



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 26, 2024

6:00pm

AGENDA

Note:

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

Board/Council Members: John Getter, Chair
Dale Devitt
Randal Okamura
Brian A. Morris, Vice Chair
Dr. Juana Leia Jordan

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
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
JAMES B. GIBSON, Chair – TICK SEGERBLOM, Vice-Chair
JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for March 12, 2024. (For possible action)
- IV. Approval of the Agenda for March 26, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **VS-24-0052-PN II, INC.:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Oquendo Road and Russell Road within Spring Valley (description on file). MN/rp/ng (For possible action) **04/16/24 PC**
- 2. **VS-24-0055-MORGA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Ponderosa Way (alignment), and between Bronco Street and El Camino Road within Spring Valley (description on file). MN/nai/ng (For possible action) **04/16/24 PC**
- 3. **ZC-24-0067-DESERT INN SQUARE, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley (description on file). MN/md/ng (For possible action) **04/17/24 BCC**
- 4. **VS-24-0069-DESERT INN SQUARE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Buffalo Drive and Warbonnet Way within Spring Valley (description on file). MN/md/ng (For possible action) **04/17/24 BCC**
- 5. **WS-24-0068-DESERT INN SQUARE LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) buffering and screening standards; 2) reduce parking lot landscaping; 3) increase wall height; 4) allow modified driveway design standards; and 5) reduced street width.**
DESIGN REVIEWS for the following: **1) restaurant buildings with drive-thru lanes; and 2) retail buildings with drive-thru lanes on 5.0 acres in a CG (Commercial General) Zone.** Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley. MN/md/ng (For possible action) **04/17/24 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 9, 2024.
- X. Adjournment.

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

04/16/24 PC AGENDA SHEET

PUBLIC HEARING
 APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0052-PN II, INC.:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Oquendo Road and Russell Road within Spring Valley (description on file). MN/rp/ng (For possible action)

RELATED INFORMATION:

APN:
 163-33-101-014

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

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of a drainage easement that covers the entire site. There is a proposed 100 feet drainage easement along the west boundary that will remove the need of this easement. In June 2023, a vacation was approved to vacate 5 feet of Cimarron Road and 5 feet of Oquendo Road to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0205	Vacated a portion of Cimarron Road and Oquendo Road right-of-way	Approved by BCC	June 2023
ZC-23-0204	Reclassified the site to RS3.3 zoning for a single family residential development	Approved by BCC	June 2023
TM-23-500058	Single family residential development	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Undeveloped
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of drainage 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash - Cimarron Branch improvement project;
- 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: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-33-101-014

PROPERTY ADDRESS/ CROSS STREETS: Cimarron and Patrick

DETAILED SUMMARY PROJECT DESCRIPTION

Drainage easement vacation (In relation to drainage study # PW23-12802)

PROPERTY OWNER INFORMATION

NAME: PN II, Inc
ADDRESS: 7255 S Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-914-4800 CELL 702-308-1708 EMAIL: kendra.saffle@pultegrpoup.com

APPLICANT INFORMATION

NAME: PN II, Inc
ADDRESS: 7255 S Tenaya Way, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: 702-914-4800 CELL 702-308-1708 EMAIL: Kendra.saffle@pultegrpoup.com

CORRESPONDENT INFORMATION

NAME: GCW, Inc
ADDRESS: 1555 S Rainbow Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702-804-2000 CELL 702-804-2096 EMAIL: jveras@gowengineering.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

[Print Name]
Property Owner (Print)

1/15/2024
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 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) V5-24-0052
PC MEETING DATE 04/16/2024
BCC MEETING DATE _____
TAB/CAC LOCATION Spring Valley

ACCEPTED BY DD
DATE 02/14/2024
Fee - \$1200

DATE 03/26/2024



AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: 24-100063 Now VS-24-0052

Application Materials have been deemed ready to submit without revisions with minor revisions.

Notes: _____

By: Dane DeTommaso Date: 02/08/2024

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- | | | |
|---|--|---|
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Land Use – Administrative Design Review (ADR) | <input type="checkbox"/> Tentative Map (TM) |
| <input type="checkbox"/> Land Use | <input type="checkbox"/> Land Use – Wavier of Conditions (WC) | <input checked="" type="checkbox"/> Vacation and Abandonment (VS) |
| <input type="checkbox"/> Zone Change (ZC) | <input type="checkbox"/> Land Use – Application for Review (AR) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special Use Permit (UC) | <input type="checkbox"/> Land Use – Extension of Time (ET) | |
| <input type="checkbox"/> Waiver of Development Standards (WS) | | |
| <input type="checkbox"/> Design Review (DR) | | |

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".

764-A231A

February 5, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155**PLANNER
COPY****RE: Cimarron and Patrick Phase 1 - Request for Vacation
APN's 163-33-101-014
Approximately 3.16 +/- Gross Acres**

To whom it may concern:

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

Project Description:

The property is located on the north side of Oquendo Road, the west side of Cimarron Road, east of a future Clark County Regional Flood Control District Facility, and south of undeveloped land with a zoning of Public Facility (PF).

Vacation:

The proposed vacation is for the following:

- Blanket Drainage Right-of-Way that covers the entire site. There is a proposed 100' drainage easement along the west boundary that will remove the need for this parcel to be a drainage right-of-way.

If you have any questions or clarifications, please call me at (702) 804-2153.

Cordially,

Wesley T. Petty, PE
Vice President1555 South Rainbow Boulevard
Las Vegas, Nevada 89146O 702.804.2000
F 702.804.2299info@gcwengineering.com
gcwengineering.com

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04/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0055-MORGA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Ponderosa Way (alignment), and between Bronco Street and El Camino Road within Spring Valley (description on file). MN/nai/ng (For possible action)

RELATED INFORMATION:

APN:

163-35-601-026

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict a vacation and abandonment of 33 foot wide patent easements along the north and east property lines. The applicant wants to build a new single family residence and the patent easements are no longer required.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS20 (AE-60)	Undeveloped
South, West, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 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: RAFAEL M. MORGA

CONTACT: RAFAEL MORGA, MORGA LLC, 6587 BURIED TREASURE COURT, LAS VEGAS, NV 89139

APR-23-101264
APP



Department of Comprehensive Planning Application Form

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VS-24-0055

ASSESSOR PARCEL #(s): 163-35-601-026

PROPERTY ADDRESS/ CROSS STREETS: 6262 N Patrick Lane, Las Vegas NV 89118 Jones and Patrick

DETAILED SUMMARY PROJECT DESCRIPTION

I would like to vacation a Government Patent easement to do a better use, by buildin a walls and make more private and build a Casita since it hasn't been use and abandoned the Easement

PROPERTY OWNER INFORMATION

NAME: Rafael M. Morgia
ADDRESS: 6587 Buried Treasure Court
CITY: Las Vegas STATE: NV ZIP CODE: 89139
TELEPHONE: 702-526-6282 CELL 702-526-6282 EMAIL: Morgia@cox.net

APPLICANT INFORMATION

NAME: Rafael M. Morgia
ADDRESS: 6587 Buried Treasure Court
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
TELEPHONE: 702-526-6282 CELL 702-526-6282 EMAIL: Morgia@cox.net

CORRESPONDENT INFORMATION

NAME: Rafael M. Morgia
ADDRESS: 6587 Buried Treasure Court
CITY: Las Vegas STATE: NV ZIP CODE: 89139 REF CONTACT ID # _____
TELEPHONE: 702-526-6282 CELL 702-526-6282 EMAIL: Morgia@cox.net

*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.

