



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 8, 2025

6:00pm

AGENDA

Note:

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

Board/Council Members:

John Getter
Dr. Juana Leia Jordan-Vice Chair
Carol Lee White

Randal Okamura-Chair
Matthew Tramp

Secretary:

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

County Liaison(s):

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

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

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

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

- III. Approval of Minutes for March 25, 2025. (For possible action)
- IV. Approval of the Agenda for April 8, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **TM-25-500057-S D NORTH PARCELS, LLC:**
TENTATIVE MAP consisting of a 1 lot industrial subdivision on 19.41 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the south side of Patrick Lane, 280 feet east of Tenaya Way within Spring Valley. MN/nai/cv (For possible action) **04/15/25 PC**
 - 2. **DR-25-0214-COUNTY OF CLARK (PK & COMM SERV):**
DESIGN REVIEW for a park expansion with ancillary amenities (softball fields) and structures on 65.73 acres in a PF (Public Facility) Zone. Generally located on the east side of Cimarron Road and the north and south sides of Eldorado Lane (alignment) within Spring Valley. MN/jgh/kh (For possible action) **05/06/25 PC**
 - 3. **DR-25-0233-SAM'S REAL ESTATE BUSINESS TRUST:**
DESIGN REVIEW for a proposed restaurant with a drive-thru on 7.51 acre portion of a 64.23 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone. Generally located on the south side of Rainbow Boulevard, 590 feet west of Spring Mountain Road within Spring valley. JJ/mh/cv (For possible action) **05/06/25 PC**
 - 4. **VS-25-0206-WH PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Rainbow Boulevard and Rosanna Street within Spring Valley (description on file). MN/nai/cv (For possible action) **05/06/25 PC**
- VII. General Business
 - 1. Review the role of Town Advisory Board & Citizen Advisory Councils in the decision making process pursuant to Nevada revised Statutes (NRS) and the formation of recommendations to assist the Clark County Board of County Commissioners (For discussion only).

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: April 29, 2025.

X. Adjournment.

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

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

<https://notice.nv.gov>

04/15/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500057-S D NORTH PARCELS, LLC:

TENTATIVE MAP consisting of a 1 lot industrial subdivision on 19.41 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the south side of Patrick Lane, 280 feet east of Tenaya Way within Spring Valley. MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:
163-34-701-033

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 19.41
- Project Type: Industrial subdivision
- Number of Lots: 1

Project Description

The proposed tentative map depicts a 1 lot industrial subdivision on 19.41 acres located on the south side of Patrick Lane. Access to the site is provided via 2 driveways along the north property line adjacent to Patrick Lane and 1 additional driveway on the southeast corner of the site adjacent to Sobb Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0574	Reclassified 19.3 acres from R-E zoning to M-D zoning; waivers of development standards for reduced driveway throat depth, increased driveway width, modifications to CMA Design Overlay Districts standards; and design reviews for and office/warehouse complex and increase finished grade	Approved by BCC	November 2023
VS-23-0575	Vacated patent easements and portions of rights-of-way being Patrick Lane and Belcastro Street.	Approved by BCC	November 2023

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700027	Redesignated the land use category from Neighborhood Commercial (NC) to BE (Business Employment)	Approved by BCC	November 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	RS20 & RS3.3 (AE-60)	Single-family residential & undeveloped
South	Business Employment	IP (AE-60)	Office/warehouse complex
East	Neighborhood Commercial	CP (AE-60)	Charter school (K-6 th grade)
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (AE-60)	Single-family residential & undeveloped

This site is in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Coordinate with Public Works - Development Review for the installation of "No U-Turn" sign;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0325-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: SD NORTH PARCELS, LLC
CONTACT: RIETZ CONSULTING, INC., 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-34-701-002, 009, 032

PROPERTY ADDRESS/ CROSS STREETS: Patrick Lane & Belcastro Street

DETAILED SUMMARY PROJECT DESCRIPTION

TO FILE A TENTATIVE MAP APPL. FOR A ONE-LOT INDUSTRIAL SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: SD North Parcels LLC
 ADDRESS: 9115 West Russell Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: 702.247.1920 CELL 702.247.1920 EMAIL: jonathan@miltson.com

