
APN: 163-27-301-006; Approximately 4.34 Gross Acres
Request for Zone Change**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

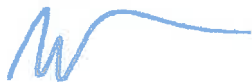
The project is located on the Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of W. Mesa Vista Avenue, north of W. Diablo Drive, and west of S. Tioga Way. The proposed site is surrounded by a mix of developed and undeveloped property that are zoned RS3.3 and RS5.2.

Zone Change

Currently the site is zoned RS20 with a Land Use of Mid-Intensity Suburban Neighborhood, which allows up to 8 du/acre. We are proposing to change the zoning to RS3.3 and a density of 7.83 du/acre, which conforms to the current land use and is consistent with the surrounding development.

We are also submitting applications for a Design Review, Waiver of Development Standards, Vacation, and Tentative Map proposing the 34 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

2/20/25
**PLANNER
COPY**

ZC-25-0182

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0184-COUNTY OF CLARK (AVIATION):

VACATE AND ABANDON a portion of right-of-way being Mesa Vista Avenue located between Tioga Way and Buffalo Drive; and a portion of right-of-way being Tioga Way located between Mesa Vista Avenue and Diablo Drive within Spring Valley (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-27-301-006

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 5 foot wide portions of right-of-way being Mesa Vista Avenue and Tioga Way. The vacation of right-of-way is necessary to accommodate the required detached sidewalks along the streets.

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-25-0182 | A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda |
| WS-25-0183 | Waiver of development standards to eliminate street landscaping and allowing an attached sidewalk along Diablo Drive with a design review for a single-family residential development is a companion item on this agenda. |
| TM-25-500041 | A tentative map for 34 single-family residential and common lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KENDRA SAFFLE
CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-27-301-006

PROPERTY ADDRESS/ CROSS STREETS: S Tioga Way & W Mesa Vista Ave

DETAILED SUMMARY PROJECT DESCRIPTION

The proposed vacation is for the south 5' of the south 30' of Mesa Vista Drive and the west 5' of the west 30' of Tioga Way. Adjacent to this parcel, both Mesa Vista Drive and Tioga Way have a proposed half street right-of-way of 25' back of curb to back of curb, The proposed 5' vacation will put the half street right-of-way for Mesa Vista Drive and Tioga Way at 25'.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
ADDRESS: 7255 S Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffie@pullegroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702-804-2163 CELL _____ EMAIL: kpospito@gcwengineering.com

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

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

Property Owner (Signature)*

Shauna Bradley, Director, Clark County RPM
Property Owner (Print)

1/26/2025
Date

- | | | | | | | |
|------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--|------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AV | <input type="checkbox"/> ET | <input type="checkbox"/> SC | <input type="checkbox"/> SN | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> ET | <input type="checkbox"/> SC | <input type="checkbox"/> SN | <input type="checkbox"/> WC | <input type="checkbox"/> ILT |
| <input type="checkbox"/> AG | <input type="checkbox"/> AV | <input type="checkbox"/> ET | <input type="checkbox"/> SC | <input type="checkbox"/> SN | <input type="checkbox"/> WC | <input type="checkbox"/> ILT |

VS-25-0184

RG
2/20/25
\$1,200

DATE: 4/16/25
TAB/CAC LOCATION: Spring Valley

DATE: 3/25/25

764-A288-001

January 13, 2025

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

**RE: Department of Aviation Sales Unit 6 Parcel B – Tioga & Mesa Vista
APN: 163-27-301-006; Approximately 4.34 Gross Acres
Request for Vacation**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

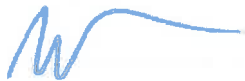
The project is located on the Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of W. Mesa Vista Avenue, north of W. Diablo Drive, and west of S. Tioga Way. The proposed site is surrounded by a mix of developed and undeveloped property that are zoned RS3.3, RS5.2 and RS20

Vacation:

The proposed vacation is for the south 5' of the south 30' of Mesa Vista Drive and the west 5' of the west 30' of Tioga Way. Adjacent to this parcel, both Mesa Vista Drive and Tioga Way have a proposed half street right-of-way of 25' back of curb to back of curb, The proposed 5' vacation will put the half street right-of-way for Mesa Vista Drive and Tioga Way at 25'.

We are also submitting applications for a Design Review, Waiver of Development Standards, Zone Change, and Tentative Map proposing the 34 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

2/20/25
**PLANNER
COPY**



10

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0183-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; and 2) allow an attached sidewalk.

DESIGN REVIEW for a proposed single-family residential development on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-27-301-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Diablo Drive where 2, 5 foot wide are landscape strips are required on both sides of a detached sidewalk per Section 30.04.01D (a 100% reduction).
2. Allow an attached sidewalk along Diablo Drive where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.34
- Project Type: Single-family residential development
- Number of Lots: 34
- Density (du/ac): 7.83
- Minimum/Maximum Lot Size (square feet): 3,384/5,874
- Number of Stories: 3
- Building Height (feet): 25 to 34
- Square Feet: 2,255 to 3,074

Site Plans

The plans depict a proposed single-family residential development consisting of 34 lots on 4.34 acres with a density of 7.83 dwelling units per acre. The lots range in size from a minimum of 3,384 square feet to a maximum of 5,874 square feet. Access to the proposed subdivision is granted via a private north/south street (Street "A"). The internal private street, measuring 42 feet in width, terminates as a cul-de-sac and serves 26 lots. The remaining 8 lots will have direct access to, and front on, Diablo Drive.

Landscaping

Detached sidewalks are being provided along Mesa Vista Avenue and Tioga Way, with a 5 foot wide landscape strip on both sides of the 5 foot wide sidewalk. However, the applicant is proposing an attached sidewalk and no street landscaping adjacent to the 8 lots fronting on Diablo Drive, which is the subject of the waiver request. The plan depicts large trees and shrubs provided for every 30 linear feet of street frontage along Mesa Vista Avenue and Tioga Way.

Elevations

The plans depict 4, 2 and 3 story model homes measuring up to 34 feet in height. The elevations on all 4 sides have a consists of a concrete tile roof, a stucco exterior with variable rooflines, coach light, covered patio option, balcony, wall off-set, foam trim, stone veneer on some elevation option, porch and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 4 bedrooms, 2 to 3.5 bathrooms and a variety of living spaces. Each home will have a 2 car garage.

Applicant's Justification

An attached sidewalk without landscaping is provided along Diablo Drive to match the existing single-family residential development to the east and west.

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-25-0182 | A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda. |
| VS-25-0184 | A vacation and abandonment of right-of-way is a companion item on this agenda. |
| TM-25-500041 | A tentative map for 34 single-family residential lots and common lots is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Staff finds the request to eliminate the required street landscaping along Diablo Drive is a self-imposed hardship. Therefore, staff cannot support this request.

Design Review

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

The architectural features provided on all 4 sides of the homes meet the minimum design standards required per Code. Since staff is not supporting the waivers of development standards to allow an attached sidewalk and eliminate street landscaping along Diablo Drive, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Diablo Drive. The site has no existing off-sites improvements; therefore, there is no reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0030-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146**

DRAFT



Department of Comprehensive Planning Application Form

10

ASSESSOR PARCEL #(s): 163-27-301-006

PROPERTY ADDRESS/ CROSS STREETS: S Tioga Way & W Mesa Vista Ave

DETAILED SUMMARY PROJECT DESCRIPTION

The project is located on the Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of W. Mesa Vista Avenue, north of W. Diablo Drive, and west of S. Tioga Way. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3 with one parcel being PF and west of Buffalo being RS5.2.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
ADDRESS: 500 S Grand Central Pkwy., 4th Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
ADDRESS: 7255 S Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffie@pultegroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702-804-2163 CELL _____ EMAIL: kespostto@gcwengineering.com

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

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

Property Owner (Signature)*

Shauna Bradley, Director, Clark County RPM
Property Owner (Print)

1/26/2025
Date

- | | | | | | | |
|------------------------------|--|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--|
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| <input type="checkbox"/> ADR | <input checked="" type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SL | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
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PROJECT # WS-25-0183

MEETING DATE 4/16/25

TAB/CAC LOCATION Spring Valley

DATE 3/25/25
FEE \$1,300

764-A288-001

January 14, 2025

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

**RE: Department of Aviation Sales Unit 6 Parcel B – Tioga & Mesa Vista
APN: 163-27-301-006; Approximately 4.34 Gross Acres
Request for Design Review, Waiver of Development Standards**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of W. Mesa Vista Avenue, north of W. Diablo Drive, and west of S. Tioga Way. The proposed site is surrounded by a mix of developed and undeveloped property that are zoned RS3.3 and RS5.2.