Rafael M. Morgia
Property Owner (Signature)*

Rafael M. Morgia
Property Owner (Print)

1-28-2024
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 type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0055

ACCEPTED BY HPD

PC MEETING DATE 4/16/24

DATE 2/20/24

BCC MEETING DATE _____

TAB/CAC LOCATION Spring Valley

DATE 5/26/24

1200.00

APR-23-101564
JL

Terry D. Carter, P.L.S.

VS-24-0055

dba Silver State Surveying

6372 Ebony Legends Avenue Las Vegas, NV 89131 (702) 261-6033

December 13, 2023

Clark County
Department of Comprehensive Planning
Department of Public Works
500 S. Grand Central Parkway
PO Box 551799
Las Vegas, NV 89155

**PLANNER
COPY**

**Re: Justification Letter - Vacation and Abandonment of Patent Easements
APN 163-35-601-026 – Morga, LLC**

We respectfully request Vacation and Abandonment of the Existing Patent Easements in conjunction with development of APN 163-35-601-026 granted per the Patent Deed Serial No. 1186063. Being a portion of Lot 2 of File 24 of Parcel Maps, Page 37. Lying within the Southwest Quarter SW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 35, Township 21 South, Range 60 East. M.D.M., Clark County, Nevada.

I would like to vacate the north 33 feet and the east 33 feet of my parcel APN 163-35-601-026
If you have any questions or I can be of further assistance, please contact me at your earliest convenience.

Thank you,
Terry D. Carter, P.L.S.


dba Silver State Surveying

VS-24-0055

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04/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0067-DESERT INN SQUARE, LLC:

ZONE CHANGE to reclassify 5.0 acres from an RS20 (Residential Single Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley (description on file). MN/md/ng (For possible action)

RELATED INFORMATION:

APN:

176-09-601-001

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states all the properties on the west side of Buffalo Drive and north from the site to Warm Springs Road exhibit the Neighborhood Commercial land use designation and are zoned either CG or IP. Thus, they state that the request for a CG zoning classification is consistent, appropriate, and compatible with the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	IP	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Single family residential
West & South	Public Use	PF	Clark County Fire Station #30 & undeveloped

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

Related Applications

Application Number	Request
WS-24-0068	Waivers for residential adjacency, buffering and screening standards, increased retaining wall height, modified driveway design standards, and modified street standards in conjunction with a shopping center is a companion item on this agenda.
VS-24-0069	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The intent of the Neighborhood Commercial planned land use category is to provide for a primary mix of land uses that include retail, restaurants, offices, service commercial, and other professional services. The Commercial General zoning district is established to accommodate traditional, auto oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development.

Immediately to the north of the subject property, across Eldorado Lane, is an undeveloped parcel zoned Industrial Park previously approved for an office/warehouse building via NZC-22-0208. Immediately north of the approved office/warehouse building is an existing mini-warehouse facility within a Commercial General zoning district. Approximately 665 feet north of the site, on the east and west sides of Buffalo Drive, are commercial developments consisting of a restaurant, vehicle (automobile) maintenance facility, veterinarian office, an in-line retail building with a tavern, convenience stores with gasolines stations, and a child daycare facility.

Staff finds the subject property is appropriate for commercial zoning, given its location to the existing commercial development north of the site, in addition to being adjacent to an arterial street, Buffalo Drive. The requested commercial zoning will also support the existing single family residential development to the east, in addition to the residential development presently under construction within the immediate area. Furthermore, this request complies with Policy SV-1.5 of the Master Plan, which encourages the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs and potentially work within proximity to their homes. The applicant has demonstrated the proposed zoning district, Commercial General, is compatible with the surrounding area. For these reasons, staff finds the request 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 17 feet to the back of curb for Eldorado Lane, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0037-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: DESERT INN SQUARE, LLC

**CONTACT: ANN PIERCE, 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): 176-09-601-001

PROPERTY ADDRESS/ CROSS STREETS: Buffalo & Eldorado (5 gross acres on the southwest corner)

DETAILED SUMMARY PROJECT DESCRIPTION

The Applicant is proposing to develop its Project as a 49,500 square foot commercial shopping center. The shopping center will consist of three (3) retail buildings and two (2) stand-alone restaurants, each with drive-thru lanes.

PROPERTY OWNER INFORMATION

NAME: Desert Inn Square, LLC Huan Quan (Jeff) Mai, Managing Member
ADDRESS: 5300 W Sahara Avenue Ste. 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-402-2680 EMAIL: jeffhmai@yahoo.com

APPLICANT INFORMATION

NAME: Desert Inn Square, LLC
ADDRESS: 5300 W Sahara Avenue, Ste. 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-402-2680 EMAIL: jeffhmai@yahoo.com

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, Ste. 650
CITY: Las Vegas STATE: NV ZIP CODE: _____ REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL _____ EMAIL: apliance@cnvlaw.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.

Property Owner (Signature)*

Huan Quan Mai
Property Owner (Print)

January 18, 2024
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 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 | OTHER |

APPLICATION # (s) 2C-24-0067

ACCEPTED BY

PC MEETING DATE

DATE 2-21-2024

BCC MEETING DATE 4-17-2024

TAB/CAC LOCATION Spring Valley

DATE 3-26-2024



ZC-24-0067

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January 31, 2024

VIA ELECTRONIC SUBMITTAL

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Justification Letter – Desert Inn Square LLC (“Applicant”)
SW Corner Buffalo/Eldorado (“Site”)
Conforming Zone Change; Design Review for Commercial Shopping Center;
Waivers of Development Standards

To Whom It May Concern:

This letter shall serve as Applicant’s **Justification Letter** in support of required development land use approvals under “new” Title 30 code (“Code”). Applicant hereby submits this Land Use Application for a conforming Zone Change, Design Review, and various Waivers of Development Standards to implement its proposed Site development plan for the project known as Buffalo Retail. Signage and lighting are not a part of this Land Use Application. Ancillary to this application is a Vacation Application, submitted under separate cover.

The Applicant is seeking to develop a commercial retail shopping center on the Site located at the southwest corner of Buffalo Drive and Eldorado Lane (“Project”). The property is also known as Clark County APN: 176-09-601-001.

Conforming Zone Change

The Site under Code is currently zoned RS20 but is master planned as Neighborhood Commercial (“NC”). The Applicant is seeking a zone change to Commercial General (CG). The CG zoning district is allowed in the NC planned land use. Additionally, all the properties on the west side of Buffalo Drive and north from the Site to Warm Springs exhibit the NC master plan designation and are zoned either CG or IP. Thus, the request for a CG zoning classification is consistent, appropriate, and compatible to the area.

