



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 29, 2022

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702) 371-7991 or chaves70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris

Catherine Godges, Vice Chair
 John Getter

Secretary: Carmen Hayes (702) 371-7911 chaves70@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 – JUSTIN C. JONES, Vice-Chair
 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA T. KING, County Manager

- III. Approval of Minutes for March 8, 2022. (For possible action)
- IV. Approval of the Agenda for March 29, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **NZC-22-0068-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:**
ZONE CHANGE to reclassify 8.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) senior housing (multiple family development); and 2) finished grade. Generally located on the north side of Russell Road and the west side of Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action) **04/05/22 PC**
- 2. **VS-22-0069-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road, and between Rainbow Boulevard and Redwood Street; and a portion of right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action) **04/05/22 PC**
- 3. **UC-22-0125-C C BUILDING II, LLC:**
USE PERMIT to allow a financial services, specified (high interest loan) business in conjunction with an existing office building on 1.5 acres in a U-V (Urban Village) Zone in the CMA Design Overlay District. Generally located on the south side of Teco Avenue, 208 feet east of Seeliger Street within Spring Valley. JJ/jor/jo (For possible action) **04/05/22 PC**
- 4. **NZC-22-0090-BELTWAY DEWEY, LLC:**
ZONE CHANGE to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/xx (For possible action) **04/19/22 PC**

5. **DR-22-0089-UNLV RESEARCH FOUNDATION:**
DESIGN REVIEW for finished grade in conjunction with an approved office building on 18.9 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/nr/jo (For possible action) **04/20/22 BCC**

6. **ET-22-400031 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone in the CMA Design Overlay District.
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/jud/jo (For possible action) **04/20/22 BCC**

7. **VS-22-0104-COLLABORATION CENTER FOUNDATION, INC:**
VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Robindale Road, and between Gagnier Boulevard (alignment) and Cimarron Road and portion of a right-of-way being Windmill Lane located between Gagnier Boulevard (alignment) and Cimarron Road within Spring Valley (description on file). MN/jud/jo (For possible action) **04/20/22 BCC**

8. **ET-22-400032 (UC-19-0867)-MADRAS DURANGO, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a vehicle wash.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed vehicle wash in conjunction with a partially developed commercial center on a 0.8 acre portion of a 2.2 acre site in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/jvm/ja (For possible action) **04/20/22 BCC**

9. **WC-22-400022 (WS-0715-06)-WARM SPRINGS & CIMARRON DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a design review requiring no additional freestanding signs on-site in conjunction with an existing office building on a 4.8 acre portion of 38.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the west side of Cimarron Road and the south side of Warm Springs Road within Spring Valley. MN/sd/syp (For possible action) **04/20/22 BCC**

10. **DR-21-0662-WARM SPRINGS & CIMARRON DEVELOPMENT, LLC:**
DESIGN REVIEW for a comprehensive sign package in conjunction with an existing commercial complex on a 4.8 acre portion of 38.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the west side of Cimarron Road and the south side of Warm Springs Road within Spring Valley. MN/sd/jd (For possible action) **04/20/22 BCC**

VII. General Business

1. None.

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

- IX. Next Meeting Date: April 12, 2022.

- 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 8, 2022

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - EXCUSED John Getter - 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

Yvette Williams called the meeting to order at 6:04pm
Al Laird, Current Planner

II. Public Comment

- None

III. Approval of **February 22, 2022** Minutes

Motion by: Rodney Bell
Action: Approve as published
Vote: 3/0 Yvette Williams abstained

IV. Approval of Agenda for **March 8, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Yvette Williams
Action: Approve noting General Business (VII) would be heard after Informational Items (V)
Vote: 4/0 Unanimous

V. Informational Items

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

Mike Shannon announced Short Term Rental Meeting at Desert Breeze on March 24, 2022 at 5:30pm.

VI. Planning & Zoning

1. **ET-22-400014 (UC-0787-17)-LAUB JOEL A AND LAUB KIMBERLY L FAMILY TRUST: USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) increase manager's unit area; and 2) waive mixed-use development design standards.
DESIGN REVIEWS for the following: 1) modify an approved office/warehouse complex with manager's units; and 2) modify a parking lot on 5.6 acres in conjunction with an existing office/warehouse complex with manager's units in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/jgh/syp (For possible action) 04/05/22 PC

Motion by: **John Getter**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

2. **NZC-22-0068-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:**
ZONE CHANGE to reclassify 8.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduced throat depth.
DESIGN REVIEWS for the following: 1) senior housing (multiple family development); and 2) finished grade. Generally located on the north side of Russell Road and the west side of Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action) 04/05/22 PC

Applicant requested HOLD to the Spring Valley TAB Meeting on March 29, 2022.

3. **VS-22-0069-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road, and between Rainbow Boulevard and Redwood Street; and a portion of right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action) 04/05/22 PC

Applicant requested HOLD to the Spring Valley TAB Meeting on March 29, 2022.

4. **AR-22-400013 (UC-17-1014)-CHURCH HAMERE N.K.M.W ST. M.E.O.T:**
USE PERMIT SECOND APPLICATION FOR REVIEW to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/jgh/syp (For possible action) 04/06/22 BCC

Motion by: **John Getter**

Action: **DENY** due to ongoing concerns with upkeep of the property

Vote: **4/0 Unanimous**

5. **ET-22-400021 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the

following: 1) increase building height; and 2) alternative landscaping.

DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade on 10.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/sd/syp (For possible action) 04/06/22 BCC

Motion by: **Yvette Williams**

Action: **Approve until April 19, 2023 to commence**

Vote: **4/0 Unanimous**

VII General Business

1. **Steven DeStefano answered questions related to expectations and policies of Republic Services related to trash removal in residential areas. Mr. DeStefano discussed hammerhead streets, landscape refuse, paint disposal, light bulbs, transfer stations and service restrictions.**

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.

- **An individual in attendance apologized to Chairwoman Yvette Williams for speaking out of turn.**
- **An individual expressed concern neighbors in his community consistently do not receive meeting announcements from Comprehensive Planning.**
- **Yvette Williams expressed concern Spring Valley has not received audiovisual equipment after multiple budget requests dating back to 2011. Yvette indicated she did not want to wait for the 2022-2023 budget cycle to make another request and asked Mike Shannon to seek an explanation why the request is continually ignored. Chairwoman Williams pointed out Spring Valley is now represented by three County Commissioners whom she hoped will advocate for the equipment.**
- **John Getter requested a future presentation by Community Resources regarding the role CDAC plays with Affordable Housing requests for land.**

IX. Next Meeting Date

The next regular meeting will be **March 29, 2022** at 6:00pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 7:47pm

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

BOARD OF COUNTY COMMISSIONERS
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MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
YOLANDA T. KING, County Manager

DRAFT

04/05/22 PC AGENDA SHEET

SENIOR HOUSING
(TITLE 30)

RUSSELL RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0068-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:

ZONE CHANGE to reclassify 8.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduced throat depth.

DESIGN REVIEWS for the following: 1) senior housing (multiple family development); and 2) finished grade.

Generally located on the north side of Russell Road and the west side of Redwood Street within Spring Valley (description on file). MN/md/jo (for possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 55 feet where 35 feet is the maximum permitted per Table 30.40.3 (a 42.9% increase).
2. Reduce the throat depth from a visitor call box to 60 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).

DESIGN REVIEWS:

1. Senior housing (multiple family development).
2. Increase finished grade to 156 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 333% increase).

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: 8.3

- Number of Units: 270
- Density (du/ac): 32.7
- Project Type: Senior housing
- Number of Stories: 5
- Building Height (feet): 55 (average of Buildings 1 through 4)
- Square Feet: 83,718 (Building 1)/102,332 (Building 2)/79,049 (Building 3)/112,899 (Building 4)/18,516 (Clubhouse)/1,350 (Accessory Structure)
- Open Space Required/Provided: 58,500/131,672
- Parking Required/Provided: 270/330

Neighborhood Meeting Summary

This request is for a non-conforming zone change to reclassify 8.4 acres from an R-E zoning district to an R-4 zoning district to allow a senior housing (multiple family) development. The applicant conducted a neighborhood meeting on March 1, 2021. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Three people attended the meeting and expressed concerns about traffic, timing of construction, and the type of buffer between the senior housing facility and their residences.

Site Plans

The plans depict a multiple family residential development situated on an 8.3 acre project site consisting of 270 dwelling units with a density of 32.7 dwelling units per acre. The proposed development has been submitted as a request for Senior Housing, thereby qualifying for a density bonus of up to 39 dwelling units per acre within the R-4 zoning district. The proposal consists of 4 multiple family buildings within the boundaries of the project site. An open space area, featuring a courtyard with various recreational amenities, is centrally located within the project site between the 4 buildings. A 3 story clubhouse is also proposed along the south portion of the site, located between building 1 and building 4. Building 1 is set back 103 feet from the south property line, and 93 feet from the east property line, adjacent to Russell Road and Redwood Street respectively. Building 2 is set back 93 feet from the east property line, adjacent to Redwood Street, and 87 feet from the north property line along Dewey Drive. Building 3 is set back 87 feet from the north property line adjacent to Dewey Drive, and 85 feet from the west property line adjacent to an existing congregate care facility. Building 4 is set back 86 feet from the west property line and 97 feet from the south property line, adjacent to Russell Road. The development requires 58,500 square feet of open space where 131,672 square feet of open space is provided. Open space is centrally located within the project site consisting of a recreational building, pickleball court, swimming pool, dog park, bocce ball court, and greenspace. All 4 multiple family buildings, and the recreation building, are connected by a series of internal 5 foot wide pedestrian walkways within the interior of the site. A 5 foot wide detached sidewalk is provided along Russell Road, with the exception of the required bus turnout at the southeast corner of the project site. A 5 foot wide attached sidewalk is provided along Redwood Street (east property line) and Dewey Drive (north property line) of the project site. Access to the project site is granted via a single driveway located along Russell Road, with ingress and egress to the development controlled by a security gate. A waiver of development standards is required to reduce the throat depth from the visitor call box to 60 feet where 100 feet is required per the Uniform Standard Drawings. An exit only gate is located at the north portion

of the site, adjacent to Dewey Drive. The senior housing (multiple family development), requires 270 parking spaces where 330 parking spaces are provided. A carport is located along the east portion of the property, with a setback of 16 feet from Redwood Street. A second carport is located along the west property line with a setback of 10 feet. An increase in finished grade is also part of this request, as there is an existing wash at varying depths throughout the project site. The wash, at its maximum depth of 13 feet, is located at the northeast corner of the site. This results in the required design review to allow a maximum increase of 15 feet above finished grade.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Russell Road. A 15 foot to 16 foot wide landscape area behind a 5 foot wide attached sidewalk is located along Redwood Street and Dewey Drive. Twenty-four inch box trees, in addition to shrubs and groundcover, will be planted in the street landscape areas. A 6 foot high decorative perimeter fence is set back behind the required landscape areas along Russell Road, Redwood Street, and Dewey Drive. Although not required per Code because of the bus turnout located at the southeast corner of the site, a 10 foot wide landscape area is provided consisting of 24 inch box trees, including shrubs and groundcover, at the corner of Russell Road and Redwood Street. A 10 foot wide landscape area with 24 inch box trees planted 30 feet on center, is provided along the west property line.

Elevations

The 4 story multiple family buildings extend up to 50 feet in height to the top of the parapet wall, where visible from the public streets and adjacent property to the west. The east, west, and south elevations for the courtyard, located within the interior of the site, depict an additional 11 feet of building height (and additional story) below the main level of the buildings. Therefore, the multiple family buildings are approximately 61 feet high where visible from the interior courtyard. The height average for all sides of the buildings averages to 55 feet, necessitating a waiver of development standards. The exterior materials of the buildings consist of painted stucco, cement board wooden finish, black metal fascia and trim, and decorative metal railings. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The buildings are painted with neutral, earth tone colors. The pool equipment, maintenance and restroom buildings, centrally located within the courtyard area, measure up to 12 feet in height consisting of painted stucco to match the multiple family buildings.

Floor Plans

The floor plans consist of 137 one bedroom, and 133 two bedroom units. The clubhouse building, located between building 1 and building 4, features 3 levels consisting of a fitness room, spin room, multi-purpose room, business center, kitchen, shower/locker room, barber, grandchildren room, mail room, and offices. The maintenance and pool equipment rooms each measure 676 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states all 270 units proposed for the development will be occupied by at least 1 person 55 years of age or older. In renting of units at this development, the rental publications will make it clear, and the rental condition will be strictly enforced, that housing is available only for those residents where the Head of Household within each rental unit is 55 years of age or older. Additionally, appropriate and significant facilities, services, and amenities are being provided specifically to meet the particular physical and social needs, interests, and limitations of older persons. Such facilities, services, and amenities include an expanded clubhouse at 18,516 square feet. This is nearly 2 times to 3 times the size of clubhouses at non-senior housing developments. The reason for this increased square footage is that seniors tend to use clubhouses more, and for a wider variety of purposes; and this increased space will increase socialization (an important facet to senior living) by providing large areas for bingo, card games and other participation games, ballroom dancing, arts and crafts, movies, and lectures. There will be a grandchildren play room to make visits with the family more fun. Additionally, the swimming pool and spa features are oversized in order to accommodate instructor and water aerobics, and to allow for greater and more comfortable use by seniors. There are large lawn areas for croquet, badminton, and other outdoor senior directed activities. Enhanced outdoor seating areas are also provided. To address physical limitations, (i) the Fitness Center is designed for seniors, (ii) elevators are spaced throughout the building for easy access to every floor, and (iii) a community van will be provided for trips to doctors, movie theaters, museums, shopping, casinos, and the like.