Design Review:

The proposed site will consist of 34 single-family residential lots on 4.34 gross acres for a density of 7.83 dwelling units per gross acre. Tioga Way and Mesa Vista Avenue will have a 15' common element that includes a 5' detached sidewalk and 2 - 5' landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan. The livable square foot range will be from 2,708-3,023 sq ft. All plans will be 2 stories with the maximum height being 23'6" with a 10" foundation for a total of 24'4". There will be 1 model located on APN: 163-33-217-033, which is an existing Pulte Homes development at Patrick Lane and Tomsik Street. Minimum Lot Size is 3,384 sq ft and Maximum Lot Size is 5,874 sq ft.

Waivers:

1. Title 30.04.08.C.5.ii.a

| | |
|-------------------|---|
| Standard: | Detached sidewalk along collector and local streets. |
| Requested Waiver: | Attached Sidewalk. |
| Justification: | Diablo Dr to the east and south of this parcel have existing homes fronting and attached sidewalks. To be consistent with this existing development, our proposed site is proposing an attached sidewalk and fronting Diablo Drive. |

**PLANNER
COPY**

2/20/25

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



O 702.804.2000
F 702.804.2299



info@gcwengineering.com
gcwengineering.com

163-27-0192

2. Title 30.04.07 ii

Standard: Attached Sidewalk Landscaping – 6' Wide Landscaping Strip

Requested Waiver: No Landscaping.

Justification: Waiver 1 is requesting to waive the requirement for detached sidewalk. Waiver 2 is to waive the landscaping that is required with attached sidewalk and the proposed lots will front on Diablo Dr and is consistent with this existing subdivision.

We are also submitting applications for a Zone change, Vacation, and Tentative Map proposing the 34 single-family units. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

2/20/25
**PLANNER
COPY**

WS-25-0183

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500041-COUNTY OF CLARK(AVIATION):**

TENTATIVE MAP consisting of 34 single-family residential lots and common lots on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:
 163-27-301-006

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

BACKGROUND:
Project Description
 General Summary

- Site Address: N/A
- Site Acreage: 4.34
- Project Type: Single-family detached development
- Number of Lots: 34
- Density (du/ac): 7.83
- Minimum/Maximum Lot Size (square feet): 3,384/5,874

Project Description

The plans depict a proposed single-family residential development consisting of 34 lots on 4.34 acres with a density of 7.83 dwelling units per acre. The lots range in size from a minimum of 3,384 square feet to a maximum of 5,874 square feet. Access to the proposed subdivision is granted via a private north/south street (Street "A"). The internal private street, measuring 42 feet in width, terminates as a cul-de-sac and serves 26 lots. The remaining 8 lots will have direct access to, and front on, Diablo Drive.

Surrounding Land Use

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

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-25-0182 | A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda |
| WS-25-0183 | Waiver of development standards to eliminate street landscaping and allowing an attached sidewalk along Diablo Drive with a design review for a single-family residential development is a companion item on this agenda. |
| VS-25-0184 | A vacation and abandonment of right-of-way is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed residential subdivision is similar in density and lot sizes to other subdivisions in the area. However, since staff is not supporting the related waivers of development standards and design review requests. Staff recommends denial of the tentative map.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0030-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KENDRA SAFFLE

**CONTACT: KRISTIN ESPOSITO, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV
89146**



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-27-301-006

PROPERTY ADDRESS/ CROSS STREETS: S Tioga Way & W Mesa Vista Ave

DETAILED SUMMARY PROJECT DESCRIPTION

The project is located on the Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of W. Mesa Vista Avenue, north of W. Diablo Drive, and west of S. Tioga Way. The proposed site is surrounded by a mix of developed and undeveloped property that is zoned RS3.3 with one parcel being PF and west of Buffalo being RS5.2.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)
 ADDRESS: 500 S Grand Central Pkwy., 4th Floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89155
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: PN II, Inc.
 ADDRESS: 7255 S Tenaya Way, Suite 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
 TELEPHONE: 702-843-2818 CELL 702-308-1708 EMAIL: kendra.saffle@pultegroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, Inc.
 ADDRESS: 1555 S Rainbow Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-804-2163 CELL _____ EMAIL: kesposlo@gowengineering.com

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

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


 Property Owner (Signature)

Shauna Bradley, Director, Clark County RPM
 Property Owner (Print)

1/26/2025
 Date

- | | | | | | | |
|------------------------------|-----------------------------|-----------------------------|-----------------------------|-------------------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AD | <input type="checkbox"/> ET | <input type="checkbox"/> EC | <input type="checkbox"/> IT | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> SL | <input checked="" type="checkbox"/> | <input type="checkbox"/> WC | <input type="checkbox"/> CH |

PROJECT: TM-25-500041 RG
 RECEIVED: _____ 2/20/25
 APPLICANT: 4/16/25 FEE: \$ 750
 TAB/CAC LOCATION: Spring Valley DATE: 3/25/25

764-A288-001

January 13, 2025

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

**RE: Department of Aviation Sales Unit 6 Parcel B – Tioga & Mesa Vista
APN: 163-27-301-006; Approximately 4.34 Gross Acres
Request for Tentative Map**

On behalf of our client, PN II, Inc., GCW. Inc. (GCW) is respectfully applying for the above land use items.

Project Description:

The project is located on the Department of Aviation parcel with approved zoning of RS20 (2 units per acre). The property is located south of W. Mesa Vista Avenue, north of W. Diablo Drive, and west of S. Tioga Way. The proposed site is surrounded by a mix of developed and undeveloped property that are zoned RS3.3 and RS5.2.

Tentative Map:

We are submitting a Tentative Map proposing 34 single-family residential lots on 4.34 gross acres for a density of 7.83 dwelling units per gross acre. Tioga and Mesa Vista Avenue will have a 15' common element that includes a 5' detached sidewalk and 2 - 5' landscape strips on both sides of the sidewalk that will comply with Title 30.04 requirements. The site will offer 3 different plans with 3 different elevations per plan. The livable square foot range will be from 2,708-3,023 sq ft. All plans will be 2 stories with the maximum height being 23'6" with a 10" foundation for a total of 24'4". There will be 1 model located on APN: 163-33-217-033, which is an existing Pulte Homes development at Patrick Lane and Tomsik Street. Minimum Lot Size is 3,384 sq ft and Maximum Lot Size is 5,874 sq ft.

We are also submitting applications for a Design Review, Waiver of Development Standards, Vacation, and Zone Change. If you have any questions or clarifications, contact me at (702) 804-2153.

Cordially,



Wesley T. Petty, PE
Senior Vice President

2/20/25
**PLANNER
COPY**

TM-25-500041



12

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0166-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:

ZONE CHANGE to reclassify 11.01 acres from an RS20 (Residential Single-Family 20) Zone and a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Sunset Road and Rainbow Boulevard within Spring Valley (description on file). MN/gc (For possible action)

RELATED INFORMATION:

APN:

176-03-501-005; 176-03-501-014; 176-03-501-017

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.01
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request for IP zoning is consistent with the existing IP zoning districts in the area to the northeast and northwest across Sunset Road. The proposed IP will also serve as a buffer between the CC 215 and some of the commercial and office uses nearby. Furthermore, IP zoning is appropriate due to its proximity and easy access to Rainbow Boulevard and the CC 215.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|------------|
| ZC-0890-05 | Reclassified APN 176-03-501-017 from R-E to C-2 for future commercial development | Approved by BCC | July 2005 |
| ZC-0466-04 | Reclassified APN 176-03-501-014 from R-E to C-2 for future commercial development | Approved by BCC | April 2004 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|---------------------------|----------------------|
| North | Corridor Mixed-Use | CG (AE-60) | Commercial center |
| South | Corridor Mixed-Use & Business Employment | RS20 (AE-60) | Undeveloped & CC 215 |
| East | Business Employment | CG (AE-60) | Commercial center |
| West | Business Employment | IP & RS20 (AE-60) | Undeveloped |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-25-0168 | Waivers of development standards and design review for a warehouse complex on the subject parcels and the adjacent parcel to the west (APN 176-03-501-019) is a companion item on this agenda. |
| VS-25-0167 | A vacation and abandonment for portions of rights-of-way, patent easements, and a drainage easement is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. A number of properties in the area are already zoned IP including the adjacent and abutting parcels to the west and properties across Sunset Road to the northwest and northeast. The request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities, as the CC 215 is nearby to the south. For these reasons, staff finds the request for IP zoning is appropriate for this location.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:**Fire Prevention Bureau**