APPLICANT INFORMATION (must match online record)

NAME: SD North Parcels LLC
 ADDRESS: 9115 West Russell Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702.247.1920 CELL 702.247.1920 EMAIL: jonathan@miltson.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Rietz Consulting Inc., Eric Rietz
 ADDRESS: 3203 E. Warm Springs Rd, Ste#400
 CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # 136579
 TELEPHONE: 702.521.3355 CELL 702.521.3355 EMAIL: eric.rietz@rietzconsulting.com

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

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

[Signature]
 Property Owner (Signature)*

Jonathan Schwartz
 Property Owner (Print)

10/30/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-25-500057
 PC MEETING DATE 4/15/2025
 BCC MEETING DATE _____
 TAB/CAC LOCATION Spring Valley

ACCEPTED BY NAI
 DATE 3/13/2025
 FTES _____

DATE 4/8/2025

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0214-COUNTY OF CLARK (PK & COMM SERV):

DESIGN REVIEW for a park expansion with ancillary amenities (softball fields) and structures on 65.73 acres in a PF (Public Facility) Zone.

Generally located on the east side of Cimarron Road and the north and south sides of Eldorado Lane (alignment) within Spring Valley. MN/jgh/kh (For possible action)

RELATED INFORMATION:

APN:

176-09-501-011

LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7980 W. Robindale Road
- Site Acreage: 65.73
- Project Type: Softball complex (fields) and ancillary uses and structures
- Building Height (feet): 17 up to 25 (umpire building) (restroom) (fabric shade canopy)/12 (metal shade structure)

Site Plan

The plan depicts 8 proposed softball fields with 10 foot wide concrete walkways that will run throughout the complex. The softball fields will be part of the larger, existing James Regional Sports Park. The park will continue being developed in future phases however, this phase of the softball complex will include LED sports lighting, scoreboards, chain link fencing, dugouts, bullpens, and covered bleachers that will be developed as part of the 8 proposed softball fields. The softball complex will also include warm-up areas, a plaza, and parking lots with designated pick-up and drop-off zones that are adjacent to each of the softball fields. The plan also shows other amenities including 2 restrooms shown north of Eldorado Lane between Field #1 and Field #2 and then east of Warbonnet Way adjacent to Field #8. Shade pavilions are also shown as part of the rest areas and covered play areas. The plan shows educational or interpretive signage along pathways as well as a monument sign with the parks' name.

Landscaping & Elevations

The plans show native desert landscaping (trees and shrubs) adjacent to proposed parking areas that run along Eldorado Lane and Warbonnet Way. Decorative rocks (rock mulch) and boulders

are also shown adjacent to parking areas and bus pick-up and drop-off areas which are dispersed throughout the site.

Metal shade shelters are 12 feet high, and 16 feet wide by 16 feet long, with vandal proof solar light fixtures proposed. The metal roofs will be painted Burgundy, and the frames will be gray. There will also be blue fabric canopies over play areas.

Applicant's Justification

According to the applicant, the application was submitted to allow for the development of 8 new softball fields (7 standard and 1 championship field), LED sports lighting, chain-link fencing, warm up areas, shaded playground, shade structures, umpire building, bathrooms, and parking lots. The softball fields are an extension of the existing James Regional Sports Park and is intended to host users from a variety of backgrounds and age groups.