Design Review - Commercial Shopping Center

The Applicant is proposing to develop its Project as a 49,500 square foot commercial shopping center. The shopping center will consist of three (3) retail buildings and two (2) stand-alone restaurants, each with drive-thru lanes. Additionally, the northern and southern buildings will also have drive-thru lanes for potential restaurants or other drive thru uses. Requested queuing analyses are included in the submittal documents. Access to the Site will be from the two (2) main driveways located on Buffalo Drive and one (1) ancillary driveway near the NW property line on Eldorado Lane. The Site’s Eldorado Lane driveway and the commensurate Eldorado Lane ROW require further clarification, due to the unique situation associated therewith.

Applicant’s Project sits adjacent to the east of the large County parcel containing the James Regional Sports Park. The immediate property to the west of the Site is currently vacant, however, Applicant has been informed by Clark County Public Works that, regarding ultimate park build-out, the current intention is to utilize the Eldorado Lane ROW as a “one-way-in” driveway to a parking lot servicing the anticipated Softball Complex expansion. Up to

10161 Park Run Drive, Suite 150
Las Vegas Nevada 89145

Direct 702-241-5864
recsappeal@gmail.com

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and including the Site's access driveway Eldorado will remain a two-way road. While the County Park plan is not yet finalized, Applicant is informed that this parking lot will circulate north to south and then west around Applicant's Site, exiting to Buffalo on the Site's south side ("one-way-out"). Subsequent conversations with Public Works indicated that due to this expected configuration, Applicant would only have to dedicate 17' of the originally planned 30' for its street improvement requirement. The Site plan depicts the reduced required dedication area.

Additionally, regarding the Eldorado Lane access driveway, attached to this letter is an email string between the Project's engineer and Clark County Fire Prevention in which the Assistant Fire Chief states, "we can accept the proposed access for this property as shown."

Based on the proposed building square footage, required minimum parking per Code is 141 parking spaces. The Applicant is providing a total of 168 parking spaces. Total parking spaces include 6 EV charging stations and 12 Accessible spaces, the total of which do not count against the maximum parking requirement. Therefore, when not including the EV and Accessible parking spaces the total parking spaces calculation for spaces provided is reduced to 148, which is within the allowable 15% maximum parking greater than the minimum required.

Proposed building heights are 24 feet at their maximum. The building elevations show enhanced articulation and building materials that include finished stucco and stone tile mixed design, as well as various sustainability measures.

Regarding Site landscaping, please see Landscape Plan DR L01 in the submittal documents for references to planned trees and shrubs with specific plant material data. Additional commentary in this regard is found after item 4 in the below Waiver of Development Standards.

Waiver of Development Standards

The Applicant is requesting waivers of development standards as follows:

1. Applicant Requests a Waiver of Development Standards to increase retaining wall height to a maximum 4-feet where 3-feet is the standard.

Justification - The minor height increase for the retaining wall occurs in an area where a slight increase in grade is necessary to level the Site. Such retaining walls are required to maintain the necessary grade for the Site.

2. Applicant Requests a Waiver of Development Standards to Reduce a driveway throat depth to 18'2" feet where 75 feet is required.

Justification - With the Site providing 168 parking spaces (served by 3 driveways), per CCPW the required driveway throat depth is 75-feet. With three access driveways and an efficient traffic flow plan, in total the throat depths far exceed the minimum requirement. The proposed throat depth from the southerly Buffalo Drive entrance is 133'8" and off the northerly Buffalo Drive entrance is 96'0". The Eldorado Lane entrance's throat depth is approximately 18'2". Owner believes the reduced throat depth at the Eldorado Lane entrance will not negatively affect the Site for the following reasons: 1) the primary entrances are from Buffalo Lane, and given the throat depths of 133'8" and 96'0" will work together to allow for efficient traffic flow; 2) Eldorado Lane is a local street that currently dead ends into the adjacent Clark County park site on the west side; and 3) the Eldorado Lane entrance is a minor access point to the Site. All the above imply lower levels of anticipated traffic flow through the Eldorado lane access drive than might otherwise occur.

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3. Applicant Requests a Waiver of Development Standards to reduce the minimum required departure distance to 117'9" where 190' is the standard.

Justification - The overall Site design emphasizes efficient traffic flow throughout the Project. While the Buffalo driveway on the south side is 117'9" from the Buffalo-Eldorado intersection, the reduced departure distance will not negatively affect the overall traffic flow around the Site. As stated earlier, the Eldorado ROW currently "dead-ends" at the Site's western property line. With the Eldorado access drive to the Site serving as an ancillary driveway, and the two main Buffalo driveways expected to handle the majority of Site ingress/egress traffic, the number of vehicles travelling east on Eldorado to Buffalo will be minimized, thus reducing expected right turns from exiting vehicles. Additionally, given the throat depths of the Site's two Buffalo access drives, queuing will not be an issue. Finally, given the proposed future "one-way-in" access to the County park, no additional impact on the departure distance will occur upon the future Park build-out.

4. Applicant Requests a Waiver of Development Standards to allow for a different landscape buffer versus the requirements per 30.04.02 C., by reducing the stated 15-foot landscape buffer to 8-feet on the west property line where no buildings are planned, to 5-feet behind Retail 2 (on the west property line) and to 5-feet on the south property line. Additionally, Applicant requests a waiver to allow a single row of evergreen trees, planted at 20' OC, versus the double row standard in 30.04.02 C.2. Please note that the Site Plan (DR-S01) shows an additional 5' 4" buffer behind Retail 2 that will serve as a walkway for trash removal and deliveries option for Retail 2. Regarding the south property line, an additional 11-foot area is depicted for a drive-thru lane, as well as a 3'2" walkway at the building line, providing a 19'2" total buffer from Retail 3 to the south property line.

Justification – In accordance with 30.06.06 F.2.ii.(a)(1), Applicant believes this request is appropriate for this Site due to the unique nature of the County Park plans for the surrounding property as follows:

- (i) The expected parking lot use (bus parking included) for the Softball Complex expansion, will not be affected by this waiver request in any adverse manner;
- (ii) The requested buffering change, as described above, will not materially affect the health and safety of persons residing in, working in or visiting the immediate vicinity, and will not be detrimental to the public welfare;
- (iii) Granting the request will be harmonious with the general purpose, goals, objectives and standards of the Master Plan and Code as described in 30.01.03; and
- (iv) No undue burden on any public improvements, facilities, or services will occur by granting the alternative buffering design.

A result of the requested reduction in total buffer trees is the overall Site tree count is deficient by 6 trees (see Landscape Plan DR – L01). Applicant understands that a "Fee in Lieu" (per Code 30.04.01 E.2.) equal to \$915 per deficient tree is applicable. Applicant respectfully requests a waiver of this Fee-In-Lieu requirement.

Sustainability.

