



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 9, 2024

6:00pm

## AGENDA

**Note:**

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

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

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

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

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

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

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

- III. Approval of Minutes for March 26, 2024. (For possible action)
- IV. Approval of the Agenda for April 9, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **UC-24-0093-TING, LI TING & TSAI, JOHNSON:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) landscaping; 3) reduce setback; and 4) gate setback.  
**DESIGN REVIEW** for a mini-warehouse facility on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action) **05/07/24 PC**
  - 2. **TM-24-500024-TING, LI TING & TSAI, JOHNSON:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 1.1 acres in a CG (Commercial General) Zone. Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action) **05/07/24 PC**
  - 3. **VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ford Avenue and Pebble Road, and on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). JJ/tpd/ng (For possible action) **05/07/24 PC**
  - 4. **WS-24-0081-GOLD CLOUD, INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an existing shed in conjunction with an existing single family residence on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Tara Avenue, 120 feet east of Mohawk Street within Spring Valley. RM/bb/ng (For possible action) **05/07/24 PC**
  - 5. **WS-24-0084-HALSTEAD, DUSTIN LEE:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast side of Mountain Spring Road, 225 feet south of Palmyra Avenue within Spring Valley. JJ/tpd/ng (For possible action) **05/07/24 PC**

6. **ET-24-400027 (UC-18-0235)-BP DURANGO LP:**  
**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.  
**DESIGN REVIEW** for a vehicle wash facility on a portion of 2.5 acres in a CG (Commercial General) Zone. Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/rp/ng (For possible action) **05/08/24 BCC**
  
7. **WS-24-0091-RUSSELL DECATUR CROSSING, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics.  
**DESIGN REVIEW** for modification to an approved shopping center on 12.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Russell Road, 270 feet west of Decatur Boulevard within Spring Valley. MN/jud/ng (For possible action) **05/08/24 BCC**
  
8. **VS-24-0076-LVS MOB, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Miller Lane and Buffalo Drive and a portion of a right-of-way being Laredo Street located between Miller Lane and Buffalo Drive within Spring Valley (description on file). JJ/rr/ng (For possible action) **05/08/24 BCC**
  
9. **WS-24-0075-LVS MOB, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for an office and retail complex on 1.7 acres in a Commercial General (CG) Zone. Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rr/ng (For possible action) **05/08/24 BCC**
  
10. **ZC-24-0041-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:**  
**ZONE CHANGE** to reclassify 1.5 acres from RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone. Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley (description on file). JJ/sd/ng (For possible action) **05/08/24 BCC**
  
11. **VS-24-0043-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Dollar Court (alignment) and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). JJ/sd/ng (For possible action) **05/08/24 BCC**
  
12. **WS-24-0042-HUNTINGTON LLC SERIES VI & LET IT GROW LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics.  
**DESIGN REVIEW** for a daycare facility on 1.5 acres in a Commercial Neighborhood (CN) Zone. Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley. JJ/sd/ng (For possible action) **05/08/24 BCC**
  
13. **ZC-24-0085-HUANG SUJUAN:**  
**ZONE CHANGE** to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone and an RS10 (Residential Single-Family 10) Zone.

Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley (description on file). RM/hw/ng (For possible action) **05/08/24 BCC**

14. **WS-24-0086-HUANG, SUJUAN:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) landscaping; 3) buffering and screening standards; 4) residential adjacency standards; 5) sidewalks; and 6) driveway geometrics.  
**DESIGN REVIEW** for a multiple family residential development on a portion of 1.0 acre in an RM18 (Residential Multiple Family 18) Zone. Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley. RM/hw/ng (For possible action) **05/08/24 BCC**

VII. General Business

1. None.

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

- IX. Next Meeting Date: April 30, 2024.

- X. Adjournment.

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

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0093-TING, LI TING & TSAI, JOHNSON:**

**USE PERMIT** for a mini-warehouse facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; 2) landscaping; 3) reduce setback; and 4) gate setback.