Parking will include a total of 359 parking spaces. The applicant also states that there will be no significant adverse impacts on the natural environment and the complex is intended to be a valuable amenity for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0223-23	Reclassified 208.5 acres from an R-E zone to a P-F zone with a design review on 381.6 acres for a park (James Regional Sports Park)	Approved by BCC	June 2023
VS-18-0354	Vacation of a portion of right-of-way being Robindale Road located between Warbonnet and Buffalo Drive	Approved by PC	July 2018
ZC-0444-17	Reclassified 65.7 acres from an R-E zone to a P-F zone for a fire station and future public facilities	Approved by BCC	August 2017
VS-0445-17	Vacation of a portion of right-of-way being Buffalo Drive located between Robindale Road and Eldorado Lane	Approved by BCC	August 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial; Public Use	CG & R-4 (ROI)	Single-family residential, undeveloped, & retail center
South	Public Use & Corridor Mixed-Use	RS3.3, RS20, & P-F	Sierra Vista High School Single family residential & place of worship
East	Neighborhood Commercial	RS3.3, CG & MD (ROI)	Single-family residential, mini-warehouse facility, office warehouse building & undeveloped
West	Public Use	P-F	Existing James Regional Sports Park

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The proposed softball fields and ancillary uses are an extension of the existing James Regional Sports Park. The fields are intended to host users from a variety of backgrounds and age groups. There will be no significant adverse impacts on the natural environment or adjacent neighborhoods and the complex is intended to be a valuable amenity for the community.

Staff does not anticipate any negative impacts from the proposed project. Softball fields with LED lighting and other amenities are common throughout Clark County, and this project will add new recreational opportunities to the existing sports park facilities. Staff can support this request.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Pending Comment

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

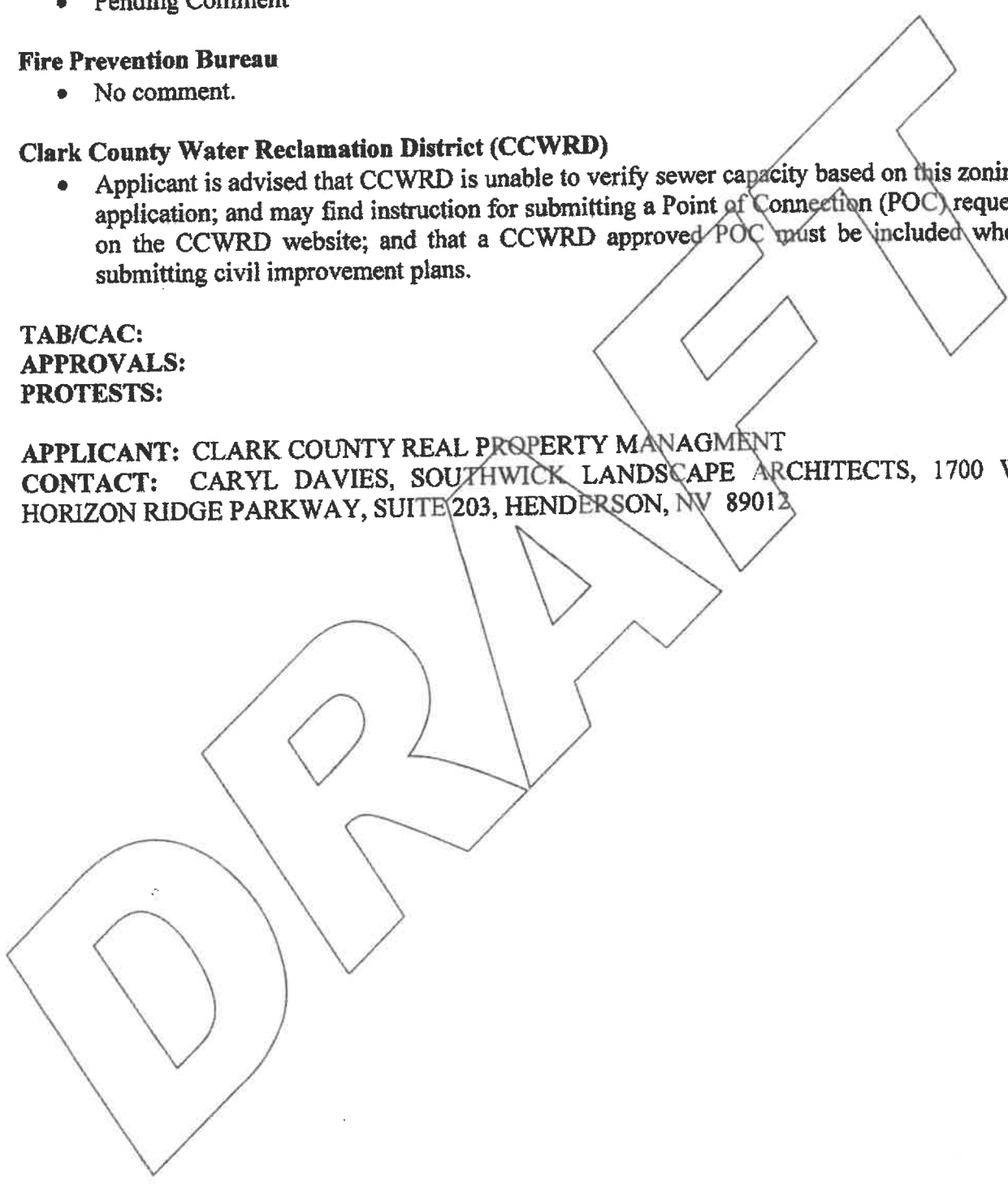
- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT
CONTACT: CARYL DAVIES, SOUTHWICK LANDSCAPE ARCHITECTS, 1700 W.
HORIZON RIDGE PARKWAY, SUITE 203, HENDERSON, NV 89012





Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 176-09-501-011

PROPERTY ADDRESS/ CROSS STREETS: Robindale Rd. and Warbonnet Way

DETAILED SUMMARY PROJECT DESCRIPTION

James Regional Sports Complex Phase 2 - Softball Complex

PROPERTY OWNER INFORMATION

NAME: County of Clark
ADDRESS: 500 S. Grand Central Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: 702-455-4616 CELL - _____ EMAIL: RPM Permits @ CLARK County NV GOV

APPLICANT INFORMATION (must match online record)

NAME: Caryl Davies
ADDRESS: 1700 W. Horizon Ridge Parkway, Suite 203
CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # _____
TELEPHONE: 702-597-3108 CELL - _____ EMAIL: caryld@slalandarchitects.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Caryl Davies
ADDRESS: 1700 W. Horizon Ridge Parkway, Suite 203
CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID # _____
TELEPHONE: 702-597-3108 CELL - _____ EMAIL: caryld@slalandarchitects.com

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

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

SHAWNA BRADLEY
Property Owner (Print)

FEB. 6, 2025
Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) DR25-0214

ACCEPTED BY JGH

PL MEETING DATE 5/6/25

DATE 3/11/25

BCC MEETING DATE N/A

FEEES * NO Fees/waived

TAB/CAC LOCATION Spring Valley DATE 4/8/25

February 15, 2025

**Clark County
Comprehensive Planning Department**
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: James Regional Sports Complex, Phase 2, Softball Complex (a Clark County Real Property Management Project)
Justification Letter

This letter of justification is to request a design review for the James Regional Sports Complex, Phase 2, Softball Complex with the southern portion located on the north side of W. Robindale Road between Warbonnet Way to the west and S. Buffalo Drive to the east, and the northern portion located north of W. Eldorado Lane between S. Cimarron Road to the west and W. Eldorado Lane to the east. The softball complex is approximately 42.5 acres in size. This softball complex complies with the current planned land use designations and complies with all applicable provisions of the development code.

The James Regional Sports Complex, Phase 2, Softball Complex is compatible with the adjacent land uses (James Regional Sports Complex Soccer Fields and nearby High School). The softball complex amenities will include (8) new softball fields (7 standard and 1 championship field), LED sports lighting, scoreboards, chain link fencing, dugouts, bullpens, and covered bleachers. The championship field will also include panoramic netted back stop plus covered stadium-style spectator seating. The softball complex will also include warm-up areas for 8 teams, plaza with group gathering areas for teams and dedicated food truck/vendor area, shaded playground for 5-12 years old, metal shade shelters, (2) Clark County prototype restrooms, public tournament building, 10' wide concrete walkways, LED pathway and security lighting, parking lot with 359 parking stalls, dedicated pick-up and drop-off zones, (8) educational signs along pathways, shaded turf area, landscaping, irrigation, site furniture, trash receptacles, an off-site pedestrian signal at Cimarron Road, and half-street improvements along Warbonnet Way, W. Eldorado Lane, and S. Cimarron Road.