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY MONKARSH

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

DRAFT



Department of Comprehensive Planning Application Form

P

ASSESSOR PARCEL #(s): 176-03-501-005; 176-03-501-014; 176-03-501-017

PROPERTY ADDRESS/ CROSS STREETS: Sunset/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change related to an Industrial Warehouse Project.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation) and Arroyo Target Center LLC

ADDRESS: 845 E Russell Rd Ste 110

CITY: Las Vegas STATE: NV ZIP CODE: 89119

TELEPHONE: N/a CELL N/a EMAIL: N/a

APPLICANT INFORMATION (must match online record)

NAME: LM Construction Co. LLC

ADDRESS: 6260 Pebbe Road

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

TELEPHONE: N/a CELL N/a EMAIL: N/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Drive ,Suite 650

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

TELEPHONE: 702-792-7085 CELL _____ EMAIL: mfehrman@kcnvlaw.com

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

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

[Signature]
Property Owner (Signature)*

[Print Name]
Property Owner (Print)

2-7-2025
Date

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| <input type="checkbox"/> AC | <input type="checkbox"/> AD | <input type="checkbox"/> HI | <input type="checkbox"/> PD/PA | <input type="checkbox"/> SF | <input type="checkbox"/> CD | <input type="checkbox"/> WS |
| <input type="checkbox"/> A/DI | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SI | <input type="checkbox"/> IS | <input type="checkbox"/> VN | <input checked="" type="checkbox"/> OTHER |
| <input type="checkbox"/> AD | <input type="checkbox"/> LP | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WA | |

APPLICANT PHONE: 26-25-0166

APPLICANT NAME: 4/16/25 Spring Valley

APPLICANT ADDRESS: 3/25/25

APPLICANT PHONE: RG

APPLICANT NAME: 2/18/25

APPLICANT ADDRESS: \$1,200



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-501-005; 176-03-501-014; 176-03-501-017

PROPERTY ADDRESS/ CROSS STREETS: Sunset/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change related to an Industrial Warehouse Project.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation) and Arroyo Target Center LLC
ADDRESS: 845 E Russell Rd Ste 110
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/a CELL N/a EMAIL: N/a

APPLICANT INFORMATION (must match online record)

NAME: LM Construction Co. LLC
ADDRESS: 6260 Pebbe Road
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: N/a CELL N/a EMAIL: N/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive ,Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7085 CELL _____ EMAIL: mfehrman@kcnvlaw.com

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

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

Harlee A. Gasher
Property Owner (Signature)

HARLEE A. GASHER
Property Owner (Print)

2-8-2025
Date

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|------------------------------|-----------------------------|------------------------------|------------------------------|-----------------------------|-----------------------------|---------------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AB | <input type="checkbox"/> PA | <input type="checkbox"/> SOR | <input type="checkbox"/> SN | <input type="checkbox"/> WL | <input type="checkbox"/> WS |
| <input type="checkbox"/> ASB | <input type="checkbox"/> AV | <input type="checkbox"/> PLD | <input type="checkbox"/> SR | <input type="checkbox"/> FC | <input type="checkbox"/> W | <input checked="" type="checkbox"/> A |
| <input type="checkbox"/> A | <input type="checkbox"/> DR | <input type="checkbox"/> PLD | <input type="checkbox"/> SR | <input type="checkbox"/> FM | <input type="checkbox"/> WL | OTHER _____ |

APPLICANT ID: 20-25-0166 REF ID: RG

PROJECT ID: _____ DATE: 2/18/25

FILED BY: 4116/25 FEE: \$1200

APPROVED BY: Spring Valley DATE: 3/25/25

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER
bgronauer@kcnvlaw.com

February 11, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter –Zone Change
APN: 176-03-501-014 (BE/ CG), 176-03-501-005 (BE/ RS20), 176-03-501-019
(BE/ IP), 176-03-501-017(BE/ CG)***

To Whom It May Concern:

Please be advised this office represents Arroyo Target Center LLC in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an industrial warehouse project on approximately 19.32 acres, generally located south of Sunset Road and west of Rainbow Boulevard in Las Vegas, Nevada, more particularly described as APNs: 176-03-501-014, 176-03-501-005, 176-03-501-019, and 176-03-501-017 (the “Site”). The entirety of the Site is within the Business Employment (BE) plan designation. One of the parcels is currently zoned Industrial Park (IP). Two parcels are zoned Commercial General (CG) and one, Residential Single Family 20 (RS20). The Applicant is requesting a zone change for the remaining three parcels to IP. Separate applications for a Design Review and Waivers of Development Standards are submitted concurrently herewith.

To the north of the Site across Sunset Road is an office building that is zoned CG and planned BE. To the south is vacant land, zoned RS20 and planned BE. Immediately to the east is Rainbow Boulevard and across Rainbow Boulevard is a commercial shopping center zoned CG and planned BE. To the west, is county-owned land which is currently vacant, and also zoned IP and planned BE.

The Applicant proposes zone changes to IP for parcels -014, -005 and -017 each of which is conforming to the existing land use designation of BE. This zone change is consistent with existing IP zoning districts in the area where similar industrial warehouse developments are currently located across Sunset Road to the northwest and northeast. Further, the Site’s location immediately to the north of the 215 Beltway is appropriate for the proposed use and will service as an appropriate buffer from the freeway to some of the office and commercial uses nearby. The zone changes to IP for the proposed industrial warehouse development is compatible with the

February 11, 2025

Page 2

existing character of the surrounding area; its location next to heavily travelled Rainbow Boulevard, a 120-foot arterial street, is appropriate for the proposed use, also considering its easy access to the 215 beltway.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

2/18/25
**PLANNER
COPY**

ZC-25-0166

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0167-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street, and between Sunset Road and Rafael Rivera Way; a portion of right-of-way being Sunset Road located between Montessouri Street and Rainbow Boulevard; a portion of right-of-way being Montessouri Street located between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Rosanna Street located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-03-501-005; 176-03-501-014; 176-03-501-017; 176-03-501-019; 176-03-502-002; 176-03-502-006

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of the following: 1) an 8 foot wide patent easement along the south property line and 33 foot wide patent easements located along the west and east property lines of APN 176-03-501-005; 2) a driveway easement on APN 176-03-501-005; 3) a drainage easement on APN 176-03-501-019; and 4) 5 foot to 6.5 foot wide portions of right-of-way being Sunset Road, Montessouri Street and Rosanna Street. The easements are no longer needed for roadway or utility purposes. The vacation of the right-of-way is necessary to accommodate the required detached sidewalks.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|------------|
| ZC-0890-05 | Reclassified APN 176-03-501-017 from RS20 to CG for a future commercial development | Approved by BCC | July 2005 |
| ZC-0466-04 | Reclassified APN 176-03-501-014 from RS20 to CG for a future commercial development | Approved by BCC | April 2004 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|-------------------|
| North | Corridor Mixed-Use | CG (AE-60) | Shopping center |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|---------------------------|-------------------------------|
| South | Corridor Mixed-Use & Business Employment | RS20 (AE-60) | Bruce Woodbury Beltway |
| East | Business Employment & Corridor Mixed-Use | CG & RS20 (AE-60) | Shopping center & undeveloped |
| West | Business Employment | IP & RS20 (AE-60) | Undeveloped |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-25-0166 | A zone change to reclassify the site from RS20 and CG to IP is a companion item on this agenda |
| WS-25-0168 | Waivers of development standards and design review for a warehouse complex 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb and a portion of cul-de-sac for Wagon Trail Avenue, 23.5 feet back of curb and a portion of cul-de-sac for Rosanna Street, right turn lanes for the commercial driveway along Sunset Road and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project and the Beltway improvement project;
- 90 days to record said separate document for the Sunset Road improvement project and the Beltway improvement project.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY MONKARSH

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



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-03-501-019; 176-03-501-005; 176-03-501-014; 176-03-501-017
176-03-502-002 & 176-03-502-006

PROPERTY ADDRESS/ CROSS STREETS: Sunset/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

Vacations related to an Industrial Warehouse Project.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation) and Arroyo Target Center LLC
ADDRESS: 845 E Russell Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/a CELL N/a EMAIL: N/a

APPLICANT INFORMATION (must match online record)

NAME: LM Construction Co. LLC
ADDRESS: 6260 Pebbe Road Ste 110
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: N/a CELL N/a EMAIL: N/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive ,Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7085 CELL _____ EMAIL: mfehman@kcnvlaw.com