**DESIGN REVIEW** for a mini-warehouse facility on 1.1 acres in a CG (Commercial General) Zone.

Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action)

---

---

**RELATED INFORMATION:**

**APN:**

163-15-610-017

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 1 space where 2 spaces are required per Section 30.04.04 (a 50% reduction).
2.
  - a. Reduce landscape buffer adjacent to existing residences to 4 feet where 15 feet is required per Section 30.04.02C (a 73% reduction).
  - b. Allow alternative landscape buffer materials adjacent to existing residences where required per Section 30.04.02C.
  - c. Eliminate parking lot landscaping where required per Section 30.04.01D.
3. Reduce the setback from the west property line to 4 feet where 10 feet is required per Section 30.02.14 (a 60% reduction).
4. Reduce gate setback to 44 feet where 50 feet is required per Section 30.04.03E (a 12% reduction).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: mini-warehouse facility
- Number of Units: 42
- Minimum/Maximum Unit Size (square feet): 264/2,464

- Number of Stories: 1
- Building Height: 22 feet, 10 inches
- Square Feet: 23,443 (total)/15,351 (Building A)/8,092 (Building B)
- Parking Required/Provided: 2/1
- Sustainability Points Required/Provided: 7/7

### Site Plans

The plans depict an unstaffed fully automated mini-warehouse facility with a total of 42 units, which may be mapped and sold as commercial condominiums. Entry to the site is from a two-way entrance along Twain Avenue. The gated entrance is set back 44 feet from the right-of-way. There is an emergency access gate along the north property line through a shared driveway easement with the shopping center to the north. There are 2 buildings located on the site, on the east and west sides of the centrally located 54 foot wide two-way drive aisle. The drive aisle narrows to 27 feet for the 7 northerly units. At the northeast corner of the site is a public restroom which includes a mop sink and drinking fountain, a maintenance equipment yard, trash and recycling enclosure, and a parking space. Building A is set back 10 feet from the south property line, 4 feet from the west property line, and zero feet from the north property line. Building B is set back 10 feet from the south property line and zero feet from the east and north property lines.

### Landscaping

The plan depicts an existing 2 foot retaining wall with 6 foot screen wall (overall height 8 feet) along the west property line, along with existing screen walls along the north and east property lines. Street landscaping (Twain Avenue) consists of Blue Palo Verde trees (large Evergreen) located within a 10 foot wide landscaping strip located behind an existing attached sidewalk, with 3 trees and miscellaneous shrubs located on the west side of the driveway entrance and 2 trees with shrubbery located on the east side of the driveway. Shrubs are located on either side of the gated entrance driveway. A 4 foot wide landscape strip with a single row of 39 Yew Pine trees, a medium Evergreen tree with an average height of 25 feet and an average overall spread of 10 feet, are planted 10 feet apart along the west property line. The applicant's waivers are to reduce the width of the landscape strip to 4 feet where 15 feet is required and to have 1 row of Evergreen trees where 2 rows are required.

### Elevations

The plan depicts 2 detached mini-warehouse buildings which have an overall height of 22 feet 10 inches, flat roofs, and an interior ceiling height of 16 feet. The exterior surface is comprised of architectural steel panels in blue and gray, with charcoal brick ledgerstone, standing seam metal roofing with ThermRepel coating SRI 111 for a cool roof, and metallic gray corrugated decorative metal screens around the roof mounted mechanical equipment. Roll-up doors are located internal to the site and have an overall entrance height of 14 feet. There are no windows on the buildings and all entries include a 3 foot awning on the west side of Building B and the east side of Building A.

Floor Plans

Both buildings are single story. Building A consists of 15,351 square feet and 27 units, and Building B, 8,092 square feet and 15 units.

Applicant's Justification

The applicant indicates the proposed use is intended for luxury vehicle storage and will operate with temporary, sporadic visits from customers. There will be no on-site staffing which will lend to the facility operation having low activity and therefore relatively quiet. The recreational vehicle condominium (mini-warehouse) facility will be fully automated and business operation will occur entirely online as there is no main office or employees. As designed, customers will be able to park temporarily outside of the respective unit and it is expected that any loading and unloading to and from the storage unit will occur in front of the respective unit regardless of whether parking is required or provided and customers may temporarily park along the northeast portion of the site away from the main drive aisle if needed or in the 1 space provided. Additionally, the applicant indicates the landscape buffer provided is a function of usable space and that the buffering effect would be diminished if not eliminated altogether if the required trees were provided.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0166-91 & UC-0251-91	Reclassified the site to C-C, C-1, and R-1 zoning (now CG) for a shopping center	Approved by BCC	October 1991

Not all prior land uses are listed for the shopping center and are available in department records.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping Center (Rainbow Springs West)
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential
East	Corridor Mixed-Use	CG	Shopping Center (Rainbow Springs West)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

**Related Applications**

Application Number	Request
TM-24-500024	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Comprehensive Planning**

#### **Use Permit**

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

The location of the use, with the reduced separation from the residential properties to the west, indicates that the proposed size of the use may be too intense for the site. The proposed structures have an overall height of 22 feet 10 inches and a 4 foot retaining wall is built into the design of the structure to allow the finished floor elevation of the building to sit below the adjacent residential properties by 4 feet. Additionally, staff is concerned about the existing retaining and screen walls located along the west property line, and increasing the wall heights with the reduced setback of the building may contribute to an undue burden on the existing residential properties to the west, where all but 2 residences are single story. Staff is unable to support the proposed waivers, and therefore, the proposed use. Staff recommends denial.