The buildings provide architectural enhancements such as balconies, building articulation, varying coloring scheme, architectural pop outs, and will be comprised of painted stucco, large decorative windows, and wood accents. The applicant is proposing four, 4 story buildings with a maximum height of 55 feet where 35 feet is permitted. To justify the increased height request, the applicant has strategically designed the project to include 2 rows of parking and a drive aisle between the existing residential development to the east and the closest proposed building to provide for adequate buffering. The overall building setback along the eastern property line is a minimum of 88 feet. Redwood Street is a 60 foot right-of-way, providing a total separation of nearly 150 feet from the existing single family development on the east. Additionally, the C-2 zoning to the immediate west of the site has an allowable 55 foot height limitation, the same as the maximum height requested for this development. As noted above in the opening paragraph in support of the nonconforming zone change, Redwood Street serves as both an actual and a natural demarcation line between the residential to the east and the more intense commercial and office uses to the west of Redwood Street.

While the call box is set at 60 feet where a minimum of 100 feet is required, the shortened distance will not create a traffic safety hazard since there are 2 lanes entering the development. If a vehicle is stopped at the call box, residents and visitors can pass safely in the other lane and continue to the gates or to the clubhouse. Additionally, while the call box is set at 60 feet from the entrance, the actual security gates are set from 180 feet to 220 feet from the entrance. The Traffic Mitigation Letter that is required for this development will include a queuing analysis that will support the shortened length. Importantly, as a practical matter, many of the residents will use community vehicles to exit and then re-enter the site and most visitors will bypass the call box entirely choosing instead to meet with staff or the residents in the Clubhouse. Further

justifying this waiver is the fact that the entrance to this gated community is restricted in its location as the neighbors have voiced their strong position that the entrance must not be located on either Redwood Street or Dewey Drive. The driveway location has been established by incorporating it into the required bus turnout, and then lining it up as closely as possible to the driveway across the street. In addition, an existing wash creates a logistical concern for site planning, and the owner has tried to incorporate this feature into the project, thus further necessitating limiting the throat depth.

The applicant intends to balance the site so that neither the addition of fill to the site nor the removal of fill from the site will be required. Since a balanced site is not assured at this time, this design review for a finished grade above 36 inches is being processed. There is a dry wash with varying depths that runs through the site that is no longer active due to appropriate flood mitigation measures taken upstream. The wash is at its maximum depth at the northeast corner of the site. At this location, the bottom of the wash to the finish grade is 13 feet. This results in a required design review to allow a maximum of 13 feet above finished grade. This increase in finished grade is the only way to allow for proper drainage of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E & C-P	Undeveloped & office building
South	Neighborhood Commercial	R-E & C-P	Single family residential, office complex, & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/acre)	R-2	Single family residential
West	Corridor Mixed-Use	C-2	Congregate care facility

Related Applications

Application Number	Request
VS-22-0069	A request to vacate and abandon patent easements and right-of-way 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 10.

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the

area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

The applicant states there have been many changes over the last several years within the southwest sector, including the addition of various multiple family residential developments. Moreover, the need for additional housing, including senior housing, is rapidly growing throughout the Las Vegas valley. With the high influx of new residents moving to Las Vegas every day, there is a shortage of housing opportunities to meet that need. Therefore, the current request for senior housing should be considered not only compatible for the area, but desirable for the overall community.

Immediately to the north of the proposed development, across Dewey Avenue, is a 5 acre parcel featuring an existing 2 story office building zoned C-P with a planned land use of Neighborhood Commercial. Also to the north of the project site is an undeveloped 1.3 acre R-E zoned parcel with a planned land use of Neighborhood Commercial. To the east of the project site, across Redwood Street, is an existing 5 acre single family residential development with R-2 zoning and a planned land use of Mid-Intensity Suburban Neighborhood. To the south of the project site, across Russell Road, is an undeveloped parcel zoned R-E, a developed 2.5 acre parcel with an office building zoned C-P, and a developed single family residential lot zoned R-E. All 3 parcels have a planned land use of Neighborhood Commercial. To the west of the project site is an existing 2 story congregate care facility zoned C-2, with a planned land use of Corridor Mixed-Use. The proposed zone change to R-4 for senior housing (multiple family development) is inconsistent and incompatible with the existing R-2 single family residential development to the east.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

According to the applicant, with the commercial and office uses (existing and planned) adjacent to the north, south, and west of the site, coupled with the site being located on Russell Road, a heavily travelled 100 foot wide right-of-way, the density and intensity of this proposed use is compatible with the surrounding area. Additionally, the site is located just 1 block east of Rainbow Boulevard, a 120 foot wide major thoroughfare. The proposed use will also act as an ideal transition from the more intense C-2 commercial uses to the west and the single family residential to the east across Redwood Street. The location of the site is also ideal for senior housing due to its close proximity to a variety of commercial uses and within 1 block of the Spring Valley Hospital. Therefore, the site's location is not only an ideal transition piece to buffer the existing single family to the east, but it's situated in such an area that will benefit future residents of the senior community.

Immediately to the north of the proposed development, across Dewey Avenue, is a 5 acre parcel featuring an existing 2 story office building zoned C-P with a planned land use of Neighborhood Commercial. Also to the north of the project site is an undeveloped 1.3 acre R-E zoned parcel with a planned land use of Neighborhood Commercial. To the east of the project site, across Redwood Street, is an existing single family residential development zoned R-2 with a density of 6.3 dwelling units per acre. To the south of the project site, across Russell Road, is an

undeveloped parcel zoned R-E, a developed 2.5 acre parcel with an office building zoned C-P, and a developed single family residential lot zoned R-E. All 3 parcels have a planned land use of Neighborhood Commercial. To the west of the project site is an existing 2 story congregate care facility zoned C-2, with a planned land use of Corridor Mixed-Use. Staff finds the density and intensity of the proposed project, a senior housing development with a density of 32.7 dwelling units per acre, is incompatible with the density of the existing R-2 development to the east.

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant states the proposed zone change will not result in any negative impacts on surrounding infrastructure not already contemplated in the area. Moreover, approval of the project will allow for the completion of Redwood Street adjacent to the site. Also, the development will provide a bus stop requested by the RTC which will enhance public transportation in the immediate area. Additionally, senior housing is generally viewed as less impactful than standard multiple family developments from a neighborhood standpoint, and will not burden Clark County schools or roadways. The applicant will also continue to mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The school district has indicated that this development would generate 45 additional elementary school, 25 middle school, and 35 high school students if this project became something other than senior housing. The school district indicates Earl Elementary School is under capacity by 56 students while Sawyer Middle School and Durango High School are over capacity by 252 and 214 students, respectively.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states the proposed development meets the goals and policies of the Master Plan due to the following reasons: 1) the project site is located in walking distance to various commercial uses to the west, as well as being in close proximity to the Spring Valley Hospital less than a mile away; 2) the project will have internal pedestrian connectivity, as well as easy access to neighboring commercial developments; 3) the project will provide much needed senior housing opportunity, with a wide range of on-site activities for various lifestyles; 4) the site is located adjacent to existing commercial and office uses with quick access to the CC 215 via Rainbow Boulevard. The site is located near public facilities, a major hospital, and mass transit stops to support senior multiple family developments; 5) the applicant is providing 131,672 square feet of open space for the project, which is well in excess of twice the Code requirement; 6) a "trail access walkway" is provided at the northeast corner of the site, near Redwood Street, to allow for additional site recreational opportunities; 7) drought tolerant landscaping is provided; 8) the buildings depict varying elevations and are oriented in various directions to avoid a monotone linear pattern; 9) the site is surrounded by various land uses and is within close proximity to a hospital; and 10) the site is located 1 block off Rainbow Boulevard, a 120 foot

right-of-way which provides for public transportation stops north and south, and, as noted above, a new bus stop will be provided on Russell Road for those desiring to go east and west.

Staff finds the proposed zoning complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Furthermore, the proposed zoning complies with Goal 1.2 that encourages expanding the number of long term affordable housing units available in Clark County.

Summary

Zone Change

Staff finds that there has not been a change in law and policies that make this request appropriate for the area. The reclassification of this site to an R-4 zoning district would allow a density up to a maximum of 39 dwelling units per acre that is incompatible with the developed R-2 zoning district to the east, across Redwood Street. Staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to R-4 zoning; therefore, staff recommends denial.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use for senior housing is consistent with the goals and policies of the Master Plan, as listed below, to provide opportunities for diverse housing options meeting the needs of residents of all ages, income levels and abilities.

- Policy 1.1.1 (Mix of Housing Types) - Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three and four-plexes, and smaller multiple family complexes.
- Policy 1.1.2 (Housing Access) - Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services.
- Policy 1.1.4 (Supportive Housing) - Encourage housing options that incorporate universal design principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities.
- Policy 1.1.5 (Housing for Vulnerable Populations) - Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness.
- Goal 1.2 – Expand the number of long-term affordable housing units available in Clark County.

- Policy 1.2.3 (Non-Profit Ownership) - Encourage acquisition of housing by non-profit organizations, land trusts, or tenants as a strategy to protect housing from upward pressure on prices and rents.

Staff finds the proposed senior housing use is consistent with the purpose, goals, and policies of the Master Plan. However, since staff is not supporting the nonconforming zone boundary amendment associated with this request, staff cannot support the use permit.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff cannot support the request to increase the height of the multiple family buildings. Immediately to the east of the project site, across Redwood Street, are 5 single-story residences that would potentially be impacted by the height increase. The proposed height of the building is not compatible with the building height of the surrounding residential and commercial uses; therefore, staff recommends denial.

Design Review #1

The senior housing (multiple family development) project provides several amenities including open space, swimming pool, clubhouse, and fitness center. Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights. However, staff is concerned with the overall height, bulk and mass of the building, as there is an existing R-2 single family residential development immediately to the east of the project site, across Redwood Street. Therefore, since staff is not supporting the nonconforming zone boundary amendment, use permit and waiver, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to reducing the throat depth to the security gate call box. Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #2

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

Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this design review.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 4, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- 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 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 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

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant is advised 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; 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 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 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

- 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 #0075-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURA DEVELOPMENT CO., LLC

CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

04/05/22 PC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

RUSSELL RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0069-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:

VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Russell Road, and between Rainbow Boulevard and Redwood Street; and a portion of right-of-way being Russell Road located between Rainbow Boulevard and Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

This application is a request to vacate and abandon portions of easements and right-of-way. The first part of this request is to vacate 33 foot wide patent easements centrally located within the project site and a 33 foot wide easement located along the west portion of the site. Three foot wide patent easements, located adjacent to Dewey Drive and Redwood Street, will also be vacated. The second part of this request is to vacate a 5 foot wide portion of Russell Road to accommodate the required detached sidewalk along the street. The vacation of the patent easements are necessary to develop the project site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E & C-P	Undeveloped & office building
South	Neighborhood Commercial	R-E & C-P	Single family residential, office complex, & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	C-2	Congregate care facility

Related Applications

Application Number	Request
NZC-22-0068	A nonconforming zone change to reclassify 8.4 acres from an R-E zone to an R-4 zone for senior housing (multiple family development) 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 and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 4, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURA DEVELOPMENT CO., LLC

CONTACT: LINDSAY BROWN, KAEMPFER CROWELL 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

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04/05/22 PC AGENDA SHEET

FINANCIAL SERVICES
(TITLE 30)

SEELIGER ST/TECO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0125-C C BUILDING II, LLC:

USE PERMIT to allow a financial services, specified (high interest loan) business in conjunction with an existing office building on 1.5 acres in a U-V (Urban Village) Zone in the CMA Design Overlay District.

Generally located on the south side of Teco Avenue, 208 feet east of Seeliger Street within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-32-810-002 through 163-32-810-007

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8860 W. Sunset Road, Suite 104
- Site Acreage: 1.5
- Project Type: Financial services, specified (high interest loan)
- Square Feet: 22,000 (Entire building- Building B) / 135 (Suite 104- lease space)
- Parking Required/Provided: 1/88 (subject parcel) / 796 (provided for the entire complex)

Site Plan

ZC-1664-05 was previously approved for a mixed use development (from R-E and C-2 zoning to U-V zoning) which included commercial areas and portions of the development to have residential components. A second design review (DR-0454-07) was previously approved for the commercial portion of the site which included office buildings on the southwestern portion of the overall commercial development.