Parking will include a total of 359 parking spaces. There will be 186 parking spaces (4 being ADA compliant) accessible from Warbonnet Way, and 158 parking spaces (4 being ADA compliant) accessible from W. Eldorado Lane. There will be 15 dedicated bus parking spaces accessible from S. Buffalo Drive. Street parking is not planned for this project.

All adjacent uses, in terms of scale, site design, operating characteristics, hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts have been taken into consideration and have been appropriately planned for in the design of this project. There will also be no significant adverse impacts on the natural environment due to this project. The complex is intended to be maintained by Clark County upon its completion and will prove to be a valuable amenity for the community.

A public meeting will be held once funding has been secured for this project.

Should you have any questions, please contact me at (702) 597-3108, extension 15.

Sincerely,



Caryl Davies, PLA, ASLA
NV #621

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-25-0233-SAM'S REAL ESTATE BUSINESS TRUST:

DESIGN REVIEW for a proposed restaurant with a drive-thru on 7.51 acre portion of a 64.23 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone.

Generally located on the south side of Rainbow Boulevard, 590 feet west of Spring Mountain Road within Spring valley. JJ/mh/cv (For possible action)

RELATED INFORMATION:

APN:

163-15-610-010; 163-15-610-015; 163-15-610-016; 163-15-610-018 through 163-15-610-021; 163-15-610-023 through 163-15-610-024

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6975 Spring Mountain Road
- Site Acreage: 7.51 (portion)/64.23 (overall shopping center)
- Project Type: Proposed restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,300
- Parking Required/Provided: 22/27 (2,474 for overall shopping center)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed 3,300 square foot restaurant with drive-thru located on the northwest corner of APN 163-15-610-016. This parcel is located on the southwest corner of Spring Mountain Road and Rainbow Boulevard. The proposed restaurant is accessible from existing driveways along Spring Mountain Road, though existing driveways along Rainbow Boulevard are also available. The subject site is part of an existing shopping center, and the proposed restaurant will not alter any of the existing driveways throughout the development. The proposed restaurant building has the following setbacks: 70 feet from the north property line; 31 feet from the west property line; and 52 feet from the south property line. A drive-thru wraps around the building on 3 sides in a counterclockwise direction, with the drive-thru entrance located on the north side with vehicle traffic moving along the west side of the building and exiting along the south side of the building. The proposed parking area is located on the east side of the building

and will be reconfigured from the existing parking area arrangement. A loading space as well as a trash enclosure will be located to the north of the building. Concrete striping pedestrian walkways are provided around the building for on-site pedestrian connectivity, along with a pedestrian walkway leading from the attached sidewalk along Spring Mountain Road to the proposed restaurant.

Landscaping

The plans depict an existing attached sidewalk and street landscaping along Spring Mountain Road, which consists of medium and large trees, shrubs, and groundcover. Parking area landscaping featuring large trees and shrubs is also proposed, with landscape islands provided every 6 parking spaces as required by Title 30. Additional landscaping is provided along the north, south, and west sides of the building.

Elevations

The plans depict a 1 story building with a maximum height of 22 feet. Modern designed metal canopies are also depicted above the drive-thru window, and above all windows and building entrance. The building façade also features brick, cast stone masonry, and wood cladding. The building has exterior wall finishes consisting of natural colors and composite brick finishes.

Floor Plans

The plans depict a 3,300 square foot restaurant with indoor seating areas. The main entrance is on the west side of the building, with an additional entrance on the south side, and the drive-thru window on the west side of the building. The floor plans show restrooms, a kitchen/preparation area, customer order and pick-up areas, and a drive-thru window.