Applicant demonstrates compliance with Code required Sustainability Measures, as specified in Section 30.04.05 Part J. A Sustainability Points Table is included in DR-S01 which identifies the specific sustainability incentives met, and the corresponding points granted for each item. The Sustainability Table herein also identifies each incentive met, the number of points granted for each item and references the location these items are found in the submittal documents.

[See Sustainability Points Table on next page]

Justification Letter
Desert Inn Square LLC
January 19, 2024
Page 4 of 7

ITEM	SUSTAINABILITY OPTION INCLUDED	POINTS	Reference
1	Water Efficient Landscaping: 95% or more of plants have low or very low water needs	1	See DR-L01
2	Cool Roofs: Provides a cool roof (SRI greater than 78 for low sloped roofs)	1	See DR 101, 102 & 103
3	Shade Structure Coverage: 50% of all south/west facing windows & doors have awnings/shade structures	1	See all Floor Plan & Elevation Sheets
4	Shade Structure Coverage: At least 25% additional awnings/shade structures over windows and doors	1	See all Floor Plan & Elevation Sheets
5	Shaded Walkways: Provide shaded walkways along at least 60% of all building facades adjacent to streets, drive aisles, and gathering and parking areas	1	See DR 101 thru DR 105
6	Shaded Walkways: One additional point for each additional 10%	2	See DR 101 thru DR 105
7	Low-E Glass: Use of Low-E/Solar Ban glass on all south & west facing windows	1/2	See DR 104 & 105 DR 201 thru 203
	TOTAL	7 1/2	

Applicant thanks you in advance for your time and effort in consideration of this Zone Change, Design Review and Waiver of Standards application. Please do not hesitate to contact us if you require further information.

Sincerely,

Steven Fink

Steven Fink, MBA
Real Estate Consulting Services
On Behalf of Desert Inn Square, LLC

Attachments: Email String Regarding Eldorado Fire Apparatus Access on Eldorado

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COPY

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04/17/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0069-DESERT INN SQUARE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Robindale Road, and between Buffalo Drive and Warbonnet Way within Spring Valley (description on file). MN/md/ng (For possible action)

RELATED INFORMATION:

APN:
176-09-601-001

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements measuring 33 feet in width along the south and west portions of the site, and 21 feet in width along the north portion of the site. The patent easements are no longer necessary for right-of-way or utility purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	IP	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Single family residential
West & South	Public Use	PF	Clark County Fire Station #30 & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0067	A zone change to reclassify the subject property from an RS20 to CG zoning is a companion item on this agenda.

Related Applications

Application Number	Request
WS-24-0068	Waivers for residential adjacency, buffering and screening standards, increased retaining wall height, modified driveway design standards, and modified street standards in conjunction with a shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DESERT INN SQUARE, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 176-09-601-001

PROPERTY ADDRESS/ CROSS STREETS: Buffalo & Eldorado (5 gross acres on the southwest corner)

DETAILED SUMMARY PROJECT DESCRIPTION

The Applicant is proposing to develop its Project as a 49,500 square foot commercial shopping center. The shopping center will consist of three (3) retail buildings and two (2) stand-alone restaurants, each with drive-thru lanes.

PROPERTY OWNER INFORMATION

NAME: Desert Inn Square, LLC Huan Quan (Jeff) Mai, Managing Member
ADDRESS: 5300 W Sahara Avenue Ste. 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-402-2680 EMAIL: jeffhmai@yahoo.com

APPLICANT INFORMATION

NAME: Desert Inn Square, LLC
ADDRESS: 5300 W Sahara Avenue Ste. 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-402-2680 EMAIL: jeffhmai@yahoo.com

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, Ste. 650
CITY: Las Vegas STATE: NV ZIP CODE: _____ REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL _____ EMAIL: apierce@cnvlaw.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Huan Quan Mai
Property Owner (Print)

January 18, 2024
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 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) 15-24-0069
PC MEETING DATE _____
BCC MEETING DATE 4-17-2024
TAB/CAC LOCATION Springs Valley DATE 3-26-2024

ACCEPTED BY
DATE 2-21-2024



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

January 17, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

**Re: Buffalo & Eldorado
APR-23-101129
APN: 176-09-601-001
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Desert Inn Square, LLC, is respectfully submitting justification for a patent easement vacation.

Patent Easement Vacation

This request is to vacate a 33-foot portion of a patent easement located along the south and west property boundaries and a 21-foot portion along the north property boundary.

Due to the proposed retail development on the subject parcel, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson
Senior Land Planner

VS-24-0069

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04/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0068-DESERT INN SQUARE LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) buffering and screening standards; 2) reduce parking lot landscaping; 3) increase wall height; 4) allow modified driveway design standards; and 5) reduced street width.

DESIGN REVIEWS for the following: 1) restaurant buildings with drive-thru lanes; and 2) retail buildings with drive-thru lanes on 5.0 acres in a CG (Commercial General) Zone.

Generally located on the south side of Eldorado Lane and the west side of Buffalo Drive within Spring Valley. MN/md/ng (For possible action)

RELATED INFORMATION:

APN:

176-09-601-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the required landscape buffer along portions of the west property line to 8 feet where 15 feet is required for a commercial district adjacent to a PF district per Section 30.04.02C (a 46.7% reduction).
 - b. Reduce the required landscape buffer along portions of the west property line to zero feet where 15 feet is required for a commercial district adjacent to a PF district per Section 30.04.02C (a 100% reduction).
 - c. Reduce the required landscape buffer along the south and along portions of the west property lines to 5 feet where 15 feet is required for a commercial district adjacent to a PF district per Section 30.04.02C (a 66.7% reduction).
 - d. Allow a single row of medium Evergreen trees along the south and west property lines where trees shall be Evergreen and buffers require a double row of Evergreen trees with each row planted off-set from one another where required per Section 30.04.02C.
2. Reduce the number of finger islands where 1 is required every 6 parking spaces per Section 30.04.01D and Figure 30.04-1.
3. Increase the height of a retaining wall to 4 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 33.4% increase).
4.
 - a. Reduce throat depth to 18 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 76% reduction).
 - b. Reduce the departure distance from the intersection of Eldorado Lane and Buffalo Drive to 117 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 38.5% reduction).
5. Reduce the width of Eldorado Lane to 47 feet where a minimum width of 60 feet is required per Section 30.04.08D (a 21.7% reduction).