The applicant's site plan shows a proposed financial services, specified (high interest loan) business within Building B, Suite 104 under the subject parcel (Assessor's Parcel Number: 163-32-810-003). The lease space has an overall area of 135 square feet which requires 1 parking space where 88 is provided under the subject parcel. In addition, the complex provides 796 parking spaces.

Landscaping

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

Elevations

The previously approved elevation plans for Building B shows a 2 story, 35 foot high office building with a decorative parapet roof. The exterior materials include neutral tan colors, with a stucco finish, and black aluminum door and window systems.

Floor Plans

Building B has a total area of 22,000 square feet. Both the first and second floor are equally 11,000 square feet each. The applicant's lease space office is 135 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Dollar Loan Center is the applicant for the proposed use permit. Hours of operation will be Monday thru Saturday from 8:00 a.m. to 8:00 p.m., and closed on Sundays. Title 30 allows financial services (high interest loan) establishments within a U-V zone with the approval of a special use permit. Per the applicant, no customers will be visiting the physical location (Suite 104). All business activity will be offered through the web-based platform and over the telephone only.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0077	Allowed alternative driveway geometrics, and a design review for access control gates and a 6 foot high steel fence around the perimeter of the residential development (part of the mixed-use development). Design review also included access control gates at the entrances. Post Road for egress only, and the entrance on Riley Street for ingress/egress with a call box set back 72 feet from Riley Street	Approved by BCC	April 2021
ZC-1664-05 (ET-0152-14)	Third extension of time to reclassify 10.1 acres from R-E to U-V zoning (Mosaic) mixed-use development	Approved by BCC	February 2015
DR-0826-07 (ET-0151-14)	Third extension of time to commence a residential component of a mixed-use development (Mosaic) on 10.1 acres	Approved by BCC	February 2015
DR-0826-07 (ET-0112-11)	Second extension of time for the residential component of the mixed-use project	Approved by BCC	January 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1664-05 (ET-0111-11)	Second extension of time to reclassify 10.1 acres from R-E to U-V zoning (Mosaic) mixed-use development	Approved by BCC	January 2011
DR-0826-07 (ET-0237-09)	First extension of time for the residential component of the mixed-use project	Approved by BCC	November 2009
WC-0225-08 (WS-0948-08)	Waived conditions of a waiver of development standards requiring the following: 1) meandering sidewalk to go from Post Road to the north/south along the west property line then east along the south property line to Durango Drive, pedestrian access points to be provided for the adjacent parcels to the west and south; and 2) landscaping adjacent to the west and south property lines to comply with Figure 30.64-12 of the Unified Development Code	Approved by BCC	November 2008
VS-0948-08	Vacated a 5 foot wide section of right-of-way along Durango Drive along the east side of the subject property for detached sidewalks.	Approved by PC	November 2008
ZC-1664-05 (ET-0303-08)	First extension of time to reclassify 69 acres from R-E and C-2 zoning to U-V zoning with a design review for a mixed-use development for office, retail, work/live units, and condominium units.	Approved by BCC	January 2009
TM-0143-08	A commercial subdivision on 4.3 acres	Approved by PC	September 2008
WS-0604-08	Reduced parking for an office complex (APN-163-32-801-019), and a design review for a 170,000 square foot data processing center	Approved by BCC	July 2008
TM-0337-07	A tentative map for a residential condominium development consisting of 319 condominium units on 10.5 acres	Approved by PC	January 2008
TM-0317-07	A tentative map for a residential condominium development for 456 condominium units on 15.7 acres	Approved by PC	January 2008
DR-0826-07	Residential component of a previously approved mixed-use project	Approved by BCC	August 2007
DR-0454-07	Commercial portion of a previously approved mixed-use project	Approved by BCC	June 2007
TM-0413-06	A 1 lot commercial subdivision on 13.6 acres.	Approved by PC	November 2006

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0363-06	Vacated three, 33 foot wide government patent easement and one, foot wide right of way being Post Road on portions of parcels 163-32- 701-022 and 163-32-701-023.	Approved by PC	May 2006
Application Number	Request	Action	Date
WC-0062-06 (ZC-1664-05)	Waived conditions of a zone change requiring a right-of-way dedication for 30 feet for Sobb Avenue	Approved by BCC	April 2006
VS-0192-06	Vacated 5 foot wide portions of public rights-of-way along Post Road and Riley Street and 30 foot wide segment of Teco Avenue. Also vacated patent easements located on the Teco Avenue (alignment). The 5 foot wide segments are intended for detached sidewalks and the Teco Avenue alignment (patent easements and right-of-way) is not needed for vehicular circulation in the immediate area.	Approved by PC	March 2006
WC-0289-06 (ZC-1664-05)	Waived conditions of a zone change requiring each phase of the development to contain the same ratio of residential to commercial components as the overall project or submitting a construction phase plan on 69 acres	Approved by BCC	November 2006
WS-0156-06	Allowed early mass grading.	Approved by PC	April 2006
VS-2002-05	Vacated various government patent easements ranging in size from feet wide to 33 feet wide and located between Post Road and Sunset Road and between the I-215 Beltway and Durango Drive.	Approved by PC	February 2006
TM-0719-05	A portion of a mixed-use development with 937 condominium units with 3 common elements	Approved by PC	February 2006
ZC-1664-05	Reclassified 69 acres from R-E and C-2 zoning to U-V zoning with a design review for a mixed-use development for office, retail, work/live units, and condominium units.	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	U-V	Condominiums
South & West	Corridor Mixed-Use	U-V	Office buildings
East	Corridor Mixed-Use	C-2	Office complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed use will have a minimal impact to the site since the lease space will be utilized by staff only. Per the applicant, no customers will be present at the location, since Dollar Loan Center's services are only available via the internet and the phone. 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

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DOLLAR LOAN CENTER, LLC

CONTACT: CHRISTINE POLANCO, DOLLAR LOAN CENTER, 8860 W. SUNSET ROAD, SUITE 104, LAS VEGAS, NV 89148



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

3

Application Number: UC-22-0125

Property Owner or Subdivision Name: CC BUILDING II, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** _____ **BCC** _____

Add this application to the: **TAB/CAC** 3/29/2022 Spring Valley **PC** 4/5/222 **BCC** _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: Advance to 3/29/22 Spring Valley TAB & 4/5/22 PC meeting
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Per Jennifer Ammerman, UC is needed for this site (Dollar Loan Center).
Advance to 3/29/22 Spring Valley TAB & 4/5/22 PC meeting (Process as Off-Cycle).

Change initiated by: JOR Date: 2/28/2022
 Change authorized by: ROK Date: 2/28/2022
 Change processed by: ds Date: 3/2/2022
 Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-32-810-002, -003, -004, -005, -006, & -007.
Town Board(s): Spring Valley

3



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0125</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>Spring Valley</u> PC MEETING DATE: <u>4/5/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>	DATE FILED: <u>2/28/22</u> TAB/CAC DATE: <u>3/29/22</u>	
	PROPERTY OWNER NAME: <u>CC Building II LLC</u> ADDRESS: <u>3145 St Rose Pkwy Ste 200</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-778-3309</u> CELL: _____ E-MAIL: _____		
	APPLICANT NAME: <u>Dollar Loan Center LLC</u> ADDRESS: <u>8800 W Sunset Rd suite #104</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-780-4596</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ <u>mdebacker@mebrennanentities.com</u>		
CORRESPONDENT NAME: <u>Christine Polanco</u> ADDRESS: <u>8800 W Sunset Rd Suite #104</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-778-3309</u> CELL: <u>714-292-0400</u> E-MAIL: _____ REF CONTACT ID #: _____ <u>Christine.Polanco@dontbe broke.com</u>			

ASSESSOR'S PARCEL NUMBER(S): 1103-32-810 002; -003; -004; -005; -006; -007

PROPERTY ADDRESS and/or CROSS STREETS: 8800 W Sunset Rd #104 Las Vegas NV 89148

PROJECT DESCRIPTION: To allow a financial service specified (high industrial) establishment in conjunction with an existing commercial office complex.

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

Property Owner (Signature)* [Signature] Property Owner (Print) Charles Brennan

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/19/2021 (DATE)
 By Charles Brennan
 NOTARY PUBLIC: Nancy Osorio



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

DOLLAR LOAN CENTER

dontbebroke.com®

December 3, 2021

Clark County
Department of Planning
500 S Grand Central Parkway
Las Vegas, NV 89155-1810

UC-22-0125

RE: Justification Letter for Dollar Loan Center Special Use Permit 8860 W Sunset Rd, Suite 104, Las Vegas, NV 89148

Dear Clark County Department of Comprehensive Planning,

Dollar Loan Center is requesting a special use permit approval for 8860 W Sunset Rd, Suite 104, Las Vegas, NV, 89148 to offer High Interest loans online. We opened our first store on East Sahara in 1996 and we are proud of our longstanding history of doing business in Clark County along with helping to bring jobs to its residents and revenue to the municipalities. Dollar Loan Center has a proven record of accomplishment as an excellent community partner throughout Nevada, routinely providing financial support to several community charities such as Opportunity Village, Three Square Food Bank, the Susan G Komen Race for a Cure, Heaven Can Wait Animal Society, the City of Henderson Little League program and others.

Dollar Loan Center also has a long – term Arena naming rights agreement with the Las Vegas Golden Knight to house their AHL affiliate as well as numerous other sporting, musical and community event throughout the year.

Dollar Loan Center is not a payday loan or check cashing company, but we do provide a much-needed service and better financial alternative to the community. We provide High Interest Loan, where we use only the borrower's signature and promise to pay as collateral. Most importantly Dollar Loan Center loans are fully amortized to prevent borrowers from getting caught in a debt treadmill. Over the past 5 years we have approved over 496,676 loans and in the past 2-years Dollar Loan Center has had nearly 50,000 customers return as repeats customers. We're registered with the Financial Institution Division of the State of Nevada and the rates are approximately half the rate of payday loan companies.

Dollar Loan Center has approximately 57 locations in Southern Nevada, Northern Nevada and Utah with approximately 150 employees. Vegas, Inc. acknowledged us two years in a row as one of Southern Nevada's "Best Places to Work". More important than being acknowledged, we believe being a good employer is just the right thing to do and you can be assured that Dollar Loan Center will provide the Clark County residents a great place to work.

Property Specifics

- Property Address: 8860 W Sunset Rd Suite 104, Las Vegas, NV 89148

DOLLAR LOAN CENTER

dontbebroke.com®

- Dollar Loan Center will be in suite 104
- Applying for a Financial Service establishment which service only high interest loans online and over the phone.
- Hours of Operation will be Mon –Sat 8am to 8pm, and closed Sundays.
- Current zoning of property is U-V (Urban Village), which allows Financial Services (SLUCM Code 6100) subject to a special use permit.
- In accordance with Table 30.44-1, our suite location meets the 200-foot distance requirement from our front door the property line of any adjacent residential.

Anticipated Impact on Traffic Conditions, Surrounding Neighborhood, & General Public

At no time will we have customers visiting the physical location, all business activity will be offered through our web-based platform and over the phone.

Anticipated timetable for all construction and improvements

None

Thank you in advance for taking time to review our request and we look forward to working with the Town Board, City and the County.

Sincerely,

Christine Polanco
Compliance

4

04/19/22 PC AGENDA SHEET

MULTIPLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

HACIENDA AVE/JERRY TARKANIAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0090-BELTWAY DEWEY, LLC:

ZONE CHANGE to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District.

Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/xx (For possible action)

RELATED INFORMATION

APN:

163-29-301-013; 163-29-301-014; 163-29-315-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 60 feet where 50 feet is the maximum per Table 30.40-3 (a 20% increase).
2.
 - a. Reduce landscaping to a less intense use where landscaping per Figure 30.64-11 with 1 tree per 30 feet is required.
 - b. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Reduce the setback to a call box to 61 feet where 100 feet or more is required depending on a traffic study per Uniform Standard Drawing 222.1 (a 39% reduction).

DESIGN REVIEWS:

1. Multiple family residential development.
2. Increase finished grade to 103 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 186% increase).

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: 10.3
- Number of Units: 326
- Density (du/ac): 32
- Project Type: Multiple family residential development
- Number of Stories: 5
- Building Height (feet): 60
- Open Space Required/Provided: 32,600/36,000
- Parking Required/Provided: 531/531

Neighborhood Meeting Summary

Notices were mailed to property owners within a 1,500 foot radius of the site notifying them of a neighborhood meeting on December 13, 2021 at the Desert Breeze Community Center. Three neighbors attended the meeting, and the neighbors' concerns included traffic, height of the building, density, and views from the multiple family units into the single family residential houses to the west.