Applicant's Justification

The applicant states that the existing building on the subject site will be razed to accommodate the proposed restaurant with a drive-thru. The parking area will be reconfigured, while all landscaping and setback requirements will be met. Due to the counterclockwise direction of the drive-thru, the building cannot be oriented along the Spring Mountain Road street frontage.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0091-04	Design review for an addition to an existing retail building and to construct a new drive-thru pharmacy within the parking lot of a shopping center	Approved by PC	February 2004
ZC-1078-00	Zone change from C-C to C-2	Approved by BCC	September 2000
DR-0999-00	Design review for a gasoline service station in conjunction with an existing retail store within an existing shopping center	Approved by PC	August 2000
ET-400054-99 (UC-0243-96)	First extension of time for a use permit for a five day special event (carnival) in the parking lot of an existing shopping center with a variance for temporarily reduced parking	Approved by PC	March 1999

Land Use Requests

Application Number	Request	Action	Date
UC-0018-99	Use permit for a martial arts studio within an existing shopping center	Approved by PC	February 1999
VC-1327-98	Variance to operate a check cashing service	Approved by PC	September 1998
UC-0416-98	Use permit to allow outside dining in conjunction with an existing restaurant within an existing shopping center	Approved by PC	April 1998
DR-1487-97	Design review for a retail carpet store within an existing shopping center	Approved by PC	October 1997
DR-1456-97	Design review for a restaurant in conjunction with an existing shopping center	Approved by PC	September 1997
UC-0760-97	Use permit for a video arcade in conjunction with an existing restaurant within an existing shopping center	Approved by PC	June 1997
DR-1883-96	Design review for a retail building within an existing shopping center	Approved by PC	December 1996
VC-1065-96	Variance for outdoor sales, a temporary tent, temporarily reduced parking, and waive on-site paving of parking spaces and access aisles	Approved by PC	August 1996
UC-1039-96	Use permit for a five day outdoor special event (street festival) with a variance to permit 53 tents	Approved by PC	July 1996
VC-0367-96	Variance to permit an outdoor use (garden center)	Approved by PC	April 1996
UC-0243-96	Use permit for a five day special event (carnival) in the parking lot of an existing shopping center with a variance for temporarily reduced parking	Approved by PC	March 1996
DR-1977-95	Design review for a restaurant within an existing shopping center	Approved by PC	January 1996
UC-1535-95	Use permit for roof mounted transmission antennas on the roof of an existing shopping center	Approved by PC	October 1995
UC-0363-95	Use permit for a five day special event (carnival) in the parking lot of an existing shopping center with a variance for temporarily reduced parking	Approved by PC	April 1995
DR-0183-95	Design review for a retail building within an existing shopping center	Approved by PC	April 1995
VC-0323-94	Variance for outdoor commercial activities in conjunction with an existing shopping center	Approved by PC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use, Neighborhood Commercial, & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, RS20, & RS3.3	Shopping center, hospital, & single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Single-family residential
East	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Shopping center & single-family residential
West	Industrial Employment	RS20	Batch plant with sand & gravel operation

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the building design and architectural features are compatible with surrounding development in the area. Site access and circulation should not negatively impact any other neighboring businesses within the shopping center. The design of the parking areas and proposed landscaping also comply with Title 30 requirements. The proposed restaurant is suitable for this location and compatible with the existing uses in the shopping center. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PANDA INN, INC.