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

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

[Signature]
Property Owner (Signature)*

HARLEE M GASNER
Property Owner (Print)

2-8-2025
Date

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VS-25-067

RG
2/18/25
\$1,206

4/16/25
Spring Valley

3/25/25



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-501-019; 176-03-501-005; 176-03-501-014; 176-03-501-017
176-03-502-002 & 176-03-502-006
PROPERTY ADDRESS/ CROSS STREETS: Sunset/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

Vacations related to an Industrial Warehouse Project.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation) and Arroyo Target Center LLC
ADDRESS: 845 E Russell Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/a CELL N/a EMAIL: N/a

APPLICANT INFORMATION (must match online record)

NAME: LM Construction Co. LLC
ADDRESS: 6260 Pebbe Road Ste 110
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: N/a CELL N/a EMAIL: N/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive ,Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7085 CELL _____ EMAIL: mfehrman@kcnvlaw.com

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

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VS-25-0167

RG
2/18/25
\$1,200

4/16/25
Spring Valley

3/25/25

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER
bgronauer@kcnvlaw.com

January 30, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

*Re: Justification Letter –Vacation
APN: 176-03-501-014 (BE/ CG), 176-03-501-005 (BE/ RS20), 176-03-501-019
(BE/ IP), 176-03-501-017(BE/ CG)*

To Whom It May Concern:

Please be advised this office represents Arroyo Target Center LLC in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an industrial warehouse project on approximately 19.32 acres, generally located south of Sunset Road and west of Rainbow Boulevard in Las Vegas, Nevada, more particularly described as APNs: 176-03-501-014, 176-03-501-005, 176-03-501-019, and 176-03-501-017 (the “Site”). The entirety of the Site is within the Business Employment (BE) plan designation. One of the parcels is currently zoned Industrial Park (IP). Two parcels are zoned Commercial General (CG) and one, Residential Single Family 20 (RS20). The Applicant is requesting a zone change for the remaining three parcels to IP. Separate applications for a Design Review and Waivers of Development Standards are submitted concurrently herewith.

To the north of the Site across Sunset Road is an office building that is zoned CG and planned BE. To the south is vacant land, zoned RS20 and planned BE. Immediately to the east is Rainbow Boulevard and across Rainbow Boulevard is a commercial shopping center zoned CG and planned BE. To the west, is county-owned land which is currently vacant, and also zoned IP and planned BE.

The Applicant requests vacations of portions of the public rights-of-way along Sunset Road and Montessori Street as demonstrated on the Vacation Site Plan submitted with this application for the purpose installing detached sidewalks along both street frontages as required by code. The Applicant further requests a vacation for an additional portion of a public right-of-way along Sunset Road for the purpose access into the Site. The Applicant further requests vacations of drainage right-of-way along Montessori Road and a portion of the public right-of-way along Rosana Street as shown on the Vacation Site Plan.

January 30, 2025

Page 2

The intent of the vacation on Rosanna Street is to have equal widths on each side of the centerline. The right of way on our side will be 23.5-ft from centerline to back of curb. Therefore, County is requiring us to vacate 6.5-ft width of the existing ROW on the west side of Rosanna to balance it out so we are not the only party benefitting from the vacation.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

**PLANNER
COPY**

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0168-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase wall height; 3) allow attached sidewalks; 4) reduce street width; and 5) reduce throat depth.

DESIGN REVIEW for a proposed warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner Rainbow Boulevard and Sunset Road within Spring Valley. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

176-03-501-005; 176-03-501-014; 176-03-501-017; 176-03-501-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping along Rosanna Street and Rafael Rivera Way to 1 foot where 10 feet is required per Section 30.04.01D (a 90% reduction).
2. Increase the wall height to 8 feet where a minimum of 3 feet is permitted in the front yard per Section 30.04.03B (a 167% increase).
3.
 - a. Allow an existing attached sidewalk along Rainbow Boulevard where a detached sidewalk is required per Section 30.04.08C.
 - b. Allow a proposed attached sidewalk along Rosanna Street and Rafael Rivera Way where a detached sidewalk is required per Section 30.04.08C.
4. Reduce street width to 47 feet where 60 feet is required per section 30.04.08D (a 22% decrease).
5.
 - a. Reduce the proposed driveway throat depth (D1) to 33 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).
 - b. Reduce the proposed driveway throat depth (D2) to 17 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 89% reduction).
 - c. Reduce the proposed driveway throat depth (D3) to 13 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
 - d. Reduce the proposed driveway throat depth (D4) to 52 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 65% reduction).
 - e. Reduce the proposed driveway throat depth (D5) to 50 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 67% reduction).
 - f. Reduce the proposed driveway throat depth (D6) to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

**LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: 7075 W. Sunset Road
- Site Acreage: 19.32
- Project Type: Warehouse and distribution development
- Number of Stories: 1
- Building Height (feet): 48 (Building P2-A and P2C)/44 (Building P2-B)
- Square Feet: 147,600 (Building P2-A)/39,520 (Building P2-B)/133,440 (Building P2-C)
- Parking Required/Provided: 257/317
- Sustainability Required/Provided: 7/6.5

Site Plans

The plans depict the proposed warehouse and distribution complex located at the south side of Sunset Road, the west side of Rainbow Boulevard. The plans show that the proposed warehouse will consist of 3 buildings, 2 on the north side and 1 on the south side of the Wagon Trail Avenue alignment. The north side comprises of Building P2-A and Building P2-C; consists of 147,600 square feet and 133,440, respectively. The south side contains Building P2-B, consisting of 39,520 square feet. Building P2-A is 86 feet from Sunset Road, and 77 feet from Montessouri Street. Building P2-C is 101 feet from Sunset Road and 93 feet from Rainbow Boulevard. The plan shows that parking lots are provided on the west, east and north sides of Building P2-A; and parking lots along the north and east sides of Building P2-C. For Building P2-B, the parking lots are provided on the east and south sides of the building. The proposed development provides at total of 317 parking spaces, this includes 12 ADA parking spaces and 9 electric vehicle charging stations. Excluding ADA and electric vehicle charging stations, the total parking spaces provided is 296 which is at 15 percent maximum allowed parking based on 257 required parking for the development.

The truck apron or loading dock with roll up doors are directed towards the public right of way and is screened with an 8 foot wall. Which the applicant has a request for an 8 foot high wall along Wagon Trail Avenue east of Rosanna Street alignment, along the north and south sides of the street where 3 feet is permitted per Section 30.04.03D. The proposed wall encroaches within the front setback area along the north side of Wagon Trail Avenue as it terminates into a cul-de-sac, where the 8 foot high wall encroaches within the front yard setback and along the south side of Wagon Trail Avenue.

The applicant is requesting to reduce the proposed driveway throat depth for driveway accesses along Sunset Road, Montessouri Street, and Wagon Trail Avenue. The north side of the development contains a total of 5 driveways to the site and the request to reduce the throat depth ranging from 13 to 52 feet where 150 feet is required per Uniform Standard Drawing 222.1 (the reduction between 65% to 91%). While the south side of the development has a single access where it is requested to reduce the throat depth to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction). The applicant is requesting to allow the existing

sidewalk along Rainbow Boulevard to remain in place. A request for reduction of the street width for Rosanna Street to 47 feet where 60 feet is required per Section 30.04.08C.

Landscaping

The plan depicts a 15 foot wide street landscaping along Sunset Road, Montessouri Street, Wagon Trail Avenue, and Rosanna Street. A detached 5 foot wide sidewalk and 5 foot wide landscape strip on each side area shown, except for Rainbow Boulevard. Where it depicts a landscape area behind the existing attached sidewalk of at least 13 feet wide. Alternative landscaping is proposed to allow medium sized trees along the street frontages. A waiver has been requested to reduce the landscape strip width along Rosanna Street and Rafael River Way.

Elevations

The plans depict 3 typical concrete tilt-up shell industrial buildings. The typical building exterior consists primarily of painted concrete tilt-up panels vary in color across each façade switching between a purple, white, and gray color. Each façade also contains parapets that vary in height with the parapets changing 2 feet in height. The walls of the building also recess and pop-out to create a varying appearance to the building. Access to the building is provided primarily through the office entrances at the corner of each building, except for Building P2-A which also has an office at the center part of the building. Entrances contain a double door commercial window and door system and is recessed into the building to shade the entrance. Multiple windows at 2 levels on the façade are provided on the corners of each building. Additional access to the buildings is provided by hollow metal doors that are painted to match the corresponding façade, and white metal roll-up overhead doors on the south sides of Buildings P2-A and P2-C and the north side of Building P2-B. All mechanical equipment will be screened from view. Buildings will be a maximum of 48 feet in height.