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

**BACKGROUND:
 Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 27 (retail 1)/32 (retail 2)/26.5 (retail 3)/26.5 (restaurant 1)/26.5 (restaurant 2)
- Square Feet: 10,500 (retail 1)/20,000 (retail 2)/14,000 (retail 3)/2,500 (restaurant 1)/2,500 (restaurant 2)
- Parking Required/Provided: 141/168

Site Plans

The plans depict a proposed shopping center consisting of 2 restaurants with drive-thru lanes (“rest. 1” and “rest. 2”) and 3 in-line retail buildings (“retail 1” through “retail 3”) located at the southwest corner of Eldorado Lane and Buffalo Drive. The restaurant buildings are centrally located within the site, between retail building 2 and Buffalo Drive. Restaurant building 1 and building 2 are located 109 feet and 94 feet east of the retail building, respectively. Restaurant building 1 features a dual drive-thru lane located on the west side of the building, transitioning to a single drive-thru lane located on the south and east sides of the building. Restaurant building 2 also features a dual drive-thru lane located on the east side of the building, transitioning to a single drive-thru lane located on the north and west sides of the building. Each lane of the dual drive-thru measures 11 feet in width transitioning into a single lane measuring 12 feet in width. The menu boards and speakers are located between the dual drive-thru lanes. In-line retail buildings are located along the west (retail 2), north (retail 1), and south (retail 3) portions of the site. Retail building 1 features a single drive-thru lane, measuring 12 feet in width, circulating around the east, north and west sides of the building. The order box is located on the north side of the building, oriented towards Eldorado Lane. Retail building 3 also includes a single drive-thru lane, measuring 11 feet in width, circulating around the south and east sides of the building. The order box for the drive-thru is located on the south side of the building. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
Restaurant 1	392	27	215	183
Restaurant 2	225	43	391	167
Retail 1	32	30	554	91
Retail 2	173	211.5	154	10.5
Retail 3	555	25	21	58.5

Access to the development is granted via a single commercial driveway along Eldorado Lane and 2 commercial driveways along Buffalo Drive. The commercial buildings are interconnected through a series of 5 foot wide pedestrian walkways. Additionally, 5 foot wide pedestrian walkways connect the development to the detached sidewalks along Eldorado Lane and Buffalo Drive. A waiver of development standards is required to reduce the throat depth for the driveway along Eldorado Lane to 18 feet. An additional waiver is also required to reduce the departure distance from the intersection of Eldorado Lane and Buffalo Drive to 117 feet for the proposed commercial driveway located at the northeast corner of the site, along Buffalo Drive. The proposed development requires 141 parking spaces where 168 parking spaces are provided. Six EV charging stations are provided in addition to 12 accessible spaces resulting in the development being overparked by 5%. EV and EV capable parking spaces are dispersed throughout the interior of the site at the following locations: 1) north of retail building 3; 2) west of restaurant building 1; 3) between restaurant building 1 and 2; 4) west of restaurant building 2; and 5) south of retail building 1.

Landscaping

The plans depict a 15 foot wide landscape area, including 5 foot wide detached sidewalks, located along Buffalo Drive and Eldorado Lane. The street landscape area consists of trees, shrubs, and groundcover. A 4 foot high retaining wall is proposed along the east portion of the site, necessitating a waiver request. The retaining wall will be located behind the required street landscape area along Buffalo Drive. Waivers of development standards are requested to provide a single row of evergreen trees along the south and west property lines. A waiver of development standards is required to reduce the required 15 foot wide landscape buffer along the west property line between zero feet to 8 feet. The landscape buffer is reduced to zero feet along a portion of the northwest property line due to a loading space, while the remaining portion of the buffer measures 8 feet in width. Five feet of landscaping is shown between the west property line and the retail building (retail 2), while the landscape buffer is reduced to zero feet along a portion of the southwest property line to accommodate a loading space. The remaining portion of the buffer along the southwest property line measures 8 feet in width. A waiver to reduce the landscape buffer to 8 feet along the south portion of the site, between the south property line and the retail building (retail 3) is also part of this request. A waiver of development standards is also requested to reduce the required number of parking lot landscaping islands by 6 within the interior of the development. A total of 28 trees are required within the interior of the parking lot where 46 trees are provided within the interior. An 8 foot high decorative CMU wall will be constructed along the west and south property lines, per Code requirements.

Elevations

Below is a table reflecting the height and materials for each building:

Building Information		
Building:	Height	Materials
Restaurant 1	26.5	All buildings will consist of the following exterior materials: stucco, fiber cement board paneling, stone tile, and solar ban dual pane glass for a unified architectural theme throughout the development. All buildings incorporate the use of varying rooflines.
Restaurant 2	26.5	
Retail 1	27	
Retail 2	32	
Retail 3	26.5	

Floor Plans

Below is a table reflecting the building area for each structure:

Floor Area for Proposed Uses		
Building:	Uses	Area (Square Feet)
Restaurant 1	Restaurant with drive-thru	2,500
Restaurant 2	Restaurant with drive-thru	2,500
Retail 1	Retail and restaurant with drive-thru	10,500
Retail 2	Retail	20,000
Retail 3	Retail and restaurant with drive-thru	14,000

The plans depict an open shell space for the retail and restaurant buildings, with the final interior layouts to be determined by the future tenants.

Sustainability

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

Sustainability Measures	Description	Points
Landscaping	95% or more of all required landscaping with plants that have very low or low water needs	1
Cool roof	Roofing materials that have a solar reflectance index (SRI) equal to or greater than 78 for low-sloped roofs	1
Shade structures	Providing shade structures over at least 50% of all south and west facing windows and doors and for each additional 25% of windows and doors shaded	2

Sustainability Measures	Description	Points
Shaded walkways	Providing shaded walkways along a minimum of 60% of all building facades adjacent to or facing streets, drive aisles, outdoor gathering spaces, or parking areas, with 1 additional point granted for each additional 10% provided	3
Glass	Low-emissivity glass on all south and west facing windows	0.5
Total number of required points	-	7
Total number of provided points	-	7.5

Applicant's Justification

The applicant states the request to increase the height of the retaining wall occurs in an area where a slight increase is necessary to level the site. The reduced throat depth for the driveway along Eldorado Lane is justified for the following reasons: 1) the primary entrances to the site are from Buffalo Drive; 2) Eldorado Lane is a local street that currently dead ends into the adjacent Clark County park site on the west side; and 3) the Eldorado Lane entrance is a minor access point to the site. The applicant indicates the departure distance is justified with the Eldorado Lane access drive serving the site as an ancillary driveway, and the 2 main Buffalo driveways expected to handle the majority of site ingress/egress traffic, the number of vehicles travelling east on Eldorado Lane to Buffalo Drive will be minimized, thus reducing expected right turns from exiting vehicles. The applicant indicates the waiver to reduce the landscape buffer is appropriate due to the unique nature of the County Park plans for the surrounding property. The overall parking lot landscape area exhibits 4 instances where trees in landscape fingers have not been added as prescribed.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	IP	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18	Single family residential
West & South	Public Use	PF	Clark County Fire Station #30 & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0067	A zone change to reclassify the subject property from an RS20 to CG zoning is a companion item on this agenda.
VS-24-0069	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 & #2

The intent of landscape buffering and screening is to mitigate any potential negative impacts between differing adjacent uses and zoning districts. Furthermore, buffering and screening, including parking lot landscaping, assist in reducing the impacts of higher intensity land uses and activities on neighboring properties, reduce the heat island effect, and mitigate stormwater runoff. A regional park is proposed for the largely undeveloped parcel to the west and south of the proposed commercial development. The request to reduce the landscape buffers along the south and west property lines, in addition to providing a single row of Evergreen trees within these areas, is a self-imposed burden. Staff recognizes that 18 additional trees have been provided within the interior of the parking lot; however, adequate justification has not been provided to reduce the number of parking lot landscape islands within the interior of the development. The requested waivers conflict with Policy 3.6.1 of the Master Plan which aims to mitigate the urban heat island effect in existing and new development through site features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Therefore, staff recommends denial of these requests.