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

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-15-610-016 (Site)
163-15-610-010, 020, 021, 023, 024, 015, 018, 019
PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain and Rainbow

DETAILED SUMMARY PROJECT DESCRIPTION

A restaurant with drive thru

PROPERTY OWNER INFORMATION

NAME: CFT NV Developments, LLC
ADDRESS: 1120 . Town Center Dr. Ste 150
CITY: Las Vegas STATE: NV ZIP CODE: 89144
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Panda Inn, Inc.
ADDRESS: 1683 Walnut Grove Avenue
CITY: Rosemead STATE: CA ZIP CODE: 91770 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnview.com

*Correspondent will receive all project communication

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

Property Owner (Signature)*

Roger Goldstein
Property Owner (Print)

October 14, 2024
Date

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUD	<input type="checkbox"/> SN	<input type="checkbox"/> DE	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> Z
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION # (S) DR-25-0233 APPLICATION # RP
PC MEETING DATE 05/07/25 PC MEETING DATE 9/13/25
B/C MEETING DATE _____
TAB/CAC MEETING DATE Spring Valley 04/08/25

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



JENNIFER LAZOVICH
jlazovich@kcwclaw.com
D. 702.792.7050

March 10, 2025

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Justification Letter
Design Reviews for Restaurant with Drive-Thru and Alternative Building
Orientation
APN: 163-15-610-016 Site
APN's 163-15-610-010, 020, 021, 023, 024, 015, 018 & 019 - Overall Shopping
Center**

To Whom It May Concern:

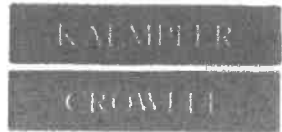
Our Firm represents the Applicant. The Applicant is proposing to develop a Whataburger restaurant with drive-thru in an existing commercial shopping center located on the southwest corner of Spring Mountain Road and Rainbow Boulevard, more particularly described as a portion of APN: 163-15-610-016 (the "Site"). The parcel numbers for the overall shopping center are 163-15-610-010, 020, 021, 023, 024, 015, 018 & 019. The Site is zoned Commercial General (CG). As such, a restaurant with drive-thru is a permitted use. Therefore, the Applicant is requesting design reviews for the restaurant and alternative building orientation.

• **Restaurant with Drive-Thru**

There Site is accessible from Spring Mountain Road via multiple existing driveways. The Applicant is grazing the Site and proposing to construct a new 3,300 SF Whataburger's. The drive-thru will wrap around the building in a counterclockwise direction with the drive aisle entrance located on the north side with vehicle traffic moving along the west side of building and existing to the south of the building. There will be double drive-thru lanes. Therefore, the Site can easily accommodate the vehicle stacking. The parking field will also be reconfigured. The Site will have 29 parking spaces where 24 parking spaces are required. The Site also complies all landscaping and setback requirements.

The proposed elevation will incorporate Whataburger's last design concept, which includes natural colors, composite brick finishes, and modern design metal canopies. The building height is less than 22-feet.

DR-25-0233



- **Sustainability**

Further, the Applicant is incorporating the following seven (7) sustainability measures:

- *Water-Efficient Planting:* 95% or more of the plants have low or very low water needs which equals **1 point**.
- *Parking Lot Trees:* Mature tree canopies cover at least 50% of paved parking which equals **1 point**.
- *Cool Roofs:* SRI is equal to or less than 78 for low-sloped roof which equals **1 point**.
- *Shade Structures:* There are shade awning over 50% of the south/southwest windows and/or doors of the building, which equals **1 point**.
- *Daylighting Strategies:* Daylighting strategies provided to minimize artificial lighting, which equals **½ point**.
- *Low-Emissivity Glass:* Low-emissivity glass is provided on all south and west facing windows, which equals **½ point**.
- *Building Entrances & ADA Ramps:* The entrances and ramps are shaded with awning or portico which equals **½ point**.
- *Trees-* 10% more than required by Code which equals **1 point**.
- *Nonresidential Ventilation* – The ceilings are height are above 11 feet which equals **½ point**.