Site Plan

The site plan depicts 2 multiple family residential buildings with a centrally located clubhouse on the linear, north/south oriented site. Overall setbacks for the residential buildings include 166 feet to the north property line along Hacienda Avenue, a minimum of 80 feet to the east property line along Jerry Tarkanian Way, 150 feet to the south property line along Diablo Drive, and 93 feet to the west property line.

Gated ingress/egress is provided from a driveway that is centrally located along Jerry Tarkanian Way. A waiver of development standards is necessary to reduce the setback for the call box. An additional exit-only gated driveway is provided on the north side of the site to Hacienda Avenue, and an additional exit-only gated driveway is provided on the south side of the site to Diablo Drive. Parking spaces (many of which include carport shade covers), drive aisles, and trash enclosure are located around the perimeter of the site.

A utility/drainage easement located along the west side of the site ranges in width from 20 feet to 30 feet. This utility/drainage easement will remain open to function as a pedestrian path and open area buffer between the multiple family residential development and the single family subdivisions to the west.

Landscaping

Landscaping along the east side of the site, adjacent to Jerry Tarkanian Way, includes a 15 foot wide landscape area with a detached sidewalk. A 6 foot high perimeter wrought iron fence with CMU block columns is provided behind the 15 foot wide landscape area, and an additional 8 foot wide landscape area is provided behind the fence. A detached sidewalk with a 15 foot wide landscape area is provided along the north property line, adjacent to Hacienda Avenue. The 6

foot high fence is provided behind the 15 foot wide landscape area along Hacienda Avenue, and an additional 8 foot wide landscape area is provided behind the fence.

Landscaping along the south property line, adjacent to Diablo Drive, includes an attached sidewalk, a 5 foot wide landscape area, a 6 foot high fence, and an additional 8 foot wide landscape area behind the fence.

A waiver of development standards is necessary for landscaping along the west property line since a 5 foot wide landscape area is provided adjacent to the utility/drainage easement where landscaping per Figure 30.64-11 with 1 tree per 30 feet is required. A waiver of development standards to reduce parking lot landscaping is also necessary along the western portion of the site. Parking lot landscape fingers adjacent to the utility/drainage easement do not include the required 8 foot wide landscape strip in front of the space.

Landscaping is also provided throughout the parking lots, around the base of the buildings, and within courtyards between wings of the buildings. A total of 36,000 square feet of open space is provided where 32,600 square feet is required. Open space includes a dog park, pool, courtyards, and other amenities.

Elevations

The 5 story residential buildings extend up to 60 feet in height, and exterior materials include painted stucco and faux wood veneer. Parapet walls along the roofline vary in height, and off-set surface planes help reduce the visual mass of the building. In addition, the residential buildings are tiered in height to reduce the impact on the adjacent single family residences to the west. For example, the westernmost portions of the buildings are 3 stories, the central portions of the buildings are 4 stories, and the eastern portion of the buildings are 5 stories, which is adjacent to Jerry Tarkanian Way. The design of the residential buildings meet the 3:1 height/setback requirement adjacent to single family residences. Lastly, the 2 story clubhouse includes similar exterior materials with the residential buildings.

Floor Plans

The residential buildings include 34 studio units, 158 one bedroom units, and 114 two bedroom units. The units range in size from 538 square feet for the studio units to 1,208 square feet for certain floor plans for the two bedroom units. Included in the 10,000 square foot clubhouse are a lounge, leasing office, kitchen, mailroom, restrooms, and a fitness area.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the multiple family residential development is appropriate since the site is adjacent to Jerry Tarkanian Way and the CC 215. In addition, the buildings are tiered in height away from the single family residences to the west. As a result, the increase in building height, will not create any negative visual impacts. Similarly, the applicant indicates that most of the increase in finished grade will occur along the east portion of the site, which will not create

any additional impacts to the single family residences to the west. The increase in finished grade is necessary to allow for proper drainage.

Furthermore, the applicant indicates that the other waivers of development standards will not create any negative impacts. For example, the reduced distance to the call box is necessary due to the linear, north/south orientation of the site and the shallow east/west distance. Additional stacking of vehicles is allowed on-site since the gates are not located directly next to the call box. As a result, vehicles will not stack onto Jerry Tarkanian Way. Moreover, 2 exit-only driveways are provided on the north and south sides of the site.

Lastly, the reduced landscaping along the western portion of the site is due to the utility/drainage easement. A sewer line runs through this easement, and trees are not recommended near the sewer line due to invasive roots that could damage the sewer. Instead, shrubs and groundcover will be included in the landscaping, and the easement will be utilized as a pedestrian path connecting Hacienda Avenue and Diablo Drive along the west side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400154 (NZA-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	February 2021
ZC-20-0301	Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site	Withdrawn	August 2020
VS-20-0302	Vacation and abandonment of easements	Withdrawn	August 2020
TM-20-500100	1 lot commercial tentative map	Withdrawn	August 2020
ET-20-400043 (NZA-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
NZA-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZA-0624-13	Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use (less than 18 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-2 & C-2	Single family residential & office building
East	Business Employment	C-2	CC 215 & office complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

There has been no change in law, policies, trends, or facts after the most recent adoption of the Master Plan that would make the proposed R-5 zoning appropriate. While there has been an increased demand for housing, R-5 zoning is too intense for the area. Single family residences in the R-2 zone are located directly west of this site. As a result, the uses allowed in the Mid-Intensity Suburban Neighborhood planned land use remain most appropriate for this site.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The residential density allowed in an R-5 zoning district is not compatible with existing single family residences to the west. R-5 zoning allows up to 50 units per acre, while the single family subdivisions to the west were constructed with less than 8 dwelling units per acre. Although an R-4 zoned multiple family residential development is located north of the site and a C-2 zoned office building is located south of the site, the linear, north/south orientation of the site results in a narrow development with relatively small frontages to the north and south. For example, the western side of the project, which is adjacent to the single family residences, is approximately 1,300 feet in length, while the north and south sides of the site are approximately 300 feet. As a result, development on this site will mostly impact the single family residences to the west. Lastly, although Jerry Tarkanian Way and the CC 215 are located on the east side of the site and

more intense development is generally encouraged along a freeway, the development must also be compatible with the single family residences to the west.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from public utility purveyors that the proposed nonconforming zone change will negatively impact public facilities and services. Furthermore, the Clark County School District indicates that enrollment at the elementary school, middle school, and high school that service this area are all under capacity.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The proposed R-5 zoning does not conform to applicable policies in the Master Plan. For example, Policy 1.4.4 encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Here, R-5 zoning would allow development that is not compatible with the scale and intensity of the single family subdivisions to the west. Furthermore, Policy 6.2.3 encourages appropriate transitions for character of development and neighborhood compatibility. Here, an R-5 zoned property adjacent to R-2 zoned single family subdivisions will not allow for the proper transitions in density and height without creating negative impacts for the existing residents. As a result, the nonconforming zone boundary amendment does not comply with applicable policies in the Master Plan.

Summary

Zone Change

There have been no changes since the most recent adoption of the Master Plan that would make the nonconforming zone boundary amendment appropriate, and the request is not compatible with the existing single family residential subdivisions to the west. Although there has been no indication that the proposed nonconforming zone boundary amendment would create any negative impacts on public utilities and services, the request does not comply with policies in the Master Plan. As a result, staff cannot support the request.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Policy 6.2.1 encourages context-sensitive design of new development that is compatible with established neighborhoods in terms of height and scale. While the proposed multiple family residential development is tiered from 3 stories on the west side up to 5 stories on the east side of

the site, the overall height of 60 feet is out of context for the area. A 3 story to 5 story multiple family housing development will create a negative visual impact on the adjacent 1 story and 2 story homes to the west. As a result, staff cannot support the increased building height.

Waiver of Development Standards #2

Although an easement with a sewer line is located along the western side of the site, the project could include additional trees outside of the easement to act as an additional landscape buffer. In addition to the positive environmental impacts, the trees would help create an additional visual buffer between the residences to the west and the proposed development on the subject parcel. Therefore, staff cannot support the waiver of development standards to reduce landscaping.

Design Review #1

Overall, the proposed multiple family residential development is out of context for the area. While the east side of the site is adjacent to a freeway, the west side of the site is adjacent to single family residential subdivisions. The increased height will create a negative visual impact for the residents, and the overall density of 32 units per acre is too dense. As a result, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #2

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

Department of Aviation

APN 163-29-301-013 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 18, 2022 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- 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 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 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

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Director's Office for the Beltway Frontage Road Phase 1 improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road Phase 1 improvement project.
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Beltway Frontage Road Phase 1 improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Beltway Frontage Road Phase 1 improvement project;
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-301-013.

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 #0384-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LENNAR MULTIFAMILY COMMUNITIES, LLC

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

4

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>NZC 22-0050</u> DATE FILED: <u>2/17/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>3/24/22</u> PC MEETING DATE: <u>4/19/22</u> BCC MEETING DATE: <u>5/18/22</u> FEE: <u>3,561.50</u>
	PROPERTY OWNER NAME: <u>Gragson Lone Mesa II LLC & Beltway Dewey LLC, ET AL.</u> ADDRESS: <u>8311 W. Sunset Rd. #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>N/A</u> CELL: <u>N/A</u> E-MAIL: <u>robert@gktgroup.com</u>
	APPLICANT NAME: <u>Lennar Multifamily Communities, LLC</u> ADDRESS: <u>95 Enterprise</u> CITY: <u>Aliso Viejo</u> STATE: <u>CA</u> ZIP: <u>92656</u> TELEPHONE: <u>949-448-1618</u> CELL: <u>858-354-9626</u> E-MAIL: <u>paul.ogier@lvelmc.com</u> REF CONTACT ID #: <u>N/A</u>
CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173635</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-29-301-013, 163-29-301-014 and 163-29-315-019

PROPERTY ADDRESS and/or CROSS STREETS: SWC W. Hacienda Ave. & S. Jerry Tarkanian Way

PROJECT DESCRIPTION: Non-Conforming Zone Change from R-E (ROI to C-2) to R-5 for a proposed multi-family development

(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 end to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert M Torres
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 10/26/22 (DATE)
 By Robert M Torres
 NOTARY PUBLIC: Gretchen F. Lee



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

LAW OFFICE

Brown, Brown & Premisirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

February 1, 2022

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

W21-22-0090

**RE: Hacienda & 215 - Justification Letter – Revision 2
Non-Conforming Zone Change for a proposed multi- family development (apartment
complex)
Assessors' Parcel Numbers: - 163-29-301-013, 163-29-301-014, and 163-29-315-019**

To Whom It May Concern:

On behalf of our client, Lennar Multifamily Communities LLC., we respectfully submit this application package for a proposed Non-conforming Zone Change application from R-E (Rural Estates) (ROI to C-2 zoning by action on ZC-17-0052) to Apartment Residential District (R-5) zoning for a proposed 326-unit multi-family development. The proposed project is on a total 11.86 acres (gross) and 10.52 acres (net) at a density of 31 dwelling units per acre using the net acreage of 10.52 acres. The gross acreage of 11.86 acres will result in a proposed density of 28 dwelling units per acre. The site is located between Hacienda Avenue and Diablo Drive and the west side Jerry Tarkanian Way and the 2-15 Beltway. The current zoning of the site is R-E with a Resolution of Intent to C-2 zoning by action on ZC-17-0056 with an existing Master Plan designation (MN) in the Spring Valley Land Use Plan. Immediately north of the proposed development is an existing R-4 zoned apartment complex and R-2 zoned single family residential development. To the south across Diablo Drive are developed R-2 and C-2 zoned parcels designated as MN and BE in the Master Plan. To the immediate east is the 2-15 Beltway, east of which are mostly developed parcels zoned C-2, C-P, P-F and R-4 and designated in the land use plan as BE, NC, and PU.

Elevation:

The two (2) buildings are proposed at a height of up to 60 feet to the top of the parapets. The building materials consist of wood and metal framing, stucco, metal roofing with accents and reveals painted in contrasting and complementary colors with Aluminum store front doors and windows with tinted glass glazing. Design accents include colored metal awnings and other decorative features and parapets in contrasting and complementary colors. Balconies are provided for each unit. The proposed club house building is up to 30 feet high with building

materials consisting of wood framing, stucco and metal roof with colors that match the apartment buildings.

Floor Plans:

A variety of plans are proposed consisting of 54 studio units with a size of 538 square feet. A total of 158 one-bedroom units is proposed ranging in size from 678 square feet to 787 square feet. A total of 114 two-bedroom units is provided ranging in size from 1,097 to 1,208 square feet. The centrally located clubhouse is 10,000 square feet. Two outdoor courtyards are provided (one per building) and are 12,000 square feet and 6,000 square feet. The pool area (including the pool) is 12,000 square feet. The proposed dog park is 6,000 square feet. The 23 to 30 foot wide area west of the covered carports on the west property line is an existing private drainage easement that will remain a bike and pedestrian pathway and is an additional recreational amenity for use by the residents of the development and the general area.