#### **Waivers of Development Standards**

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

#### **Waivers of Development Standards #1 & #2c**

Mini-warehouse developments typically do not tend to generate high traffic volumes. Staff finds that the 1 parking space provided for maintenance crews and visitor parking may be sufficient with the oversized drive aisle. However, staff is unable to support the request to eliminate parking lot landscaping and buffering adjacent to the residential uses to the west. Landscaping is required, in part, to reduce the heat island effect and help Clark County adapt to future climate challenges. Staff recommends denial.

#### **Waivers of Development Standards #2a, #2b, & #3**

Staff is concerned about the width of the proposed landscape buffer along the west property line. Wider landscape buffers adjacent to residential properties are provided to reduce the impact of the use and buildings adjacent to residential properties and to provide adequate room for plant materials to grow. The proposed 4 foot wide buffer may provide some relief visually; however, adjacent to an 8 foot tall wall, it may take some time to provide the intended buffer. Additionally, the long-term care of the proposed plant material within the landscape area is limited if the trees are allowed to grow to their full potential spread of 10 feet. The existing retaining wall with screen wall along the west property (8 feet overall height) along with the proposed 4 foot



retaining wall that is part of the building design (22 feet 10 inches overall height) with a 4 foot space between structures creates a narrow space for the tree roots to grow and may limit the overall growth potential for the buffering materials. With these considerations, staff cannot support this request.

#### Waiver of Development Standards #4

Staff is concerned about the reduced gate setback to Twain Avenue. The potential traffic conflict for recreational vehicles that may ingress and egress from the site could produce traffic conflicts along the street. Staff finds the request to reduce the gate setback to be a self-imposed hardship. As a vacant site, the design can be minimally changed to comply with the minimum standards. Staff recommends denial.

#### Design Review

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

While the proposed elevations include decorative finish materials in gray and blue tones that are compatible with the adjacent shopping center, staff is concerned about the site design that places the buildings within 4 feet of the existing residential buildings. There is an opportunity with initial development to reduce the building size or drive aisle width and provide the required buffer and parking lot landscaping. For the reasons stated, staff is unable to support this request as designed.

#### **Staff Recommendation** Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

- No individual unit business licenses to be issued;
- No vehicle repair work to be conducted within individual units or on-site;
- Overnight stays by renters or owners are not permitted;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review for the installation of a median along Twain Avenue.
- Applicant is advised that off-site improvement permits may be required.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0118-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LI TING**

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



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-15-610-017

PROPERTY ADDRESS/ CROSS STREETS: Near Rainbow & Twain

### DETAILED SUMMARY PROJECT DESCRIPTION

RV Storage

### PROPERTY OWNER INFORMATION

NAME: Li Ting Ting and Johnson Tsai  
ADDRESS: 41-22 24th Street Apt #3i  
CITY: Long Island City STATE: NY ZIP CODE: 11101  
TELEPHONE: 000-000-0000 CELL 949-350-2018 EMAIL: johnson.tsai@gmail.com

### APPLICANT INFORMATION

NAME: Li Ting Ting and Johnson Tsai  
ADDRESS: 16655 Mount Michaelis Circle  
CITY: Fountain Valley STATE: CA ZIP CODE: 92708 REF CONTACT ID # n/a  
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Bob Gronauer  
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@kcnvlaw.com

\*Correspondent will receive all project communication

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

Johnson Tsai

Property Owner (Signature)\*

Johnson Tsai

Property Owner (Print)

12/20/23

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC/WS/DR-24-0093

ACCEPTED BY [Signature]

PC MEETING DATE 5-7-2024

DATE 3-12-2024

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

TAB/CAC LOCATION Spring Valley DATE 4-9-2024

# 1,800

APR-23-101584

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

KAEMPFER

CROWELL

Robert J. Gronauer  
[rgronauer@kcnvlaw.com](mailto:rgronauer@kcnvlaw.com)