Floor Plans

The plans shows that the buildings are 1 story shells that will be modified for future tenants to include possible office spaces at each corner of the building, except for Building P2-A where it has an office space at the center of the building. The plans shows that the overall interior space consists of 147,600 square feet for Building P2-A, 39,520 square feet for Building P2-B, and 133,440 square feet for Building P2-C.

Applicant's Justification

The site will have 2 access points along Sunset Road, 1 on Montessouri Street and 2 along the future Wagon Trail Avenue east of the Rosanna Street alignment. A waiver is requested to reduce the throat depth for driveways #1, #2, #3, #4, #5 and #6. While the throat depths are listed, there is additional distance before any parking or loading areas for all driveways. The reduction in throat depths will not pose a traffic or safety concern, including any increase in stacking onto the right-of-way. The proposed industrial warehouse park will attract far less traffic than a commercial shopping center. The applicant requests for a waiver to allow for an existing sidewalk along Rainbow Boulevard to remain in place. The applicant is development the site to contemplate the future bus stop along Rainbow Boulevard closer to the intersection. The applicant received a request from Public Works to provide an access road for the western parcels. The intent is not to connect Rosanna Street to Rafael Rivera Way and a cul-de-sac is designed. The area directly south of the cul-de-sac is an open space which buffers the 2 streets

by 20 feet. The request to allow the 8 foot high wall along Wagon Trail Avenue along encroaches into the front setbacks along the north and south sides. The wall height increase will not negatively impact the site because this wall is located internal to the site and is not facing a true front yard visible to the public. A waiver request to reduce the width of Rosanna Street to accommodate the detached sidewalk along the east side.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|------------|
| ZC-0890-05 | Reclassified APN 176-03-501-017 from RS20 to CG zoning for future commercial development | Approved by BCC | July 2005 |
| ZC-0466-04 | Reclassified APN 176-03-501-014 from RS20 to CG zoning for future commercial development | Approved by BCC | April 2004 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|---------------------------|-------------------------------|
| North | Corridor Mixed-Use | CG (AE-60) | Shopping center |
| South | Corridor Mixed-Use & Business Employment | RS20 (AE-60) | Bruce Woodbury Beltway |
| East | Business Employment & Corridor Mixed-Use | CG & RS20 (AE-60) | Shopping center & undeveloped |
| West | Business Employment | IP & RS20 (AE-60) | Undeveloped |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-25-0166 | A zone change to reclassify the site from RS20 and CG to IP is a companion item on this agenda |
| VS-25-0167 | A vacation and abandonment for portions of rights-of-way, patent easements, and a drainage easement is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

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

Waiver of Development Standards #1

Staff finds that the street configuration of the cul-de-sac could be redesigned to meet the street landscaping strip width requirement, as this is an undeveloped site.

Portion of the parcel is located between the Rosanna Street and Rafael Rivera Way reducing the width of the landscape strip. Therefore, staff cannot support this request as it is a self-imposed burden.

Waiver of Development Standards #2

The proposed walls along Wagon Trail Avenue, east of the Rosanna Street alignment measure 8 feet high and are located within the front setback area. The site can be redesigned to allow the wall to be placed away from the front set back area to avoid the request for a waiver. Therefore, staff cannot support this request as it is a self-imposed burden.

Design Review

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

The plans depict a greater number of trees within the street landscaping areas and parking lot landscaping. The sustainability table shows 6.5 of the 7 points being met with a possible additional points for LED lighting, roof insulation, hybrid panelized roof system, water efficient irrigation control, roof design with solar panels, low-emitting VOCs and insulated concrete panels. The loading areas or truck aprons are oriented towards the Wagon Trail Avenue right-of-way. A proposed 8 foot high screen wall is being proposed to screen the truck aprons or loading docks. The building orientation could be redesigned by rotating the building where loading areas internally to the site and away from public rights-of-way. The architecture meets the requirements per Code, and the site is compatible with the surrounding commercial uses. This application is accompanied by a zone change, vacation and abandonment, and waivers of development standards. Staff is not supporting the waiver of development standards; therefore, staff does not support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request for attached sidewalks to remain in place of detached sidewalks along Rainbow Boulevard. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the street width as Rosanna Street should see minimal traffic as it dead ends to the south of this site.

Waiver of Development Standards #5

Staff has no objection to the reduced throat depth for the commercial driveways along Sunset Road, Montessori Street and Wagon Trail Avenue. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to be safer on Sunset Road.

Staff Recommendation

Approval of waivers of development standards #4 and #5; denial of waivers of development standards #1 through #3 and the design review.

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:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb and a portion of cul-de-sac for Wagon Trail Avenue, 23.5 feet back of curb and a portion of cul-de-sac for Rosanna Street, right turn lanes for the commercial driveway along Sunset Road and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project and the Beltway improvement project;

- 90 days to record said separate document for the Sunset Road improvement project and the Beltway improvement project.

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 #0427-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LARRY MONKARSH

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

14



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-501-019; 176-03-501-005; 176-03-501-014; 176-03-501-017

PROPERTY ADDRESS/ CROSS STREETS: Sunset/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

Design review and waivers of development standards related to an Industrial Warehouse Project.

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation) and Arroyo Target Center LLC
ADDRESS: 845 E Russell Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: N/a CELL N/a EMAIL: N/a

APPLICANT INFORMATION (must match online record)

NAME: LM Construction Co. LLC
ADDRESS: 6260 Pebbe Road Ste 110
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: N/a CELL N/a EMAIL: N/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive ,Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7085 CELL _____ EMAIL: mfehrman@kcnvlaw.com

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

2-7-2025

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WS-25-0168

4/16/25
Spring Valley

3/25/25

RG
2/18/25
\$1,300



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-501-019; 176-03-501-005; 176-03-501-014; 176-03-501-017

PROPERTY ADDRESS/ CROSS STREETS: Sunset/Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

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TELEPHONE: N/a CELL N/a EMAIL: N/a

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TELEPHONE: 702-792-7085 CELL _____ EMAIL: mfehrman@kcnvlaw.com

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

Harlee M Gasmer
Property Owner (Signature)

HARLEE M GASMER
Property Owner (Print)

2-8-2025
Date

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WS-25-0168

4/16/25
Spring Valley

3/25/25

R6
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\$1,300

LAS VEGAS OFFICE
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KAEMPFER

CROWELL

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com

February 5, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

***Re: Justification Letter –Design Review and Waivers of Development Standards
APN: 176-03-501-014 (BE/ CG), 176-03-501-005 (BE/ RS20), 176-03-501-019
(BE/ IP), 176-03-501-017(BE/ CG)***

To Whom It May Concern:

Please be advised this office represents Arroyo Target Center LLC in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an industrial warehouse project on approximately 19.32 acres, generally located south of Sunset Road and west of Rainbow Boulevard in Las Vegas, Nevada, more particularly described as APNs: 176-03-501-014, 176-03-501-005, 176-03-501-019, and 176-03-501-017 (the “Site”). The entirety of the Site is within the Business Employment (BE) plan designation. One of the parcels is currently zoned Industrial Park (IP). Two parcels are zoned Commercial General (CG) and one, RS20 which will be subject to separate zone change applications. The Applicant is requesting a design review as it relates to a larger industrial warehouse project comprised of Buildings “P2-A”, “P2-B” and P2-C”. This application relates to the above-mentioned four parcels only.

To the north of the Site across W. Sunset Road is an office building that is zoned CG and planned BE. To the south is vacant land, zoned RS20 and planned BE. Immediately to the east is Rainbow Boulevard and across Rainbow Boulevard is a commercial shopping center zoned CG and planned BE. To the west, is county-owned land which currently vacant and also zoned IP and planned BE.

Design Review – Industrial Warehouse Building

The industrial warehouse development is comprised of 3 industrial warehouse buildings. Building P2-A is approximately 147,600 SF. Building P2-B is approximately 39,520 SF and Building P2-C is approximately 133,440 SF. Buildings P2-A and P2-C are 48’ in height, where there is a 50-foot maximum height in IP zoning districts. Building B has a height of 44’. In addition

February 5, 2025

Page 2

to warehouse building area, there is future office space situated along the northern elevations of Buildings P2-A and P2-C; office space for P2-B is located in the southeast corner of the building.