Landscaping:

An up to twenty-three (23) foot wide minimum landscaping area with a five (5) foot wide detached sidewalk is shown along Jerry Tarkanian Way on the eastern boundary of the site. An up to eighteen (18) foot wide landscaping area with a detached sidewalk is shown along Hacienda Avenue along the north property line. An up to eighteen (18) minimum and landscape area with a detached sidewalk is shown along Diablo Drive along the south property line. A five (5) foot wide area with shrubs a ground cover is proposed along the west property line which is adjacent to the existing private drainage easement within the site.

Zone Change:

Compelling Justifications:

- 1) **A change in law, policies, trends or facts after the adoption of the land use plan that have substantially changed the character or condition of the area or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate:**

The site is designated as R-S in the Land Use Plan in an area that consists of commercial and single residential uses, and other high density multi-family developments. For example, north of the site cross Hacienda Avenue is an R-4 zoned multi-family development. South across Diablo Drive is a C-2 zoned shopping center. East, across the 2-15 Beltway are a mix of commercial development and a multi-family development. The proposed site is the only remaining undeveloped parcel in the immediate area and will complete and enhance the area. The site is within the Spring Valley Planning area

and complies with goals and policies outlined in the recently adopted Master Plan for the County in general and specifically to the planning area which may not have taken into consideration some of the changes and transition of uses in the area to more intense and higher density/intensity land uses such as the existing R-4 zoned apartment complex to the north and the current C-2 zoning of the site. The project will provide an aesthetically pleasing project along the along 2-15 view corridor and will serve as a buffer from the existing developments and noise from the Beltway.

2) The density or intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area:

The proposed change will enhance the area by adding a higher density residential component to an area that has a mix of single family residential and R-4 zoned apartment complex and an existing commercial complex to the south and east across the Beltway. The surrounding land uses, and zoning are Commercial and ME zoned uses. The proposed R-5 zoned development will add another high-density residential component to the area to provide a viable mix of uses in the area and is essential to making this area sustainable. The project is intended and designed to provide screening and buffer for the residential development for the single-family residential development to the west and the 2-15 Beltway and the commercial and industrial development on the east side of the Beltway. The buildings are designed to stair stepped from west to east with the highest portion on the east side of the site and set back 93 feet 6 inches from the existing single-family residences. The design also creates varying roof lines that enhance the view corridors of I-215.

3) There will not be a substantial adverse effect on public facilities and services such as road, access, schools, parks, fire, and police facilities, and storm water and drainage facilities as a result of the uses allowed by the nonconforming zone change:

The proposed zone change will not have an adverse effect on public facilities. Utility connections are located near the site and the necessary connections to the existing utilities is provided to serve the site. Any remaining portions of the street improvements along Jerry Tarkanian Way, Hacienda Avenue and Diablo Drive will be completed with the development of this project. On-site recreation areas will be provided for the future residents consisting of two open courtyards, a pool, club house, lounge areas within the buildings a dog park and a pedestrian and bike path. There will be no substantial adverse effect to the schools as there are multiple high schools, middle schools and elementary schools in the area. Police and Fire services will not be adversely affected because there are existing services, public facilities in the area via Fire Station 34 and the Enterprise

Command Police Sub-Station. The applicant will mitigate any impacts that are created by this proposed development. This request would reduce daily trips to the commercial development because residents would be able to walk/bike to the commercial developments to the north and south. The project is in close proximity to the 2-15 which will help alleviate congestion on local streets.

4) The proposed nonconforming zone conforms to other applicable adopted plans, goals, and policies:

The proposed project complies with a myriad of goals and policies outlined in the Comprehensive Plan by proposing a development that is compatible with adjacent land uses, the natural environment, and that is well integrated with an appropriate circulation system, services, and facilities. The proposed project complies with the following goals and policies outlined in the recently adopted Master Plan such as: Countywide Goals and Goal 1.1 and Goal 1.3 including their applicable policies such as 1.1.1, 1.1.2, 1.1.4 and 1.3.1 and 1.3.2 which all encourages the provision of opportunities for diverse housing types to meet the needs of all residences of all ages income levels and abilities; and new neighborhoods that embody the core values of the County. Compliance with Goal 2.1 by maintaining the bike and pedestrian trail and Policy 4.1.6 and 4.1.7 by allowing that connectivity to support and the regional Bicycle and Pedestrian plan for Southern Nevada on the west side of the site which is on a parcel owned by the subject parcel and the complete street design along the street frontages. The site as designed also complies with Goal 6.1 and applicable polies 6.1.1, 6.1.2 and 6.1.3 which all encourage managed and sustain growth in the County. This project is an infill development which provides a diversity and intensity of housing in an area that has existing services and infrastructure. Specific to the Spring Valley Planning area this project complies with Goal SV-1 and its applicable policies such as SV-1.1 since this is an infill development that is compatible with the multi-family development to the north and office development to the south and also creating a buffer between the 2-15 beltway and the single-family developments to the west and southwest of the site.

Waivers of Development Standards:

- 1) Reduce the distance to the call box to 61 feet where 100 feet or more feet are required and where a Traffic Study is required.

Justification:

This request is necessary because of the shallow depth of the lot; however, the requested reduction will not impact Jerry Tarkanian Way, additional room is allowed for stacking on the site because of the location of the gates which are not located right at the call box location. The design of the primary entry into the site consists of two gates that are located north and south of the call box area and provides additional queuing for both the ingress and egress sides of the gate. Additionally, two exit gates are also provided on the site for the residents on the north and south sides of the site for egress onto Hacienda Avenue to the north and Diablo Drive to the south. The design of the site allows no parking stalls along the entry drive which eliminates direct vehicular conflict at the entry. The design allows no vehicles to back out of the parking stalls to create conflict with other vehicles that are entering or exiting the site at the gate or call box areas.

2) Increase the Building Height up to 60 feet where 50 feet is the standard.

Justification:

The request to increase the height of the apartment buildings to 60 feet is necessary because of the shallow depth of the lot. The height increase of 10 feet is to allow an up to 60 foot (5 story) for portions of the two buildings. The request encompasses approximately 16% of the size of the buildings. This increase is along the east side of the site adjacent to Jerry Tarkanian Way and the 2-15 Beltway. The building design is stair stepped from west to east with the highest portion on the east side of the site. The apartment buildings are set back at the closet point from the west a 93 feet 6 inches from the single-family residences. The design also creates varying roof lines that enhance the view corridors along the 2-15 Beltway. As designed (see height setback ratio design) the 35-foot-high portion of the building is on the western portion of the site and is 93 feet 6 inches from the west property line. The highest portion of the building which necessitated this request is located 158 feet 6 inches from the west property line and will not impact the residential uses to the west. The stair step design takes into consideration the residential development to the west to ensure the highest portion of the building is farther east as possible and adjacent to the 2-15 Beltway.

3) Allow alternative landscaping within the landscaping adjacent to a less intense use along the west property line (not provide trees) within the drainage easement and over the sewer lines.

Justification:

This request is justifiable because the 23 to more than 30 feet of the western portion of the site is within an existing private drainage easement. Additionally, a portion of the same area is the location of the sewer lines for the immediate area. Therefore, trees are not allowed within most

of the drainage easement and not allowed over the sewer lines. The request is to eliminate the trees and only plant allowable shrubs and ground cover in this area. The landscaping is not proposed adjacent to the residences but on the west of the drainage easement and while the intent is to buffer screen the existing residential development the fact that the covered carports are 23 to more than 30 feet from the single-family residence development create a natural separation for the uses. Although this is a deviation from Code this request will not impact the existing residential development to the west because the drainage easement is currently used as a bike and pedestrian trail as well as an unofficial trail for the area which also creates a natural buffer between the two developments.

- 4) Permit alternative parking landscaping (reduced island width (five feet) and no trees) along the west property line.**

Justification:

This request is necessary because the required landscaping buffer along the west property line doubles as the required landscape island for the covered parking spaces along the west property line. This landscape strip is 5 foot wide where the landscape island where 8 feet is required. This request is also to waive the required trees within a parking lot landscape area. Shrubs and ground cover as required by Code will be provided in this area. This request is necessary because existing sewer lines are located along underneath this same area. The western portion of the site is encumbered by an existing 23 to 30 plus foot private drainage easement, therefore, reducing the building area of the site makes it impossible to provide the required width for the landscape island without impacting the easement. This request will only impact the site since the area is also the landscape buffer and will not impact the adjacent residential development.

Design Reviews:

- 1) A proposed for a proposed 326-unit multi-family apartment complex consisting of two (2) buildings and one (1) club house.**

Justification:

The proposed multi-family project is appropriate for the area because the project is adjacent to Jerry Tarkanian Way and the 2-15 Beltway and is designed to buffer and screen the adjacent single family residential development to the west. The proposed development will provide on-site recreation areas for the future residents consisting of two open courtyards, a pool, club house, lounge areas within the buildings a dog park and a pedestrian and bike path within the existing private drainage easement. The design of the project is stair stepped with the lowest three story, 35-foot portion set back 93 feet 6 inches from the single family to the west; the mid-

level four story 50-foot-high portion setback 125 feet 6 inches and the highest five story, 60-foot-high portion set back 158 feet 6 inches from the residences to the west to ensure no impact to the residential development to the west. Additionally, there is an existing R-4 zoned apartment complex to the north, therefore, this request will bring another mix of a high density use to the area and provide a mix of housing for the area, therefore, complying with a number of policies that encourage developments that use growth management policies in the Master Plan such as by developing on vacant parcels, intensify the use of land and maximize the use of existing infrastructure and services. The project will support the developed commercial complexes to the south across Diablo Drive and east across the Beltway. This project also complies with policies that address infill developments such as Goal 6.1 and applicable polies 6.1.1, 6.1.2 and 6.1.3 which all encourage managed and sustain growth in the County. This project is an infill development which provides a diversity and intensity of housing in an area that has existing services and infrastructure. Specific to the Spring Valley Planning area this project complies with Goal SV-1 and its applicable policies such as SV-1.1 since this is an infill development

- 5) **Design Review to increase the finished grade of the buildings up to 103 inches (8 feet seven (7) inches where 36 inches (3 feet) is the allowable standard for portions of the site.**

Justification:

The increase in finished grade for the buildings on the site is necessary because of the varying grades on the site. The existing fall of the land is generally from west to east with the lowest point on the east side of the site. The existing grade differences makes it necessary to request the increase in the finished floor elevation. The highest finished grade is at the center of the site and will not impact the residential areas to the west. The grading will be minimized to the least allowable slope acceptable by the County and satisfy Clark County flood control requirements to control stormwater drainage patterns and discharge locations to conform to the existing drainage conditions and facilities in the area. The wrought iron fence along the west property line is open to allow flows within the site as well as within the existing private drainage easement. There is, therefore, no impact to the existing single-family residences with the increase in the finished grade requested. The required Drainage Study will ultimately determine the finished grade of the site and buildings.

The project as proposed is appropriate and compatible for the area because of its location adjacent to the 2-15 Beltway, the stair stepped design of the buildings and the use of the existing drainage area as a pedestrian and bike pathway/trail all comply with the policies outlined in the Master Plan with compliance to Goal 2.1 by maintaining the bike and pedestrian trail and Policy 4.1.6 and 4.1.7 by allowing that connectivity to support and the regional Bicycle and Pedestrian

LAW OFFICE

Brown, Brown & Premsrut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

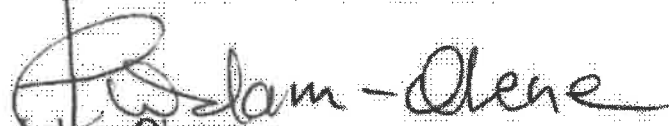
plan for Southern Nevada on the west side of the site which is on a parcel owned by the subject parcel and the complete street design along the street frontages.

We appreciate your review of this application and looking forward to your comments to continue with the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRUT


Debene Ohene
Land Use and Development Consultant

04/20/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

SUNSET RD/JIM ROGERS WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0089-UNLV RESEARCH FOUNDATION:

DESIGN REVIEW for finished grade in conjunction with an approved office building on 18.9 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-33-401-025

DESIGN REVIEW:

Increase finished grade up to 78 inches (6.6 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 117% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 18.9
- Project Type: Office building
- Number of Stories: 4
- Building Height (feet): 68

Site Plan

The site plan shows a proposed office building with associated parking lot and site landscaping. This application is to review the grade difference on the site due to topographic constraints on the site.