March 7, 2024

UC/WS/DR-24-0093  
PLANNER  
COPY

**VIA ONLINE SUBMITTAL**

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

***Re: Justification Letter – Special Use Permit, Design Review, & Waivers of  
Development Standards***

***APNs: 163-15-610-017***

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed luxury mini-warehouse storage project (also referred to as “luxury vehicle condos”) will be situated on approximately 1.04 acres, generally located at the northwest corner of South Rainbow Boulevard and West Twain Avenue. The property is more particularly described as APN: 161-15-610-017 (the “Site”). The Site is currently master planned Corridor Mixed-Use (CM) and zoned Commercial General (CG).

To the north and east of the property is a commercial shopping center, similarly planned CM and zoned CG, within which Walmart and Sam’s Club is abuts the northern property line. The southern property line abuts Twain Avenue which separates the Site from single-family residential to the south, planned Mid-Intensity Suburban Neighborhood and zoned Residential Single-Family 5.2 (RS5.2). To the west is single-family residential, planned Mid-Intensity Suburban Neighborhood and zoned Residential Single-Family 3.3 (RS3.3). The surrounding area is compatible with the Site in both the planning designation and zoning district and as such, the proposed luxury RV storage is appropriate for the area as detailed below.

**Special Use Permit**

A mini-warehouse storage use requires a Special Use Permit in a CG zoning district. As defined in Title 30, “mini-warehouse storage” is an establishment with storage units for rent or sale to the public with all items stored in an enclosed building. Under this definition, the units shall not allow on-site sale of the items, separate businesses in the unit, or vehicle repair. Further, there are no conditions associated with this particular use in CG. The proposed luxury vehicle storage will operate with temporary, sporadic visits from customers. There will be no onsite staffing, the nature of the storage facility operation is relatively quiet, and activity is low. This Site is an

PLANNED  
COPY

KAEMPFER

CROWELL

March 7, 2024

Page 2

appropriate buffer between the single-family to the west and the commercial center to the northeast. Therefore, the Applicant requests a special use permit for a mini-warehouse storage on the proposed Site.

### Design Review – Mini-Warehouse Storage

The Applicant requests a design review of the proposed luxury vehicle condos. The Site will house two main buildings totaling 23,443 sf of the 45,302 sf lot (51.7% lot coverage), described as Building A (West) and Building B (East) for purposes of this letter. The operation is fully automated; the leasing and business operation will occur entirely online. There is no main office and no employees will be staffed on-site except for the occasional ground maintenance when necessary. Customers will be able to access the site 24/7. All landscaping provided is within property lines.

There is one ingress/egress point from Twain Avenue secured by a rising gate, which is approximately 51 feet, 6 inches from the lip of the gutter of the intersecting street, over the minimum required distance of 50 feet per Section 30.04.03(E). Here, the proposed distance between the lip of the gutter and rising access gate is 51 feet, 6 inches. The throat depth requirement of 25 feet is met at the main entrance point. There is also one emergency crash gate on the northeast portion of the property into the existing parking lot behind Walmart. The maximum building height of both buildings is 22 feet where a maximum a 50 feet is allowed in the CG zoning district. Building A is comprised of 27 storage units and Building B is comprised of 15, for a grand total of 42 units. The units vary in size, the smallest being 11' x 24' and the largest, 56'x 44'. The primary purpose of the proposed mini-storage is for RVs, luxury vehicles and other personal items. As designed, there is 54 feet between Building A and B in the center of the site and within that, is a 24-foot fire drive aisle from the ingress point all the way to the crash gate. A trash enclosure will be located to the south of the crash gate and not adjacent to the single-family residential to the east. There is adequate room for a garbage truck to service the trash can. There will be no illuminated wall signs facing the adjacent residential, including the western portion of Building A. Each building will have recessed can lighting above the overhead doors of each unit which will not be an issue to the residential to the west.