There will be two main access points off of W. Sunset Road and one off of Montessori Street. A future road, Wagon Trail Avenue, running east to west from the southern portion of Montessori Street will provide additional access to all three buildings. The Applicant has met with Public Works and moved proposed driveways to meet their approvals. There will be detached sidewalks along the northern and western property lines. An existing attached sidewalk will remain in place along the eastern property line which will be subject to a waiver. Rosanna Street will be vacated in the future, however, access to the parcels to the southwest of the Site will be provided.

There will be an 8' CMU screen wall at the southwest corner of P2-A, continuing along the southern portion of P2-A and P2-C. The 8' wall continues at the southeastern corner of P2-C and continues north for a portion along Rainbow Boulevard. There are adequate landscape buffers along all four sides of the northern half of the Site. A landscape buffer further surroundings Building P2-B on all four sides. Landscape and setback requirements have been met on the. Site per Title 30.

There are 317 total parking spaces (295 standard spaces and 21 ADA/EV spaces) provided where 257 spaces are required. The total parking count does not exceed the parking requirement by the 15% maximum. The Applicant is further providing more EV charging spaces, ADA spaces and bicycle parking than code requires. The loading docks and ramps are situated on the south side of the Buildings P2-A and P2-C. Also along the southern portion of these buildings are 45 and 41 trailer-sized parking spaces, respectively. The loading docks for Building P2-B are situated along the northern portion of the building which is still internal to the greater industrial warehouse project.

Elevations

The buildings have a contemporary architectural design consisting of tilt-up concrete panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are offset with contrasting design schemes. The height of the buildings varies from 44' to 48' from ground floor and has been designed to break up the roofline at the endcaps of the building. The proposed elevations will match what is approved for Building P1-A with Phase 1 and will be one, cohesive Site.

The Site provides four-sided architecture on all proposed buildings. There is a change in articulation every 60' of the horizontal articulation. The buildings with street frontages, P2-A and P2-C, have building entrances facing the street as required by 30.04.05 for nonresidential development. However, the Applicant has a waiver for roll-up doors facing the right-of-way as provided below.

2/18/25

**PLANNER
COPY**

WS-25-0168

February 5, 2025

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Floor Plans

The plans depict a bare-shell distribution/warehouse building that will be constructed with an open floor plan and future interior tenant improvements to adjust the space inside the building to meet the needs of future tenants.

Design Review – Alternative Sustainability

The Site meets 6.5 of the 7 sustainability points required for non-residential developments per Section 30.04.05(J). The following sustainability measures will be taken:

- Provide 10% more trees than required (1 point)
- Provide 95% or more of plants have low or very low water needs (1 point)
- Exceed landscape buffer width by +50% (1 point)
- Provide roof with SRI equal or greater than 78 for low sloped roofs (1 point)
- Provides shade over 50% of south/west windows and doors (1 point)
- Daylighting strategies to minimize artificial lighting (1/2 point)
- Provide floor to ceiling height of 11 feet on all floors (1/2 point)
- Provide floor to low-emissivity glass on all south and west facing windows (1/2 point)

The Applicant is further providing the following alternative sustainable features:

- LED Lighting fixtures selected will also reduce the amount of light pollution;
- Roof Insulation will be vinyl-faced R38 batt insulation throughout the shell building where non required by code;
- FSC certified wood will be used for hybrid panelized roof system;
- Water efficient irrigation and control will be used for the landscaped area;
- The roof design takes into account adding solar panels in the future
- All materials used for this project will be low-emitting VOCs.
- Tilt-up Insulated Concrete Panels for exterior tilt-up walls.

Waivers of Development Standards

1. Waiver to Allow Reduced Throat Depths per Uniform Standard Drawing 222.1

There are two access points provided along Sunset Road, one on Montessori St., and two along the future road, Wagon Trail Road. The Applicant requests a reduced throat depth waiver

2/18/25

February 5, 2025

Page 4

for the following: Driveway 1 (D1): 33'-0" and 36'-0"; (D2): 17'-6" and 20'-6" where 75' is required for both access points along Sunset Rd. The Applicant further requests a waiver for the reduced throat depths for (D3) at 13'-0" where 75's required at the access point from Montessouri Street. The Applicant also requests a wavier for the reduced throat depths of 52'-0" and 50'-0" along Wagon Trail Rd for (D4) and (D5), respectively.

Lastly, additional access to Building P2-B is provided from Wagon Trail Road via D6 where the provided throat depth is 8'-0" where 25'-0" is the minimum. The Applicant currently provides access to the Site from six driveways. While the above throat depths are listed, there is additional distance before any parking or loading areas for all driveways. The reduction in throat depth will not pose a traffic or safety concern, including any increase in stacking onto the right-of-way. This industrial warehouse park will attract far less traffic than a commercial shopping center.

2. Waiver to Allow Attached Sidewalks per Section 30.04.08(C)

The Applicant requests a waiver to allow the existing attached sidewalk along Rainbow Boulevard to remain in place. The Applicant is developing the Site to contemplate the future bus stop along Rainbow Boulevard closer to the intersection.

3. Waiver of Section 30.04.05G.6 to Allow Service/Loading and/or Buildings with Roll-up Metal Doors to Face Public Right of Way

The Applicant requests a waiver to allow for the loading area/roll-up doors from Building P2-B to face Wagon Trail Road a public right-of-way. While facing a public right-of-way, the loading area/ roll-up doors are facing an area that is more internal to the larger proposed industrial park as opposed to a separate development. Any traffic on this portion of Wagon Trail Road will likely be employees, customers, vendors of the larger proposed Site.

We requested the following:

- 20'-0" to 10'-0" for approximately 180-feet for the screen wall along the southern portion of Wagon Trail Ave. for Building P2-B.
- 20'-0" to 12'-9" for approximately 115'-0" along the northern portion of Wagon Trail Ave.
- 20'-0" to 0 where the wall extends to the back of sidewalk at the cul-de-sac next to driveway D5.
- 20'-0" to 13'-8" on the east side of the property next to Rainbow Blvd.

Though the walls fall within the definition of a front setback from the ROW, the walls are designed to screen the loading docks from the right-of-way, per section 30.04.02(C) *Buffering and Screening* standards. Though the setback is measured from the front of sidewalk, an additional 5-

2/18/25

February 5, 2025

Page 5

foot landscape strip is included street side for additional plantings.

4. Request to Reduce Landscape between Rosanna St. and Rafael Riviera Per Section 30.04.01D

The Applicant received a request from Public Works to provide an access road for the western parcels. The intent is not to connect Rosanna to Rafael Riviera Way. Therefore, a cul-de-sac is designed. The area directly south of the cul-de-sac is landscape area which buffers the two streets by roughly 20-foot minimum.

5. Request to Allow 8-Foot-High Wall along Wagon Trail Avenue Per Section 30.04.03B

Lastly, the Applicant requests a waiver request to allow the 8-foot-high wall along Wagon Trail Avenue along Buildings P2-A and P2-C. The subject 8-foot wall encroaches into the front yard setback in some areas where 3 feet is the maximum allowed height of the wall in an industrial district. The same waiver is requested for the 8-foot wall along the southern portion of Wagon Trail Avenue that is within the front yard setback where 3 feet is the maximum height allowed. However, this will not negatively impact the Site because this wall is located internal to the Site and is not facing a true front yard visible to the general public.