Applicant's Justification

The applicant indicates that the proposed increase is due to the 13 foot difference in elevation across the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0065	Office as a principal use	Approved by BCC	April 2021
WC-21-400022 (ZC-0245-16)	Waiver of conditions requiring right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue	Approved by BCC	April 2021
VS-21-0504	Vacated and abandoned right-of-way	Approved by PC	November 2021
VS-0746-16	Vacated and abandoned a portion of right-of-way being Cimarron Road - recorded	Approved by BCC	January 2017
WS-0745-16	Waiver for street landscaping and off-site improvements in conjunction with a design review for an office/warehouse building - expired	Approved by BCC	January 2017
VS-0533-16	Vacated and abandoned patent easements	Withdrawn	September 2016
ZC-0245-16	Reclassified 5.1 acres from R-E to M-D zoning for an office/warehouse building	Approved by BCC	June 2016
VS-0959-14	Vacated and abandoned a portion of a cul-de-sac which was part of Jim Rogers Way - recorded	Approved by PC	February 2014
UC-0448-08 (ET-0095-10)	First extension of time for public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allowed alternative screening and buffering on a portion of 122 acres in the CMA district - expired	Approved by BCC	August 2010
VS-1398-07 (ET-0356-09)	First extension of time to vacate patent easements and right-of-way for Gagnier Street and Sobb Avenue - recorded	Approved by PC	February 2010
UC-0448-08	Public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allowed alternative screening and buffering on a portion of 122 acres in the CMA district - expired	Approved by BCC	June 2008
TM-0103-08	UNLV Harry Reid Research and Technology campus - expired	Approved by PC	June 2008
VS-1398-07	Vacated and abandoned patent easements and right-of-way for Gagnier Street and Sobb Avenue	Approved by PC	January 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1715-05	Reclassified 122 acres from R-E, R-2, & R-3 to M-D zoning	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped
South	Business Employment & Corridor Mixed-Use	C-2 & R-4	Office buildings & multiple family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Business Employment	M-D	Office building

STANDARDS FOR APPROVAL:

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

Analysis

Public Works – Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0084-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UNLV RESEARCH FOUNDATION

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-22-0089</u> DATE FILED: <u>2/14/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/20/22</u> FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>UNLV Research Foundation</u> ADDRESS: <u>8400 W. Sunset Road #400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Gardner Company</u> ADDRESS: <u>2600 Paseo Verde parkway, #150</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89077</u> TELEPHONE: <u>702-595-5588</u> CELL: _____ E-MAIL: <u>dan@stweartny.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Hannah Swan / Westwood Professional Services</u> ADDRESS: <u>5725 W. Badura Ave. #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: <u>702-738-4655</u> E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): APN 163-33-401-025
 PROPERTY ADDRESS and/or CROSS STREETS: Durango and Post
 PROJECT DESCRIPTION: UNLV Tech Park - Commercial

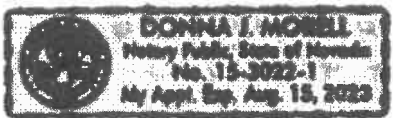
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans and 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] Bo Bernhard, UNLV Foundation
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 7/18/2021 (DATE)

By [Signature]
 NOTARY PUBLIC: [Signature]



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

Westwood

**Planner
Copy**

5725 W. Baker Ave. Suite 100
Las Vegas, NV 89116
main (702) 284-6300

December 3, 2021

DR-22-0089

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89153

Re: Justification Letter - UNLV Tech Park Building 2
File GCI2101

To Whom it May Concern:

Westwood, on behalf of the client, Gardner Nevada Tech Park Holdings, L.C., respectfully submits this justification letter in support of the application for a waiver per Title 30 section 30.32.040.a.9.b. The subject property is located on the northeast corner of Sunset Road and Jim Rogers Way (APN 163-33-401-025). The proposed development is a 4-story office building with a footprint of approximately 29,500 sf.

A waiver of development standards is requested to increase the finished grade over 18 inches per Title 30 section 30.32.040.a.9.b. The site has approximately 13' of fall across it. In order to accommodate a building of this size and provide the required slopes away from the building for flood protection, fill as deep as 6.6' will be required.

We appreciate your evaluation and consideration for the revision submitted herein. Should you have any questions or require additional information, please call me at 702-284-5300.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Amber Allen, P.E.
Project Engineer

04/20/22 BCC AGENDA SHEET

DISABILITY SERVICE PROVIDER
(TITLE 30)

WINDMILL LN/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400031 (ZC-21-0095) COLLABORATION CENTER FOUNDATION, INC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone in the CMA Design Overlay District.

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). M/Jud/Jo (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: 4.7
- 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 site is to be used as 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 also includes professional office space which may be rented to other tenants. The facility includes 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 provides 24 hour accommodations and medical care of patients. This is not a request for a hospital. 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 developed as a horse riding/rental stable facility in conjunction with an existing single family residence. The 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 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 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 Plan

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 course is 9,006 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

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.

Signage

Signage is not a part of this request.

Applicant's Justification

During the 2021 session of the Nevada State Legislature, the applicant received 6 million dollars in funding allocation for the project. This funding will cover a significant amount of the costs associated with the on-site and off-site improvements required by ZC-21-0095. The applicant states that they completed all required Public Works and Building Department submittals. The Clark County PAC numbers are as follows: CCBP PAC# BD22-05273; Clark County Traffic Study PW21-17222; Clark County Public Works PW22-10425; Clark County Fire Department FP22-00163; Clark County Water Reclamation District PIRES No. 22-906 and LVVWD-140280.

The applicant further states that they have conducted no more than 2 outdoor events per month and the activities on the property have not exceeded the hours between 7:00 a.m. and 10:00 p.m. Also, any live entertainment has ceased prior to 9:00 P.M. Additionally, the applicant completed an administrative revision to the design review to move the playground area farther west from the neighboring residential area to the east to respect the privacy and solitude of those adjacent lots.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0095	Reclassified this site to C-P zoning 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	Approved by BCC	January 2017
UC-0863-13	Horse riding/rental stable and reduced lot area for a horse/riding stable in conjunction with an existing single family residence	Approved by PC	February 2014
UC-1775-06	Guest house and accessory structures/uses	Approved by PC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Neighborhood Commercial	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

Related Applications

Application Number	Request
VS-22-0104	A request to vacate various patent easements and a 5 foot wide portion of Windmill Lane 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

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Applicant is making progress in the conversion to commercial standards and is seeking to extend the time period within which to satisfy all the conditions of approval. Staff can support an extension of time for an additional year to monitor progress.

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:

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: COLLABORATION CENTER FOUNDATION, INC.

CONTACT: MICHAEL KALISH, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-21-0095 (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>LT-21-400031</u> DATE FILED: <u>02/23/2022</u></p> <p>PLANNER ASSIGNED: <u>JUD</u></p> <p>TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>3/29/2022</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>4/20/2022</u></p> <p>FEE: <u>\$2,600⁰⁰</u></p>
	PROPERTY OWNER	<p>NAME: <u>Collaboration Center Foundation</u></p> <p>ADDRESS: <u>8390 W. Windmill Lane</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>(702) 329-3208</u> CELL: <u>(702) 217-4194</u></p> <p>E-MAIL: <u>ltache@collablv.org</u></p>
	APPLICANT	<p>NAME: <u>Collaboration Center Foundation</u></p> <p>ADDRESS: <u>8390 W. Windmill Lane</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u></p> <p>TELEPHONE: <u>(702) 329-3208</u> CELL: <u>(702) 217-4194</u></p> <p>E-MAIL: <u>ltache@collablv.org</u> REF CONTACT ID #: _____</p>
	CONTACT PERSON	<p>NAME: <u>Jamie Thalgot</u></p> <p>ADDRESS: <u>100 North City Parkway, Suite 1600</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u></p> <p>TELEPHONE: <u>(702) 464-7082</u> CELL: <u>(702) 464-7082</u></p> <p>E-MAIL: <u>jthalgot@bhfs.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 176-09-401-005

PROPERTY ADDRESS and/or CROSS STREETS: 8390 W. Windmill Lane, Las Vegas, NV 89113

PROJECT DESCRIPTION: Collaboration Center at LV Ranch

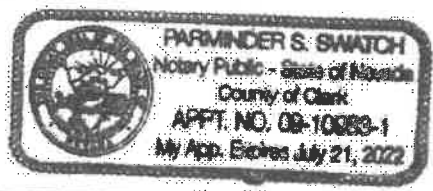
I, (We) the undersigned owner and my (we) (am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings 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] Lynnda Tache
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON FEB 09th 2022 (DATE)
 by LYNDA A. TACHE

NOTARY PUBLIC: _____



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

ET-22-400031

PLANNER
COPY

Brownstein Hyatt
Farber Schreck

February 10, 2022

Jamie L. Thalgott
Attorney at Law
702.464.7082 tel
702.382.8135 fax
jthalgott@bhfs.com

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:

We represent Collaboration Center Foundation, a Nevada nonprofit corporation (the "Applicant"), 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"). The Applicant is 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 May 3, 2021 (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 one (1) year extension of time, extending the deadline to May 3, 2023.

By way of background, the Applicant 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. The Applicant, a 501(c)(3) nonprofit organization, 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 has commenced and the Applicant has made substantial progress toward completing the development conditions listed in the NOFA, and 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 huge 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 will cover a significant amount of the cost associated with the on- and off-site improvements required by the NOFA. However, the process for receipt of the funding was developed after the State of Nevada finalized

23865407.3

bhfs.com

100 North City Parkway, Suite 1600
Las Vegas, NV 89106-4614
mail 702.382.2101

Brownstein Hyatt Farber Schreck, LLP

February 10, 2022

Page 2

the award, and therefore the Applicant has experienced bureaucratic delays in receipt of the actual money. The Applicant recently finalized the paperwork for receipt of its first reimbursement amount and expects to receive the funding in the near future.

Second, the applicant has engaged a surveyor and submitted an application to vacate the excess right-of-way reservations to satisfy the third Public Works – Development Review condition. This application was submitted on December 13, 2021, and thereafter released from pre-review on January 28, 2021. The vacation application was formally submitted for approval on February 10, 2022.

Third, the applicant has completed all required Public Works and Building Department submittals. The Clark County PAC numbers are as follows: CCBD PAC# BD22-05273; Clark County Traffic Study – PW21-17222; Clark County Public Works – PW22-10425; Clark County Fire Department – FP22-00163; Clark County Water Rec District – PIPES No. 22-906 and LVVWD – 140280.

The delay in completion of the conditions can largely be attributed to the bureaucratic delay in receipt of the State funding as detailed above. Now that the State of Nevada has developed its process for distribution of the funds and the Applicant has applied for other funding opportunities, including through Clark County, the Applicant anticipates a much quicker construction pace. Ultimately, the Applicant anticipates being able to complete the conditions of approval in the Application with the requested one (1) year extension timeframe. In further support of its request, the Applicant notes that the timeframe for completion of conditions for resolution of intent zoning under the Clark County Development Code is three (3) years (Clark County Code § 30.16.060(j)) but that the County elected to tie the completion deadline here to the required one (1) year review of the Application by public hearing in Current Planning Condition 2.

Finally, the Applicant has complied with the conditions in the NOFA. The Applicant has 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, the Applicant completed an administrative revision to the Design Review to move the playground area further from the neighboring residential area to the east to respect the privacy and solitude of those abutting lots. In sum, the Applicant has made a concerted effort to engage with its neighbors and to be respectful of potential noise and pollution issues and will continue to do so. The Applicant welcomes 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 on behalf of the Applicant. 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,



Jamie L. Thalgot

[Enclosures]

7

04/20/22 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

WINDMILL LN/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0104-COLLABORATION CENTER FOUNDATION, INC:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Robindale Road, and between Gagnier Boulevard (alignment) and Cimarron Road and portion of a right-of-way being Windmill Lane located between Gagnier Boulevard (alignment) and Cimarron Road within Spring Valley (description on file). MN/jud/jo (For possible action)

RELATED INFORMATION:

APN:

176-09-401-005

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is proposing to vacate and abandon 33 foot wide patent easements along the northern, eastern, and western property lines, and a 5 foot wide portion of Windmill Lane that is adjacent to the southern property line for detached sidewalk. The applicant indicates that these requests are to develop a new campus that will 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.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0095	Reclassified this site to C-P zoning 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	Approved by BCC	January 2017
UC-0863-13	Horse riding/rental stable and reduced lot area for a horse/riding stable in conjunction with an existing single family residence	Approved by PC	February 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1775-06	Guest house and accessory structures/uses	Approved by PC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Neighborhood Commercial	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

Related Applications

Application Number	Request
ET-22-400031 (ZC-210095)	A first extension of time to reclassify this site to C-P zoning for a major training facility, recreational facility, and live entertainment 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 and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COLLABORATION CENTER FOUNDATION, INC.