Waiver of Development Standards #3

Staff finds the request to increase the retaining wall height by an additional 12 inches along the east property line adjacent to Buffalo Drive is reasonable. The 4 foot high retaining wall will be located behind 15 foot wide street landscape area, and is necessary due to the topography of the site. However, since staff cannot support waivers of development standards #1 and #2, 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.

Design Reviews #1 and #2

The commercial development complies with Policy SV-1.5 of the Master Plan, which encourages the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs and potentially work within proximity to their homes. The design of the commercial buildings feature variations in building height contributing to breaking-up the mass of the structures, in addition to contrasting colors and exterior materials. The layout of the commercial development and parking lot is functional, and the overall design of the site is compatible with the existing commercial developments farther north along Buffalo Drive. However, since staff is not supporting the waivers of development standards, staff cannot support the design reviews associated with this request. Therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards #4a

Staff has no objection to the reduced throat depth for the commercial driveway on Eldorado Lane. Since Eldorado Lane should see minimal amounts of traffic as it ends to the west of the property. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #4b

Staff has no objection to the reduction in the departure distance for the Buffalo Drive commercial driveway. Since Eldorado Lane ends to the west, the cross traffic impact to this driveway will be minimal. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #5

Staff has no objection to the reduction in the width of Eldorado Lane. With the proposed park improvements, Eldorado Lane will no longer serve as a street. Eldorado Lane will be one of the entrances to the park. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 that a fee in lieu of the required landscaping will be required; 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 45 feet to the back of curb for Buffalo Drive, 12 feet to the back of curb for Eldorado Lane, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0037-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: DESERT INN SQUARE LLC

**CONTACT: ANN PIERCE, 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): 176-09-601-001

PROPERTY ADDRESS/ CROSS STREETS: Buffalo & Eldorado (5 gross acres on the southwest corner)

DETAILED SUMMARY PROJECT DESCRIPTION

The Applicant is proposing to develop its Project as a 49,500 square foot commercial shopping center. The shopping center will consist of three (3) retail buildings and two (2) stand-alone restaurants, each with drive-thru lanes.

PROPERTY OWNER INFORMATION

NAME: Desert Inn Square, LLC Huan Quan (Jeff) Mai, Managing Member
ADDRESS: 5300 W Sahara Avenue Ste. 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-402-2680 EMAIL: jeffhmai@yahoo.com

APPLICANT INFORMATION

NAME: Desert Inn Square, LLC
ADDRESS: 5300 W Sahara Avenue, Ste. 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-402-2680 EMAIL: jeffhmai@yahoo.com

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell - Bob Gronauer
ADDRESS: 1980 Festival Plaza Drive, Ste. 650
CITY: Las Vegas STATE: NV ZIP CODE: _____ REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL _____ EMAIL: apierce@cnvlaw.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Huan Quan Mai
Property Owner (Print)

January 18, 2024
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"/> R |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS/DR-24-0068

ACCEPTED BY
DATE 2-21-2024

PC MEETING DATE 4-17-2024

BCC MEETING DATE _____
TAB/CAC LOCATION Spring Valley DATE 3-26-2024



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WS/DR-24-0068

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January 31, 2024

VIA ELECTRONIC SUBMITTAL

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Justification Letter – Desert Inn Square LLC (“Applicant”)
SW Corner Buffalo/Eldorado (“Site”)
Conforming Zone Change; Design Review for Commercial Shopping Center;
Waivers of Development Standards

To Whom It May Concern:

This letter shall serve as Applicant’s **Justification Letter** in support of required development land use approvals under “new” Title 30 code (“Code”). Applicant hereby submits this Land Use Application for a conforming Zone Change, Design Review, and various Waivers of Development Standards to implement its proposed Site development plan for the project known as Buffalo Retail. Signage and lighting are not a part of this Land Use Application. Ancillary to this application is a Vacation Application, submitted under separate cover.

The Applicant is seeking to develop a commercial retail shopping center on the Site located at the southwest corner of Buffalo Drive and Eldorado Lane (“Project”). The property is also known as Clark County APN: 176-09-601-001.

Conforming Zone Change

The Site under Code is currently zoned RS20 but is master planned as Neighborhood Commercial (“NC”). The Applicant is seeking a zone change to Commercial General (CG). The CG zoning district is allowed in the NC planned land use. Additionally, all the properties on the west side of Buffalo Drive and north from the Site to Warm Springs exhibit the NC master plan designation and are zoned either CG or IP. Thus, the request for a CG zoning classification is consistent, appropriate, and compatible to the area.

Design Review - Commercial Shopping Center

The Applicant is proposing to develop its Project as a 49,500 square foot commercial shopping center. The shopping center will consist of three (3) retail buildings and two (2) stand-alone restaurants, each with drive-thru lanes. Additionally, the northern and southern buildings will also have drive-thru lanes for potential restaurants or other drive thru uses. Requested queuing analyses are included in the submittal documents. Access to the Site will be from the two (2) main driveways located on Buffalo Drive and one (1) ancillary driveway near the NW property line on Eldorado Lane. The Site’s Eldorado Lane driveway and the commensurate Eldorado Lane ROW require further clarification, due to the unique situation associated therewith.

Applicant’s Project sits adjacent to the east of the large County parcel containing the James Regional Sports Park. The immediate property to the west of the Site is currently vacant, however, Applicant has been informed by Clark County Public Works that, regarding ultimate park build-out, the current intention is to utilize the Eldorado Lane ROW as a “one-way-in” driveway to a parking lot servicing the anticipated Softball Complex expansion. Up to

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and including the Site's access driveway Eldorado will remain a two-way road. While the County Park plan is not yet finalized, Applicant is informed that this parking lot will circulate north to south and then west around Applicant's Site, exiting to Buffalo on the Site's south side ("one-way-out"). Subsequent conversations with Public Works indicated that due to this expected configuration, Applicant would only have to dedicate 17' of the originally planned 30' for its street improvement requirement. The Site plan depicts the reduced required dedication area.

Additionally, regarding the Eldorado Lane access driveway, attached to this letter is an email string between the Project's engineer and Clark County Fire Prevention in which the Assistant Fire Chief states, "we can accept the proposed access for this property as shown."

Based on the proposed building square footage, required minimum parking per Code is 141 parking spaces. The Applicant is providing a total of 168 parking spaces. Total parking spaces include 6 EV charging stations and 12 Accessible spaces, the total of which do not count against the maximum parking requirement. Therefore, when not including the EV and Accessible parking spaces the total parking spaces calculation for spaces provided is reduced to 148, which is within the allowable 15% maximum parking greater than the minimum required.