6. Waiver to Reduce the Size of Rosanna Street to 47 feet Per Section 30.04.08(D)

Lastly, the Applicant requests a waiver to reduce the size of Rosanna Street to 47 feet to accommodate the detached sidewalk along the east side of Rosanna Street.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

2/18/25

**PLANNER
COPY**

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04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0178-MAVERIK, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street, and between Russell Road and Spanish Ridge Avenue within Spring Valley (description on file). JJ/dd/kh (For possible action)

RELATED INFORMATION:

APN:

163-29-813-003; 163-29-813-005

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of pedestrian access easements located along the eastern and southern portions of the due to the closure of an existing driveway on Durango Drive and the relocation of a portion of the driveways on both Russell Road and Durango Drive.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|---------------|
| ET-24-400077 (UC-22-0319) | First extension of time for reduced residential separation, alternative landscaping and driveways, and design review for a gas station and convenience store | Approved by BCC | August 2024 |
| UC-22-0319 | Reduced residential separation, alternative landscaping and driveways, and design review for a gas station and convenience store | Approved by BCC | August 2022 |
| DR-18-0376 | Signage and lighting for a convenience store - expired | Approved by BCC | July 2018 |
| VS-18-0150 | Vacated and abandoned a drainage easement and flood control right-of-way | Approved by PC | April 2018 |
| WS-0983-17 | Convenience store and gasoline station - expired | Approved by BCC | December 2017 |
| VS-0585-15 | Vacated and abandoned a 5 foot wide portion of right-of-way being Durango Drive | Approved by PC | October 2015 |
| TM-0012-15 | Commercial subdivision | Approved by PC | March 2015 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| DR-1091-06 | Convenience store with gasoline pumps and car wash - expired | Approved by BCC | November 2006 |
| ZC-0784-05 | Reclassified the project site to C-2 | Approved by BCC | June 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|--------------------------------------|
| North | Corridor Mixed-use | CG | Undeveloped |
| South | Corridor Mixed-use | CG | Convenience store & gasoline station |
| East | Public Use | PF | Drainage detention basin |
| West | Corridor Mixed-use | RM18 | Single-family residential |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-25-0177 | A waiver of development standards and design review for a gasoline station and convenience store 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 pedestrian access 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

- 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: RICHARD MADSEN PIGGOTT

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
SUITE 100, LAS VEGAS, NV 89118**



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-29-813-003

PROPERTY ADDRESS/ CROSS STREETS: Durango Dr & Russell rd

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Design Review , Waiver of Standards and vacation

PROPERTY OWNER INFORMATION

NAME: Maverik, Inc
 ADDRESS: 185 South State Street, Suite 800
 CITY: Salt Lake City STATE: UT ZIP CODE: 84010
 TELEPHONE: 801.865.4212 CELL _____ EMAIL: rich.piggot@maverick.com

APPLICANT INFORMATION

NAME: Maverik, Inc - Richard Piggot
 ADDRESS: 185 South State Street, Suite 800
 CITY: Salt Lake City STATE: UT ZIP CODE: 84010 REF CONTACT ID # _____
 TELEPHONE: 801.865.4212 CELL _____ EMAIL: rich.piggot@maverick.com

CORRESPONDENT INFORMATION

NAME: Mariah Prunchak - Westwood Professional Services
 ADDRESS: 5725 W Badura Ave #100
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702.284.5300 CELL 702.284.5300 EMAIL: lvproc@westwoodps.com

*Correspondent will receive all project communication

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

Tyler Call
 Property Owner (Signature)*

Tyler Call
 Property Owner (Print)

10-1-24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) V5-25-0178
 PER MEETING DATE X
 ECC MEETING DATE 04/16/2025
 TAB/CAC LOCATION Spring Valley

ACCEPTED BY DD
 DATE 02/19/2025
 Fee - \$ 1,200

DATE 03/25/2025

Maverik at Durango & Russell (MAV2402)

October 14, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Justification Letter for Easement Vacations
(1.64+/- acres; APN: 163-29-813-003)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Maverik, Inc, respectfully submits this justification letter with an application for public pedestrian easement vacations for the proposed commercial development.

Project Description

The 1.64-acre parcel located within Clark County Jurisdiction at the northwest corner of Russell Road and Durango Drive intersection. The parcel has a Commercial General (CG) planned land use. The adjacent parcels to the north and west are zoned Residential Multi-Family 18 (RM18), and Commercial General respectively.

Vacation of Easements

The project proposes a vacation of the existing Pedestrian Access easements (PAE) along Durango Drive and Russell Road due to the closure of the existing driveway on Durango Drive and the relocation of a portion of the driveway on both Russell Road and Durango Drive. Additional easement dedications will be submitted per separate document to replace the vacated PAE's along Durango and Russell.

Thank you for considering this application request. Please contact me at (702) 284-5300 if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Thai Tran, PE
Project Manager
CC: Tanya Steadham, Westwood

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0177-MAVERIK, INC.:

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distance.
DESIGN REVIEW for a gasoline station and convenience store on a 1.64 acre portion of 2.82 acres in a CG (Commercial General) Zone.

Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/dd/kh (For possible action)

RELATED INFORMATION:

APN:

163-29-813-003; 163-29-813-005 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the driveway departure distance for a driveway on Russell Road to 169 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5655 S. Durango Drive
- Site Acreage: 1.64 (portion)
- Project Type: Convenience store & gasoline station
- Number of Stories: 1
- Building Height (feet): 29 (convenience store)/19.5 (fuel canopy)
- Square Feet: 4,425 (convenience store)/5,982 (fuel canopy)
- Parking Required/Provided: 18/19
- Sustainability Required/Provided: 7/7

History & Site Plan

The site was previously approved in August 2022 for a convenience store and gasoline station via UC-22-0319, and this approval was subsequently extended to August 2026 by ET-24-400077 (UC-22-0319). The previous use permit for the distance separation between the fuel canopy and the residential development to the west is still active, as is the waiver of development standards to allow for modified driveways.

With this current application, the applicant redesigned the site, and the fuel canopy has been moved farther away from the residential development to the west. The new plans depict a proposed gasoline station canopy and convenience store with access from 2 existing driveways, 1 along Russell Road and one along Durango Drive. The convenience store is located near the western property line, 36 feet from the north property line and 28.5 feet from the west property line. The fuel canopy is centrally located on the parcel, 76.5 feet east of the convenience store, 40 feet from the north property line, 75 feet from the south property line, 157 feet from the west property line, and 76.5 feet from the east property line. Parking is provided to the south and east of the convenience store building and along the south property line. Pedestrian access is provided from Russell Road, and pedestrian connectivity is provided throughout the site. The trash enclosure is located at the northeast corner of the convenience store. The fuel canopy includes 7 fuel dispensers with a total of 14 dispensers.

Landscaping

An attached sidewalk will be provided along Russell Road in accordance with the approved waiver with UC-22-0319, and a detached sidewalk will be provided along Durango Drive. The landscape strip located along Russell Road behind the attached sidewalk will be a minimum of 15 feet wide and contains a mix of large trees, shrubs, and groundcover. The landscaping along Durango Drive will feature a 5 foot landscape strip containing shrubs and groundcover, the detached sidewalk, and another 14 foot wide landscape strip containing a mix of large trees, shrubs, and groundcover.

Additionally, a minimum of 15 foot wide has been provided along the western property line separating the proposed convenience store and gasoline station from the existing single-family residential development to the west. A 6 foot wide landscape strip is shown along a portion of the north property line, which will contain a mix of large and medium trees, as well as shrubs and groundcover.

Elevations

The elevations depict a single-story convenience store building, up to 29 feet high, with a flat roof and parapet walls at varying heights. The elevations consist of cultured stone base, steel frame, aluminum composite metal and vertical fiber cement siding panels and trim, and an aluminum storefront window and door system. A canopy with a standing seam metal roof is flanked on both sides with entrance canopies, also consisting of a standing seam metal roof.

The fuel canopy is up to 19.5 feet tall with decorative steel columns and cultured stone attached to the base of all columns to match the storefront. Neutral, earth tone colors with red accents will be used on both structures.

Floor Plans

The plan for the convenience store depicts a 4,425 square foot convenience store consisting of a sales area, restrooms, equipment and storage areas, a walk-in cooler, and a food preparation area. The entrance is on the east side of the building. The fuel canopy is depicted as being 5,982 square feet.

Applicant's Justification

The applicant states that the redesign of this site was intended to lessen the impact on the residential development to the west of the property. This is achieved by rotating the retail building so that the lighting from the storefront faces east towards Durango Drive. The applicant also changed the orientation of the fuel canopy to create a buffer between the fuel canopy and the residential development to the west. The new sustainability measures were implemented and the grading, floor plans, and elevations remained essentially the same as the original approval from UC-22-0319.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|---------------|
| ET-24-400077 (UC-22-0319) | First extension of time for reduced residential separation, alternative landscaping and driveways, and design review for a gas station and convenience store | Approved by BCC | August 2024 |
| UC-22-0319 | Reduced residential separation, alternative landscaping and driveways, and design review for a gas station and convenience store | Approved by BCC | August 2022 |
| DR-18-0376 | Signage and lighting for a convenience store - expired | Approved by BCC | July 2018 |
| VS-18-0150 | Vacated and abandoned a drainage easement and flood control right-of-way | Approved by PC | April 2018 |
| WS-0983-17 | Convenience store and gasoline station - expired | Approved by BCC | December 2017 |
| VS-0585-15 | Vacated and abandoned a 5 foot wide portion of right-of-way being Durango Drive | Approved by PC | October 2015 |
| TM-0012-15 | Commercial subdivision | Approved by PC | March 2015 |
| DR-1091-06 | Convenience store with gasoline pumps and car wash - expired | Approved by BCC | November 2006 |
| ZC-0784-05 | Reclassified the project site to C-2 zoning | Approved by BCC | June 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|--------------------------------------|
| North | Corridor Mixed-use | CG | Undeveloped |
| South | Corridor Mixed-use | CG | Convenience store & gasoline station |
| East | Public Use | PF | Drainage detention basin |
| West | Corridor Mixed-use | RM18 | Single-family residential |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| VS-25-0178 | A vacation and abandonment of easements is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

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

The original approval of UC-22-0319 permitted the construction of the proposed fuel canopy with a separation of 109 feet from the residential development to the west. With this new application, the fuel canopy is now 157 feet from the residential development to the west and is now partially buffered by the convenience store located between the two uses, which is an improvement for the site. Additionally, the applicant has provided additional landscaping along the west side of the parcel, helping to further buffer the site. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the departure distance for the Russell Road commercial driveway. The applicant placed the driveway as far west as the site will allow.