CONTACT: JAMIE THALGOTT, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0104</u>	DATE FILED: <u>2/17/2022</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		PLANNER ASSIGNED: <u>JUD</u>	TAB/CAC DATE: <u>3/29/22</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>04/20/2022</u>	
		FEE: <u>\$875.00</u>	

PROPERTY OWNER	NAME: <u>Collaboration Center Foundation</u>
	ADDRESS: <u>8390 W. Windmill Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>(702) 329-3208</u> CELL: <u>(702) 217-4194</u>
	E-MAIL: <u>ltache@collablv.org</u>

APPLICANT	NAME: <u>Collaboration Center Foundation</u>
	ADDRESS: <u>8390 W. Windmill Lane</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>(702) 329-3208</u> CELL: <u>(702) 217-4194</u>
	E-MAIL: <u>ltache@collablv.org</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Jamie Thalgott</u>
	ADDRESS: <u>100 North City Parkway, Suite 1600</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u>
	TELEPHONE: <u>(702) 464-7082</u> CELL: <u>(702) 497-9141</u>
	E-MAIL: <u>jthalgott@bhfs.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-09-401-005

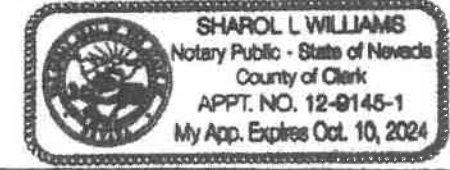
PROPERTY ADDRESS and/or CROSS STREETS: 8390 W. Windmill Lane, Las Vegas, NV 89113

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 concluded.

Lynda Tache
 Property Owner (Signature)*

Lynda Tache
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON DEC 9, 2021 (DATE)
 BY LYNDA ANNE TACHE
 NOTARY PUBLIC: [Signature]



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

January 5, 2022

Jamie L. Thalgot
Attorney at Law
702.464.7082 tel
702.382.8135 fax
jthalgot@bhfs.com

VIA ONLINE SUBMISSION

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

RE: Justification Letter – Vacation and Abandonment
APN: 176-09-401-005

Dear Clark County Department of Comprehensive Planning:

We represent Collaboration Center Foundation, a Nevada nonprofit corporation (the "Applicant"), who is 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"). The Applicant is applying to vacate and abandon (i) a three (3) foot wide patent easement along the northern and western boundary lines of the Property (the "Patent Easement"); (ii) a thirty-three (33) foot wide patent easement along the eastern boundary line of the Property; and (iii) a five (5) foot wide portion of Windmill Lane that is adjacent to the southern boundary line of the Property and located on Clark County Assessor's Parcel Number 176-09-499-001 for detached sidewalks (the "ROW", and together with the Patent Easement, the "Application"). The Application is in furtherance of the Applicant's development of the Property as its new campus that will 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 pursuant to ZC-21-0095, a Notice of Final Action for which issued on May 3, 2021 (the "Entitlements"). The Applicant hereby submits this justification letter in support of your approval of the Application.

i. Vacation and Abandonment:

To approve an application for vacation and abandonment under the Clark County Unified Development Code ("Code"), the Applicant must demonstrate the following criteria: (i) general consistency with the Clark County Comprehensive Master Plan ("Plan"), or a reflection of changed conditions since adoption or amendment of the Plan; (ii) a capacity to provide adequate public facilities and services to accommodate the proposal; (iii) compliance with and advancement of the capital improvement planning efforts in Clark County; (iv) no significant impact to the natural environment; (v) a logical and orderly development pattern; (vi) harmony and compatibility with the existing and planned development on adjacent properties and surrounding area, which is not unsightly, undesirable or noxious and includes efforts to adequately buffer or mitigate any incompatibility; (vii) there is no present nor future public need for the area proposed to be vacated, and the public will not be materially injured by the proposed vacation; and (viii) the vacation and abandonment of any partial segment of a street is appropriate.

A. Patent Easement.

The Property is currently developed as a ranch-style residential estate, which consists of two (2) residential structures, stables, paddocks, covered riding area and an accessory storage building. The Patent Easement currently still reserves a three (3) foot wide portion of the Property along the Property's northern and western boundary lines and a thirty-three (33) foot wide portion of the Property along the Property's eastern boundary line, for roadway and public utilities, which currently contains unimproved dirt areas and landscaping. The Property is bordered on these boundary lines by vacant property to the north and west, by a residential development to the east and by Windmill Lane to the south.

The public has access to the Property, as well as to the eastern and western adjacent properties, by way of Windmill Lane. Indeed, the eastern adjacent residential development has been constructed to only allow access by way of Windmill Lane, and no access can be provided to such development by way of the Property.

Furthermore, the northern adjacent property is not intended to have access to Windmill Lane by way of the Property. Thus, there is no present or future need for any right-of-way in the areas reserved by the Patent Easement and the public will not suffer any injury from the vacation.

Moreover, there is no further need for right-of-way in such areas as a result of the development in the area surrounding the Property. The nearby residential and commercial developments to the north, east and west prevent the existing streets to be extended to Durango Drive, Robindale Road and/or Cimarron Road. Therefore, the vacation and abandonment of the Patent Easement reflects the change in the area surrounding the Property and will allow the orderly development of the Property in harmony with such surrounding area.

Lastly, the Applicant's development of the Property, which is further set forth in the Entitlements, will replace the unimproved dirt areas reserved by the Patent Easement with paved parking areas and landscaping, which will thereby decrease dust for the surrounding area. The Property will also have sufficient utilities to support its development and will not require any capital improvements by Clark County. As such, the vacation and abandonment of the Patent Easement also satisfies the second, third and fourth criteria.

Accordingly, the vacation and abandonment of the Patent Easement meets all of the established criteria for approval under the Code.

B. ROW.

The Property's southern boundary line is adjacent to that certain portion of Windmill Lane commonly known as County Assessor's Parcel Number 176-09-499-001. In connection with the Entitlements, the Applicant plans to construct off-site improvements for Windmill Lane pursuant to Figure 30.64-17. As a result, the Applicant is applying to vacate and abandon the ROW to accommodate detached sidewalks and to allow the Applicant to maintain this vacated area after the off-sites are constructed.

The width of the westbound lane of Windmill Lane to the east and west of the Property has already been reduced by five (5) feet due to the vacation and abandonment of other sections of such right-of-way. The public has no present or future need in an additional five (5) feet of right-of-way for only that portion of Windmill Lane that is adjacent to the Property. Also, the public will not suffer any injury as the ROW that will be vacated will still be constructed as a sidewalk and the public will still have access to the same. Furthermore, as a result of the other vacations and abandonments of the westbound lane of Windmill Lane

to the east and west of the Property, it is appropriate to vacate and abandon the ROW to allow for the consistent development of Windmill Lane. As such, the vacation and abandonment of the ROW satisfies the seventh and eighth criteria.

Additionally, the vacation and abandonment of the ROW is consistent with the vacation and abandonment of Windmill Lane to the east and west of the Property and reflects the changes in the condition of Windmill Lane in this area. The vacation and abandonment of the ROW will result in the orderly and compatible development of the Property by allowing the off-site improvements on the Property to connect and align with the off-site improvements on the eastern adjacent property. The vacation and abandonment of the ROW will also improve the natural environment by replacing the unimproved dirt area on the Property's southern boundary line with paved sidewalk and landscaping. Clark County's capital improvement planning will benefit from the vacation and abandonment of the ROW as the Applicant, at its cost, will construct the off-site improvements and will maintain that portion of the off-sites in the area that will be vacated, which can be sufficiently maintained using the utilities that serve the Property. Thus, the remaining criteria for the approval of a vacation and abandonment application are satisfied.

Accordingly, the vacation and abandonment of the ROW meets all of the established criteria for approval under the Code.

II. Conclusion

Accordingly, we respectfully submit the Application together with the enclosed materials for your review on behalf of the Applicant. Having justified the Application against the above-referenced Code criteria, 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,



Jamie L. Thalgott

[Enclosures]

8

04/20/22 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

ROBINDALE RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400032 (UC-19-0867)-MADRAS DURANGO, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a vehicle wash.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed vehicle wash in conjunction with a partially developed commercial center on a 0.8 acre portion of a 2.2 acre site in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the north side of Robindale Road and the east side of Durango Drive within Spring Valley. MN/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

176-09-210-003; 176-09-301-008 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for an existing driveway along Robindale Road to a minimum of 9 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 64% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8 (portion)
- Project Type: Proposed vehicle wash
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,882
- Parking Required/Provided: 21/54

Site Plans

The approved plans depict a proposed automated vehicle wash facility. The vehicle wash is located directly south of an existing convenience store with gasoline sales near the corner of Durango Drive and Robindale Road. The building is set back 15 feet from the south property

line (Robindale Road) and 69 feet from the west property line (Durango Drive). Cross access is shown with the convenience store to the north and the site has access from Robindale Road to the south. The entrance and queuing area for the carwash are on the west side of the building and the exit is on the east side of the building. There are 8 associated vacuum stations located along the north side of the building and the trash enclosure is located on the northeast portion of the site. The driveway along Robindale Road necessitates the waivers of development standards for modified driveway design.

Landscaping

The streetscape along Durango Drive and Robindale Road will have a detached sidewalk with required landscaping on either side of the sidewalk. Additional landscaping is provided along the east and north property lines. The public areas and perimeter of the north side of the building footprint are also enhanced with score/patterned concrete.

Elevations

The approved plans depict a 1 story building, generally 15 feet in height. The building materials consist of smooth face CMU with a multi-layer block design. The tunnel ingress/egress faces in an east/west direction.

Floor Plans

The approved plans show a proposed 2,882 square foot automated vehicle wash building with a wash tunnel, breakroom, restroom, and equipment room.

Previous Conditions of Approval

Listed below are the approved conditions for UC-19-0867:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that street landscaping over 24 inches are not permitted in sight visibility zones; and any substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks may 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0634-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the developer and the applicant had personal issues because of Covid which resulted in delaying the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0867	Vehicle wash	Approved by BCC	December 2019
ZC-1176-05	Reclassified this site and the parcels to the north to C-1 zoning for a mini-warehouse facility and future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Neighborhood Commercial	C-1	Convenience store with gasoline sales & mini-warehouse facility
South	Public Use	R-E	Undeveloped
West	Major Development Project	R-2	Gated entrance/golf course to the Rhodes Ranch Master Planned Community

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has currently not submitted for review of any of the required studies for the project. In addition no building permits for the project have been submitted for review. However, staff can support a 2 year extension to commence the project with the expectation that significant progress will need to be made in the next 2 years.

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:

Current Planning

- Until December 18, 2023 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: MADRAS DURANGO, LLC

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



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

8

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) LC-19-0867 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>BT-22-400032</u> DATE FILED: <u>2/23/22</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>3-29-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/20/22</u> FEE: <u>\$300</u>
	PROPERTY OWNER NAME: <u>Madras Durango LLC</u> ADDRESS: <u>9332 Tournament Canyon Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-813-8900</u> CELL: <u>N/A</u> E-MAIL: <u>ragondy@hotmail.com</u>
	APPLICANT NAME: <u>Madras Durango LLC - Rao T. Gondy</u> ADDRESS: <u>9332 Tournament Canyon Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-813-8900</u> CELL: <u>N/A</u> E-MAIL: <u>ragondy@hotmail.com</u> REF CONTACT ID #: <u>132803</u>
CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-09-210-003 and 176-09-301-008

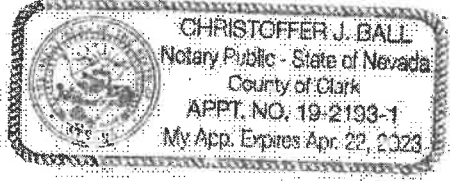
PROPERTY ADDRESS and/or CROSS STREETS: Durango & Robindale

PROJECT DESCRIPTION: Vehicle Wash

(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] Rao T. Gondy
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1-27-2022 (DATE)
 By Rao Gondy
 NOTARY PUBLIC: [Signature]



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

LAW OFFICE

Brown, Brown & Premisarat

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

February 2, 2022

Clark County Comprehensive Planning Department
500 Grand Central Parkway
P.O. Box 551744
Las Vegas Nevada, 89155-1744

**RE: Justification Letter - Extension of Time – (UC-19-0867)
Vehicle Wash for previously approved Use Permit, Waiver of Development
Standards and Design Review
Assessor's Parcel #: 176-09-210-003 & 176-09-301-008 ptn**

To Whom it May Concern,

On behalf of our Client, Madras Durango, LLC please accept this letter for a request for an extension of time for (UC-19-0867); a previously approved vehicle wash within a partially developed commercial center in a C-1 Zone. The vehicle wash is on a portion of the 3.0 acre site. This existing commercial center is located on the north side of Robindale Road and the east side of Durango Drive.

The application was originally approved by the Clark County Board of Commissioners on December 18, 2019, for two (2) years and inadvertently expired on December 18, 2021, due to extenuating circumstances. The Applicant and Developer of the site had personnel issues due to Covid which resulted in mix-ups with the file and, therefore, failed to file the extension of time prior to the expiration date.

Please see the attached for the letter for a request to allow the submittal of the application and the email allowing the submittal of the request.