Proposed building heights are 24 feet at their maximum. The building elevations show enhanced articulation and building materials that include finished stucco and stone tile mixed design, as well as various sustainability measures.

Regarding Site landscaping, please see Landscape Plan DR L01 in the submittal documents for references to planned trees and shrubs with specific plant material data. Additional commentary in this regard is found after item 4 in the below Waiver of Development Standards.

Waiver of Development Standards

The Applicant is requesting waivers of development standards as follows:

1. Applicant Requests a Waiver of Development Standards to increase retaining wall height to a maximum 4-feet where 3-feet is the standard.

Justification - The minor height increase for the retaining wall occurs in an area where a slight increase in grade is necessary to level the Site. Such retaining walls are required to maintain the necessary grade for the Site.

2. Applicant Requests a Waiver of Development Standards to Reduce a driveway throat depth to 18'2" feet where 75 feet is required.

Justification - With the Site providing 168 parking spaces (served by 3 driveways), per CCPW the required driveway throat depth is 75-feet. With three access driveways and an efficient traffic flow plan, in total the throat depths far exceed the minimum requirement. The proposed throat depth from the southerly Buffalo Drive entrance is 133'8" and off the northerly Buffalo Drive entrance is 96'0". The Eldorado Lane entrance's throat depth is approximately 18'2". Owner believes the reduced throat depth at the Eldorado Lane entrance will not negatively affect the Site for the following reasons: 1) the primary entrances are from Buffalo Lane, and given the throat depths of 133'8" and 96'0" will work together to allow for efficient traffic flow; 2) Eldorado Lane is a local street that currently dead ends into the adjacent Clark County park site on the west side; and 3) the Eldorado Lane entrance is a minor access point to the Site. All the above imply lower levels of anticipated traffic flow through the Eldorado lane access drive than might otherwise occur.

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3. Applicant Requests a Waiver of Development Standards to reduce the minimum required departure distance to 117'9" where 190' is the standard.

Justification - The overall Site design emphasizes efficient traffic flow throughout the Project. While the Buffalo driveway on the south side is 117'9" from the Buffalo-Eldorado intersection, the reduced departure distance will not negatively affect the overall traffic flow around the Site. As stated earlier, the Eldorado ROW currently "dead-ends" at the Site's western property line. With the Eldorado access drive to the Site serving as an ancillary driveway, and the two main Buffalo driveways expected to handle the majority of Site ingress/egress traffic, the number of vehicles travelling east on Eldorado to Buffalo will be minimized, thus reducing expected right turns from exiting vehicles. Additionally, given the throat depths of the Site's two Buffalo access drives, queuing will not be an issue. Finally, given the proposed future "one-way-in" access to the County park, no additional impact on the departure distance will occur upon the future Park build-out.

4. Applicant Requests a Waiver of Development Standards to allow for a different landscape buffer versus the requirements per 30.04.02 C.. by reducing the stated 15-foot landscape buffer to 8-feet on the west property line where no buildings are planned. to 5-feet behind Retail 2 (on the west property line) and to 5-feet on the south property line. Additionally, Applicant requests a waiver to allow a single row of evergreen trees, planted at 20' OC, versus the double row standard in 30.04.02 C.2. Please note that the Site Plan (DR-S01) shows an additional 5' 4" buffer behind Retail 2 that will serve as a walkway for trash removal and deliveries option for Retail 2. Regarding the south property line, an additional 11-foot area is depicted for a drive-thru lane, as well as a 3'2" walkway at the building line, providing a 19'2" total buffer from Retail 3 to the south property line.

Justification – In accordance with 30.06.06 F.2.ii.(a)(1), Applicant believes this request is appropriate for this Site due to the unique nature of the County Park plans for the surrounding property as follows:

- (i) The expected parking lot use (bus parking included) for the Softball Complex expansion, will not be affected by this waiver request in any adverse manner;
- (ii) The requested buffering change, as described above, will not materially affect the health and safety of persons residing in, working in or visiting the immediate vicinity, and will not be detrimental to the public welfare;
- (iii) Granting the request will be harmonious with the general purpose, goals, objectives and standards of the Master Plan and Code as described in 30.01.03; and
- (iv) No undue burden on any public improvements, facilities, or services will occur by granting the alternative buffering design.

A result of the requested reduction in total buffer trees is the overall Site tree count is deficient by 6 trees (see Landscape Plan DR – L01). Applicant understands that a "Fee in Lieu" (per Code 30.04.01 E.2.) equal to \$915 per deficient tree is applicable. Applicant respectfully requests a waiver of this Fee-In-Lieu requirement.

Sustainability.

Applicant demonstrates compliance with Code required Sustainability Measures, as specified in Section 30.04.05 Part J. A Sustainability Points Table is included in DR-S01 which identifies the specific sustainability incentives met, and the corresponding points granted for each item. The Sustainability Table herein also identifies each incentive met, the number of points granted for each item and references the location these items are found in the submittal documents.

[See Sustainability Points Table on next page]

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ITEM	SUSTAINABILITY OPTION INCLUDED	POINTS	Reference
1	Water Efficient Landscaping: 95% or more of plants have low or very low water needs	1	See DR-L01
2	Cool Roofs: Provides a cool roof (SRI greater than 78 for low sloped roofs)	1	See DR 101, 102 & 103
3	Shade Structure Coverage: 50% of all south/west facing windows & doors have awnings/shade structures	1	See all Floor Plan & Elevation Sheets
4	Shade Structure Coverage: At least 25% additional awnings/shade structures over windows and doors	1	See all Floor Plan & Elevation Sheets
5	Shaded Walkways: Provide shaded walkways along at least 60% of all building facades adjacent to streets, drive aisles, and gathering and parking areas	1	See DR 101 thru DR 105
6	Shaded Walkways: One additional point for each additional 10%	2	See DR 101 thru DR 105
7	Low-E Glass: Use of Low-E/Solar Ban glass on all south & west facing windows	1/2	See DR 104 & 105 DR 201 thru 203
	TOTAL	7 1/2	

Applicant thanks you in advance for your time and effort in consideration of this Zone Change, Design Review and Waiver of Standards application. Please do not hesitate to contact us if you require further information.

Sincerely,

Steven Fink

Steven Fink, MBA
Real Estate Consulting Services
On Behalf of Desert Inn Square, LLC

Attachments: Email String Regarding Eldorado Fire Apparatus Access on Eldorado

Email String Regarding Eldorado Fire Apparatus Access on Eldorado

FW: BUFFALO & ELODROADADO RETAIL SITE PLAN

Robert Cunningham <rc@taneycorp.com>

Tue 1/16/2024 9:45 AM

To: Steven Fark <recsappeal@gmail.com>
Cc: Jeff Mai <jeffmai@yahoo.com>, Yihong Liu <yl@ylarchitecture.com>

Steven -- see email below from Danny -- I believe this resolves this issue. let me know, thanks



Robert Cunningham, PE Director of Engineering Services
TANEY ENGINEERING | 6230 S. Jones Blvd | Las Vegas, NV 89118 | USA
1 702 462-8844 | rc@taneycorp.com | TaneyCorp.com | [Get to Know Us!](#)

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From: Danny Horvat <DHorvat@ClarkCountyNV.gov>

Sent: Tuesday, January 9, 2024 9:42 AM

To: Robert Cunningham <rc@taneycorp.com>

Subject: RE: BUFFALO & ELODROADADO RETAIL SITE PLAN

[EXTERNAL E-MAIL]

Robert,

We can accept the proposed access for this property as shown. Please let me know if you have any other questions.