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

- Expunge the design review from UC-22-0319;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements.

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 #0252-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RICHARD MADSEN PIGGOTT

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE
SUITE 100, LAS VEGAS, NV 89118**



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-29-813-003,-005

PROPERTY ADDRESS/ CROSS STREETS: Duranao Dr & Russell rd

DETAILED SUMMARY PROJECT DESCRIPTION

Request for Design Review , Waiver of Standards and vacation

PROPERTY OWNER INFORMATION

NAME: Maverik, Inc
ADDRESS: 185 South State Street, Suite 800
CITY: Salt Lake City STATE: UT ZIP CODE: 84010
TELEPHONE: 801.865.4212 CELL _____ EMAIL: rich.piggot@maverick.com

APPLICANT INFORMATION

NAME: Maverik, Inc - Richard Piggot
ADDRESS: 185 South State Street, Suite 800
CITY: Salt Lake City STATE: UT ZIP CODE: 84010 REF CONTACT ID # _____
TELEPHONE: 801.865.4212 CELL _____ EMAIL: rich.piggot@maverick.com

CORRESPONDENT INFORMATION

NAME: Mariah Prunchak - Westwood Professional Services
ADDRESS: 5725 W Badura Ave #100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702.284.5300 CELL 702.284.5300 EMAIL: lvprac@westwoodps.com

*Correspondent will receive all project communication

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

Tyler Call
Property Owner (Signature)*

Tyler Call
Property Owner (Print)

10-1-24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|-----------------------------|--|
| <input type="checkbox"/> AL | <input type="checkbox"/> AR | <input type="checkbox"/> RT | <input type="checkbox"/> PUGD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DF | <input type="checkbox"/> PLD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # WS-25-0177
PC MEETING DATE X
04/16/2025
SCHEDULED MEETING DATE Spring Valley

DEVELOPER DD
DATE 02/19/2025
Fee - \$1,300
DATE 03/25/2025

Maverik at Durango & Russell (MAV2402)

December 20, 2024

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Justification Letter for a Design Review, & Waiver of Standard
(1.64+/- acres; APN: 163-29-813-003)**

To Whom It May Concern:

Westwood Professional Services, on behalf of the applicant, Maverik, Inc, respectfully submits this justification letter with an application for a Design Review (DR), Waiver of Standards and Vacation of easements for the proposed commercial development.

Project History

This project was previously approved in 2022 and extended per UC-22-0319 & ET-24-400077. The following Use Permit & Waivers of Standard are to remain and supplement the additional waivers requested with this design review.

Use Permit UC-22-0319 (Previously Approved)

Reduce separation for a convenience store from a residential use to 77 feet where 200 feet is required per Table 30.44-1.

Reduce separation for a gasoline station from a residential use to 109 feet where 200 feet is required per Table 30.44-1.

Waivers of Development Standards UC-22-0319 (Previously Approved)

Allow alternative landscaping (attached sidewalk) along an arterial street (Russell Road) where 30.64-17 is required.

Allow alternative landscaping adjacent to a less intensive use where 30.64-11 is required.

Reduce driveway approach distance from the intersection to 39.5 feet where 150 feet is required per Uniform Standard Drawing 222.1.

Reduce driveway departure distance from the intersection to 178.2 feet where 190 feet is required per Uniform Standard Drawing 222.1.

Reduce throat depth to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1.

Project Description

The 1.64-acre parcel located within Clark County Jurisdiction at the northwest corner of Russell Road and Durango Drive intersection. The parcel has a Commercial General (CG) planned land use. The adjacent parcels to the north and west are zoned Residential Multi-Family 18 (RM18), and Commercial General respectively.

Waiver of Standard – CCAUSD 222.1 – Departure Distance

The project proposes a waiver of standard CCAUSD 222.1 to allow a reduced Departure Distance from the Durango and Russell intersection to the Russell Road driveway. The required distance is 190-ft; a reduced distance of 169.70-ft is being requested due to the existing parcel dimensions. In order to meet the 190-ft requirement the driveway would no longer be on the applicant's property. The previous waivers approved with UC-22-0319 reduced the distance from 190-ft to 178.2-ft.

* Per Management, the existing approval for UC-22-0319 will only be changed for the 2 waiver requests and revised design review for new site orientation of the gas station

* Please note that the following waivers and use permit already exists per UC-22-0319 and ET-24400077.

Design Review

Site Plan (Redesigned Site)

The project is composed of a 4,425 SF convenience store, 10 gasoline pump islands, an air station, and underground fuel tanks. The site is aligned so that the front façade of the convenience store faces east, parallel to Durango Drive. This allows the building to face away from the residential development as well as shield unwanted lighting.

The project is proposed to be constructed as one phase. There will be two ingress/egress driveways, one on Durango Drive and the other on Russell Road.

Durango Drive is an existing 95-ft to 100-ft right-of-way. This project proposes demolishing and closing off the existing driveway adjacent to the Durango Russell intersection with curb, gutter and 5' sidewalk. The shared driveway straddling the client's property is to be partially demolished to allow for widening.

Russell Road is an existing 110-ft right-of-way. This project proposes partial demolition of the existing driveway to allow widening of the driveway. Sidewalk is to be constructed along the frontage of Russell Road to provide pedestrian access. Please refer to the street sections for the adjacent public roads and cross-sections showing preliminary grading across the site from north to south and east to west.

Landscape

Improvements to the landscaping have been made per the updated Title 30 to provide more trees with water efficient planting. Due to rotating the building we are able to provide coverage for at least 50% of the paved parking area and have exceeded the landscape requirement which will allow for a more aesthetically pleasing development. Landscaping surrounding the rear of the building adjacent to the residential development meet the required double row of evergreen trees,

each row planted offset from one another. A previous waiver has been granted to reduce the double row requirement south of the building.

Architecture

The planned architecture for the project includes a one-story convenience store of 4,425 SF. The building height is 29'-1". Additionally, the fuel dispensing area is covered by a 19'-3" high canopy. Improvements have been made to the architectural layout per the updated Title 30. These improvements include construction of "cool roofs" and shade structures to provide additional coverage at the entrances, windows and ADA locations adjacent to the building.

The building has been rotated to provide less exposure to light for the residential development to the east and provide a greater separation between the fuel canopy and adjacent residential development. Additionally, lighting to meet Residential Adjacency standards for lighting & pole heights will be provided to ensure the residential development is not adversely affected by the proposed development. We believe these improvements are substantially more beneficial to the surrounding development than the previously approved application and will provide additional value to the general area.

Please take note that outside of the sustainability improvements the grading, floor plans and elevation remain substantially the same as the previously approved package. Please find the proposed floor plan and elevations provided with the submittal package.

Parking

18 parking stalls are required for the 4,425 SF convenience store (please refer to SP-1 for parking requirement breakdown). 19 total parking stalls have been provided, 2 of which are ADA accessible. Both ADA parking stalls have adjacent access to the building.

Setbacks

The setbacks for the convenience store are as follows:

- Front: 10 feet required (198.67 feet provided) – Durango Drive
- Side (Interior): N/A (North)
- Side (Street): 10 feet required (115.13 feet provided) – Russell Road
- Rear: (Residential Adjacency – 30.04.06)

The setbacks for the fuel island canopy are as follows:

- Front: 71.63 feet – Durango Drive
- Side (Interior): 40.00 feet – (North)
- Side (Street): 69.96 feet – Russell Road
- Rear: 157.37 feet – (West)

Use Permit UC-22-0319 (Previously Approved)

Reduce separation for a convenience store from a residential use to 77 feet where 200 feet is required per Table 30.44-1.