- **Building Orientation**

The Applicant is requesting a design review related to building orientation. All drive-thru lanes are designed in a counter-clockwise movement. Due to the drive-thru counter-clockwise configuration, the front of the building cannot be oriented along the street front. Therefore, the Applicant is requesting this design review.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

Jennifer Lazovich

JJL/ajc

DR-25-0233

05/06/25 PC AGENDA SHEET

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0206-WH PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Rainbow Boulevard and Rosanna Street within Spring Valley (description on file). MN/nai/cv (For possible action)

RELATED INFORMATION:

APN:

163-34-601-037

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate a flood control easement that is no longer a part of a public drainage easement.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0679	Use permit for outdoor dining and drinking; Waiver of development standards for reduced driveway departure distance; and design review for a proposed commercial development	Approved by BCC	January 2025
VS-24-0680	Vacated a portion of right-of-way being Oquendo Road	Approved by BCC	January 2025
VS-1813-05	Vacated portions of rights-of-way being Rainbow Boulevard and Patrick Lane - recorded	Approved by PC	January 2006
ZC-1740-04	Office/retail buildings and a mini-warehouse	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Corridor Mixed-Use	CG (AE-60)	Office & commercial complex
South	Corridor Mixed-Use	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CG (AE-60)	Office complex

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of drainage easements that are not necessary for site and drainage development.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMY GRAYBILL

**CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106**

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 16334601037

PROPERTY ADDRESS/ CROSS STREETS: Rainbow Blvd. & Oquendo Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation for Flood Channel

PROPERTY OWNER INFORMATION

NAME: WH PROPERTIES LLC
ADDRESS: 32 S La Senda Dr.
CITY: Laguna Beach STATE: CA ZIP CODE: 92651
TELEPHONE: 714-473-3058 CELL: _____ EMAIL: ericewills5@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: WH PROPERTIES LLC - Eric Wills
ADDRESS: 32 S La Senda Dr.
CITY: Laguna Beach STATE: _____ ZIP CODE: CA REF CONTACT ID # 92651
TELEPHONE: 714-473-3058 CELL: _____ EMAIL: ericewills5@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: RCI Engineering - Amy Graybill
ADDRESS: 500 S. Rancho Drive Suite 17
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 197495
TELEPHONE: 702-453-0800 CELL: _____ EMAIL: agraybill@rcinevada.com

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

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

Property Owner (Signature)*

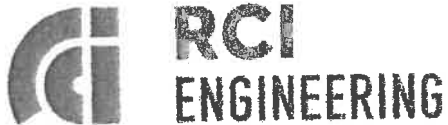
Eric Wills, Manager
Property Owner (Print)

1/17/25
Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> FGD	<input type="checkbox"/> SH	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> FUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (N)	<u>VS-25-0200</u>	APPROVAL DATE	<u>N/A</u>
COMPLETING DATE	<u>5/6/2025</u>	DATE	<u>3/4/2025</u>
BEFORE HEARING DATE		DATE	
APPROVAL LOCATION	<u>Spring Valley</u>	DATE	<u>4/8/2025</u>



January 23, 2025

Clark County Comprehensive Planning
500 South Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

**RE: Justification Letter - Vacation of Public Drainage Easement
Southwest Corner of Rainbow and Oquendo**

On behalf of our client, WH Properties, we have prepared the following justification letter in support of the vacation of a Public Drainage Easement located at the Southwest Corner of Rainbow Boulevard and Oquendo Road.

The subject easement was originally granted in 2017 to cover the area of a natural open wash which drained to a daylighted storm drain at the southwest corner of Rainbow Boulevard and Oquendo Road. In 2019 offsite improvement plans, PW19-15976, were prepared to pipe the flows previously conveyed within the natural wash from Rosanna Street to Rainbow. With the approval of this offsite permit a Public Drainage easement was granted to cover the area of the new storm drain as well as the inlet are at the southwest corner of Rainbow Boulevard and Oquendo Road, overlapping the 2017 easement. The storm drains improvements, which include filling in the natural wash, have been completed and accepted by Clark County negating the need for the 2017 Public Drainage Easement. This application will vacate all areas of the public drainage easement not covered by the 2019 Public Drainage Easement.

Your favorable consideration is appreciated. Should you have any questions or wish to further discuss this application please contact me at (702) 453-0800.

Sincerely,
RCI Engineering

A handwritten signature in black ink, appearing to read 'Chris Thompson', written over the 'RCI Engineering' text.

Chris Thompson, P.E.
Principal

15-25-2025