Danny Horvat

Assistant Fire Chief
Clark County Fire Prevention
4701 W. Russell Rd.
Las Vegas, NV 89118
Office: (702)455-7059
Cell: (702)249-7374
email: horvat@clarkcountynv.gov

From: Robert Cunningham <rc@taneycorp.com>

Sent: Monday, January 8, 2024 3:06 PM

To: Danny Horvat <DHorvat@ClarkCountyNV.gov>

Subject: FW: BUFFALO & ELODROADADO RETAIL SITE PLAN

Importance: High

Danny

I am following up again as we are approaching our submittal date and need to hear from you so Antonio in CCPW is aware the issue is resolved or not, thanks.



Robert Cunningham, PE Director of Engineering Services
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1 702 462-8844 | rc@taneycorp.com | TaneyCorp.com | [Get to Know Us!](#)

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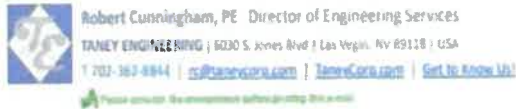
Justification Letter
Desert Inn Square LLC
January 19, 2024
Page 6 of 7

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From: Robert Cunningham <rc@tanevcora.com>
Sent: Tuesday, January 2, 2024 10:21 AM
To: Danny Horvat <DHorvat@ClarkCountyNV.gov>
Subject: RE: BUFFALO & ELDORADO RETAIL SITE PLAN

Danny,

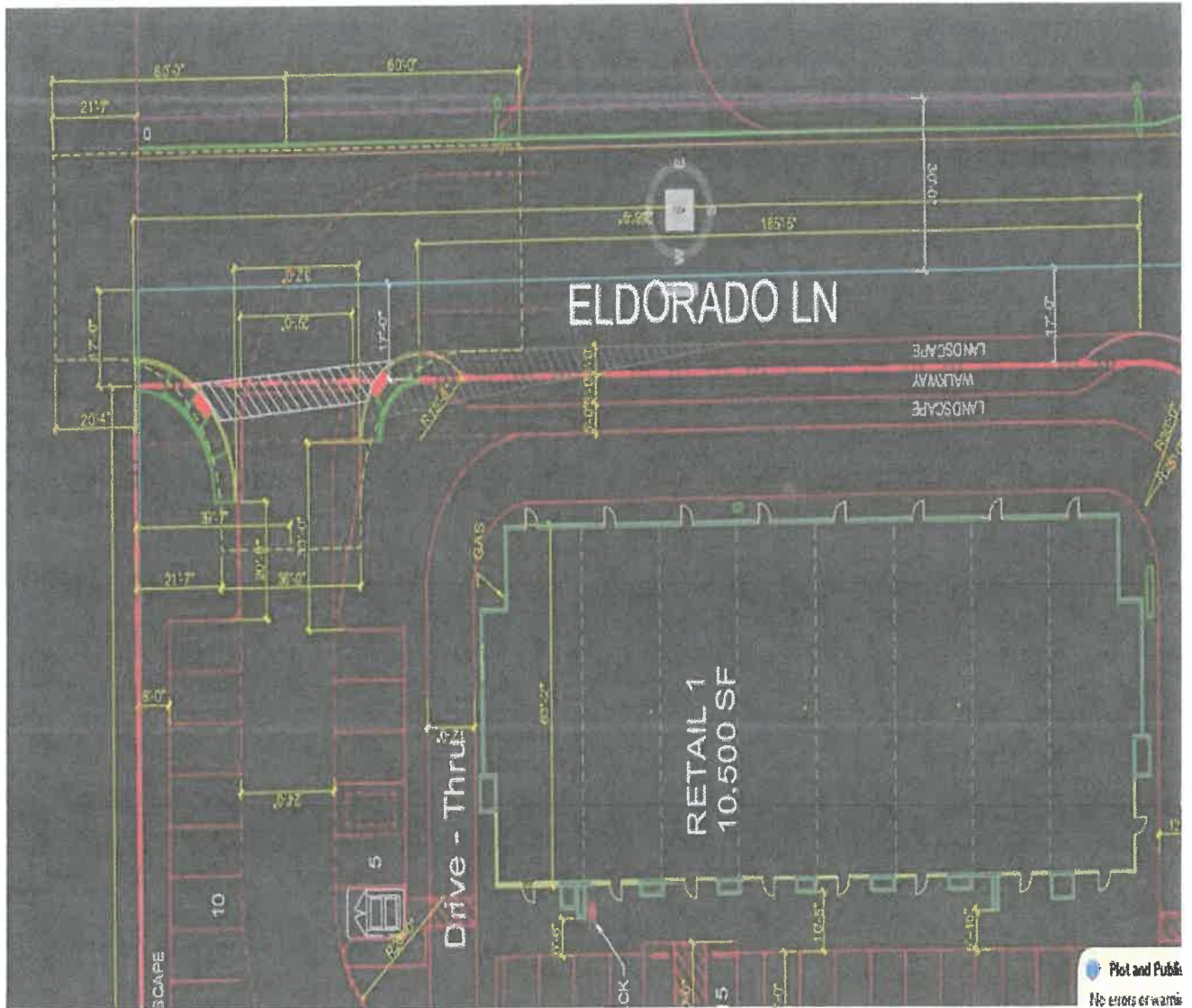
Just wanted to check back in with you on this issue, so we can hopefully move ahead with the entitlement portion of the project, thanks





From: Robert Cunningham <rc@tanevcora.com>
Sent: Friday, December 15, 2023 10:42 AM
To: Danny Horvat <DHorvat@ClarkCountyNV.gov>
Subject: RE: BUFFALO & ELDORADO RETAIL SITE PLAN

Danny,

The architect has drafted the 3 point turn around on the Eldorado entry in the image below and is only able to achieve approx. 39-ft from the end of Eldorado, see image below. Moving the entry over more to fully accommodate this will require undesirable changes to the site impacting buildings and drive thru. Will this work to satisfy the CCFD for the interim turn around, let me know thanks



 Robert Cunningham, PE Director of Engineering Services
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From: Robert Cunningham <rc@taneycorp.com>
Sent: Tuesday, December 12, 2023 4:10 PM
To: Danny Horvat <DHorvat@ClarkCountyNV.gov>
Subject: RE: BUFFALO & ELDORADO RETAIL SITE PLAN