LAW OFFICE

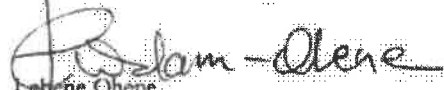
Brown, Brown & Premisrut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

We appreciate your review and approval of the application as requested. Please contact me if you have questions or concerns with the application.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Letene Ohene
Land Use and Development Consultant

04/20/22 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

DURANGO DR/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-40022 (WS-0715-06)-WARM SPRINGS & CIMARRON DEVELOPMENT, LLC:

WAIVER OF CONDITIONS of a design review requiring no additional freestanding signs on-site in conjunction with an existing office building on a 4.8 acre portion of 38.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the west side of Cimarron Road and the south side of Warm Springs Road within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-09-110-008; 176-09-110-009; 176-09-110-011; 176-09-110-016; 176-09-110-018 through 176-09-110-020

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8205 W. Warm Springs Road
- Site Acreage: 4.8
- Project Type: Signage
- Sign Height (feet): 20 (freestanding)/3 (monument)
- Square Feet: 260 (freestanding)/66 (monument)

Request & Site Plan

The overall existing commercial complex was approved by ZC-0274-03. The complex extends from Durango Drive to Cimarron Road, on the south side of Warm Springs Road. The western portion is C-2 zoned and the eastern portion is C-P zoned. The site takes access from Durango Drive, Warm Springs Road, and Cimarron Road. The freestanding sign in question is located in conjunction with an office building within the C-P zoned area and will replace an existing monument sign. WS-0715-06 approved a design review for a sign package for the complex. Although a waiver of development standards for sign height was requested, the waiver was ultimately withdrawn. The approved sign package included a freestanding sign, project and tenant monument signs, 3 pedestrian directory signs, and 5 automobile directory signs. No additional freestanding signs are permitted per the Board of County Commissioners action. In

2010, DR-0428-10 was approved for a bank on 1 of the pad sites along Durango Drive, and a sign package related to the pad site. A waiver of conditions was approved to allow modifications to the plans submitted on file, but the application also included a request to waive this same condition regarding freestanding signs; however, the request was also withdrawn. In addition, 2 subsequent applications (WS-0547-10 and WS-0205-11) were requested for multiple freestanding signs along Durango Drive, but were ultimately withdrawn.

Today the applicant is proposing a freestanding sign located along Warm Springs Road just east of the eastern most driveway. The sign will replace an existing monument sign at the main entrance to the office building.

Previous Conditions of Approval

Listed below are the approved conditions for WS-0715-06

Current Planning:

- Plans submitted on file;
- No additional freestanding signs on-site;
- All applicable standard conditions for this application type.
- Applicant is advised that any change or circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date, or it will expire.

Signage

The plans depict a freestanding sign up to 20 feet in height with a stone veneer base that is 6 feet in height. The support structures are enclosed by the sign; therefore, no poles are visible. The materials include an aluminum finish and acrylic backer and aluminum lettering. The sign meets the CMA Design Standards.

Applicant's Justification

The applicant states their request is to allow for an existing medical practice to identify themselves to the public with a freestanding sign along Warm Springs Road. The sign will allow for better visibility to its patients and to show the services provided at this medical practice.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0228-16	Use permit and design review for a communication tower	Approved by PC	June 2016
DR-0428-10	Drive-thru for bank and freestanding sign and waiver of conditions (WS-0715-06) for no additional freestanding signs (WC was withdrawn)	Approved by BCC	October 2010
DR-0367-08	Fast food restaurant with a drive-thru	Approved by BCC	May 2008

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0715-06	Increased sign height and design review for a comprehensive sign package	Approved by BCC	June 2006
UC-1801-04	Increased height of buildings in C-2 zoning, waivers for building design, intense landscape buffer, and waiver of conditions to provide a 20 foot wide landscape buffer	Approved by BCC	December 2004
TM-0314-04	Commercial subdivision	Approved by PC	July 2004
ZC-0274-03	Reclassified to C-2, C-P, and P-F zoning for a future development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	C-P	Hospital
South	Public Use	P-F	Recreational park & undeveloped
East	Neighborhood Commercial	R-E	Undeveloped
West	Neighborhood Commercial	C-P	Offices

The site and surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
DR-21-0662	A design review for a comprehensive sign package for an existing C-P building 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**Current Planning**

The applicant is seeking to place the freestanding sign along Warm Springs Road adjacent to the ingress/egress portion of the parcel to better identify the medical businesses in place. Previous sign packages limited freestanding signs, but the concern was a proliferation of signs along Durango Drive. Review of the property, along with aerial photographs show no other freestanding signs within the immediate vicinity of the proposed freestanding sign; therefore, there is no proliferation of signage, nor is the sign adding visual clutter. The proposed freestanding sign meets all design criteria of the CMA Overlay District and Title 30, which limits sign to 20 feet in height. Staff has no objection to waiving this condition.

**Staff Recommendation
Approval.**

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DESERT ORTHOPEDICS

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

9

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) SLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) WS-0715-06 (OBJECTIVE APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (OBJECTIVE APPLICATION #)	STAFF APP. NUMBER: <u>WC-22-400022</u> DATE FILED: <u>2/16/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>3/29/22</u> PC MEETING DATE: <u>4/19/22</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	PROPERTY OWNER NAME: <u>WARM SPRINGS & CIMMARRON DEVELOPMENT LLC</u> ADDRESS: <u>2800 E. Desert Inn Road, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-697-7217</u> CELL: <u>702-606-1321</u> E-MAIL: <u>mfp@dock.com</u>
	APPLICANT NAME: <u>WARM SPRINGS & CIMMARRON DEVELOPMENT LLC</u> ADDRESS: <u>2800 E. Desert Inn Road, Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-697-7217</u> CELL: <u>702-606-1321</u> E-MAIL: <u>mfp@dock.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Mark Whitehouse</u> ADDRESS: <u>820 S. Wigwam Parkway # 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-336-3336</u> CELL: <u>702-336-3336</u> E-MAIL: <u>mwhitehouse@highimpactref</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-09-110-016
 PROPERTY ADDRESS and/or CROSS STREETS: 8205 - W Warm Springs Rd
 PROJECT DESCRIPTION: 176-09-110-016

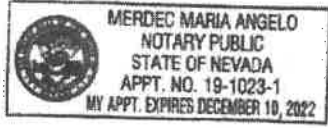
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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] Thomas Dunn, M.D.
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2021 (DATE)

By Merdec Maria Angelo
 NOTARY PUBLIC: Merdec Maria Angelo



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



Date: October 5, 2021
To: Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas NV 89155
Applicant: Desert Orthopedics
Contact: Mark Whitehouse, High Impact Sign & Design
Re: MSP Application DR-10-0547 Amendment Design Review for Public Hearing

WC 22-Youss

To whom it may concern.

We respectfully request a waiver of conditions to allow for a freestanding sign where no more freestanding signs are allowed per that condition, we also request a design review and approval for a Master Sign Plan (MSP) DR-10-0547 amendment as follows.

- Replace one (1) monument sign which is subject to an 8' maximum height with one (1) new 20' High Pylon sign. This sign is located at the main entrance on W. Warm Springs. *Waiver of Conditions Required.
- Modification for the corner sign to increase from 6' High to 8' 6" High, to include business identification and services available (Desert Orthopedics Center)

Currently there is not any signage with "Desert Orthopedics Center" identifying the business to the public. Therefore, our request is to allow the existing medical practice to identify itself on Warm Springs Road and allow for better visibility to its patients and to show the services provided at this medical practice. As per 30.72, signs of this magnitude are allowable in current CP Zone where the project is located. Additionally, the site itself will support the sign square footage so there are no waivers being requested.

In closing, this signage is consistent with what is in the surrounding area, there is no single-family homes in view of this sign, and it will not negatively affect the surrounding area.

We thank you in advance for your consideration of this request.

Regards,
Mark Whitehouse
(702) 336-3336

820 Wigwam Parkway, Ste 100
Henderson, NV 89014
(702) 736-7446 office
(702) 644-0678 fax
www.highimpactsign.com

04/20/22 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

DURANGO DR/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0662-WARM SPRINGS & CIMARRON DEVELOPMENT, LLC;

DESIGN REVIEW for a comprehensive sign package in conjunction with an existing commercial complex on a 4.8 acre portion of 38.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the west side of Cimarron Road and the south side of Warm Springs Road within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-09-110-008; 176-09-110-009; 176-09-110-011; 176-09-110-016; 176-09-110-018 through 176-09-110-020

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8205 W. Warm Springs Road
- Site Acreage: 4.8
- Project Type: Signage
- Sign Height (feet): 20 (freestanding)/3 (monument)
- Square Feet: 260 (freestanding)/66 (monument)

Site Plan

The existing commercial complex was approved by ZC-0274-03. The complex extends from Durango Drive to Cimarron Road, on the south side of Warm Springs Road. The western portion is C-2 zoned and the eastern portion is C-P zoned. The site takes access from Durango Drive, Warm Springs Road, and Cimarron Road. The proposed freestanding sign and monument sign are located within the C-P zoned area of the complex. The freestanding sign will replace an existing monument sign, and is located along Warm Springs Road just east of the eastern most driveway. The monument signage is modifying the existing monument sign located at the northeast corner of the complex, at the intersection of Warm Springs Road and Cimarron Road.

Landscaping

Landscaping is not a part of this application.

Sign Elevations

The plans depict a freestanding sign up to 20 feet in height with a stone veneer base that is 6 feet in height. The support structures are enclosed by the sign; therefore, no poles are visible. The materials include an aluminum finish and acrylic backer and aluminum lettering. The proposed monument sign has a stone veneer base that is 1 foot in height, a 3 foot high cabinet with acrylic lettering and smooth paint finish, and a decorative element of pan channel letters above the cabinet. This sign will replace the existing pan channel letters on top of the existing base. The sign meets the CMA Design Standards.

Applicant's Justification

The applicant states currently there is no signage that identifies the business, Desert Orthopedic Center, to the public. The request is to modify the previously approved signage for the proposed monument signage and by increasing from 6 feet in height to 8 feet, 6 inches to include business identification and services available and a 20 foot high pylon freestanding sign that will be located at the main entrance.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0228-16	Use permit and design review for a communication tower	Approved by PC	June 2016
DR-0428-10	Drive-thru for a bank and freestanding sign and waiver of conditions (WS-0715-06) for no additional freestanding signs (WC was withdrawn)	Approved by BCC	October 2010
DR-0367-08	Fast food restaurant with a drive-thru	Approved by BCC	May 2008
WS-0715-06	Waivers for increased sign height and design review for a comprehensive sign package	Approved by BCC	June 2006
UC-1801-04	Increased height of buildings in C-2 zoning, waivers for building design, intense landscape buffer, and waiver of conditions to provide a 20 foot wide landscape buffer	Approved by BCC	December 2004
TM-0314-04	Commercial subdivision	Approved by PC	July 2004
ZC-0274-03	Reclassified to C-2, C-P, and P-F zoning for a future development	Approved by BCC	March 2003

The developing shopping center has had multiple land use applications for various uses and signage since 2003 that are not materially relevant to this request.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	C-P	Hospital

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Public Use	P-F	Recreational park & undeveloped
East	Neighborhood Commercial	R-E	Undeveloped
West	Neighborhood Commercial	C-P	Offices

The site and surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Although this property is zoned C-P it is part of an overall commercial complex including C-2 zoned property. The site is located along an arterial street with no residential zoning in the vicinity; therefore, the freestanding sign will not have a negative impact to the area. The design of the proposed signage is decorative and compatible with the existing office complex and with the existing uses in the surrounding area. The design complies with Title 30 standards including those for the CMA Design Overlay District. The overall design of the signs complies with Policy 11.4 of the Land Use Plan that states all signage must be integrated and compatible with building styles both on-site and with surrounding developments. The height of the freestanding sign is permitted in the CMA.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DESERT ORTHOPEDICS

CONTACT: MARK WHITEHOUSE, HIGH IMPACT SIGN AND DESIGN, 820 S. WIGWAM PARKWAY #100, HENDERSON, NV 89014

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: DR-21-0662

Property Owner or Subdivision Name: WARM SPRINGS & CIMARRON DEVELOPMENT, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 3/29/22 PC _____ BCC 4/20/22

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: PREVIOUSLY HELD NO DATE SPECIFIC. APPLICANT SUBMITTED ADDITIONAL LAND USE ENTILEMENT APPLICATION FOR WAIVER OF CONDITIONS. THIS APPLICATION IS A COMPANION ITEM TO WC-22-400022 & TO BE HEARD BY BCC FOR SIGN PACKAGE..

Change initiated by: SWD Date: 2/17/22

Change authorized by: JAD Date: 2/17/22

Change processed by: ds Date: 2/17/22

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-09-110-016

Town Board(s): SPRING VALLEY