The proposed buildings will be comprised of metallic blue and gray steel panels, charcoal ledgestone and standing seam metal roof, built to a sleek, contemporary design. The rear elevations of both Buildings A and B include decorative accents ledgestone. The Site provides a 10-foot setback in the front as required. The setback on the western property line is 4 feet where 10 feet is required. On the east property line (side) and the northern property line (rear), a zero foot setback is provided. *See Waiver #2.* The Site does not provide any parking at this Site because customers are expected to come and go sporadically, and remain on the property for short increments of time. Customer are expected to park temporarily outside of their unit and if absolutely necessary, along the northeast portion of the property. *See Wavier #1 below.*

Building A is adjacent to single-family homes to the west. It is separated by an existing 8-foot wall, comprised of a 2-foot retaining wall and 6-foot screen wall. As such, it is also buffered



PLANNER  
COPY

by one row of 39 Yew Pine trees, 10 foot apart and an additional 4-foot retaining wall to be provided by the Applicant. *See Waiver #4.* The frontage onto Twain Avenue will include adequate landscaping made up of trees and shrubs as required by 30.04.01(D)(7)(iii).

### Sustainability

The Applicant further meets Title 30's Sustainability Requirements per 30.04.05(J) which requires 7 points for non-residential development:

- One point may be awarded for providing at least 10% more trees than required by this Title. **(1 Point)**.
  - **The Applicant provides 5 trees along the 95-foot street frontage where 4 trees are required.**
- One point may be awarded for providing 95% or more of all required landscaping with plants that have very low or low water needs. **(1 Point)**.
  - **The Applicant provides 119 plants with low or very low water needs which calculate to over 95% of the plants provided.**
- One half-point may be awarded for orienting plant material on the south and west sides of buildings. **(1/2 Point)**.
  - **Plant material is located along the entire south and west fronts of Building A. Plant material is located along the entire south front and partial west front of Building B.**
- One point may be awarded for providing a cool roof. **(1 Point)**.
  - **The buildings' metal roofs is to be coated with Sherwin Williams silicone modified polyester coating, with an SRI superior to 78.**
- One point may be awarded for orienting all roof surfaces within 30 degrees of a true east-west direction and either flat or sloped in southern direction. **(1 Point)**.
  - **Building A orients its sloped roof in the west direction.**
  - **Building B orients its sloped roof in the west direction.**
- One point may be awarded providing shade structure over at least 50% of all south- and west-facing windows and doors. **(1 Point)**.

- **16 out of 16 doors on Building B (100%) are shaded by a 3-foot overhang.**
- An additional point may be granted for each additional 25% of windows and doors shaded. Structures may include awning, louvers, architectural features, or similar devices. **(1 point).**
  - **More than 75% of west facing windows and doors are shaded with a 3-foot canopy.**
- One half-point may be awarded for nonresidential developments with a floor-to-ceiling height of 11 feet on all floors to facilitate natural ventilation. **(1/2 Point).**
  - **Building A and B to have floor to ceiling height of 16 feet.**

**Waivers of Development Standards**

PLANNER  
COPY

**Waiver #1 – Reduced Parking**

Based on Table 30.04-2, 1 space per 20 units are required, plus 1 space per 400 sf of office area. Here, there are 42 total units and no office area onsite. Thus, only 2 parking spaces are required by code. The Site currently provides no parking for customers. As designed, customers will be able to park temporarily outside of their respective storage unit, do their business, and leave the Site. It is expected that any loading and unloading to and from a storage unit will occur in front of one's respective storage unit regardless of whether parking is required. Customers will be able to temporarily park along the northeast portion of the site, away from the main drive aisle if needed. Because mini-storages see relatively low activity at any given time, the lack of parking will not be an issue. There is, however, one maintenance parking space provided on the north side of Building B.

**Waiver # 2 – To Allow Existing Attached Sidewalks**

The Applicant is requesting a waiver to allow the existing attached sidewalks along Twain Avenue. The sidewalks are existing along the entire stretch of Twain Avenue from Rainbow Boulevard to Tenaya Way. For the sake of consistency, this waiver for the already existing attached sidewalks is practical and warranted.

**Waiver #3- To Allow Alternative Landscape Buffer Adjacent to Existing Residences**

Section 30.04.02 requires buffering and screening between the Site and the adjacent residential to the west. The Applicant requests a waiver for alternative landscaping to instead



March 7, 2024

Page 5

provide 39 Yew Pines between the Building A and the single-family homes. The Yew Pines will be planted 10 feet apart where 20 feet are required. The reduction in space between each tree is a function of usable space. If the trees were spread out to 20 feet, there would be fewer total trees and its buffering effect would be diminished if not eliminated altogether. This waiver is warranted.

#### **Waiver #4– To Allow Reduction in Landscape Buffer to the West**

Per 30.04.02, when a commercial property is adjacent to residential, a 15-foot landscape buffer with an 8-foot decorative wall is required. Here, the Applicant proposes a 4-foot landscape buffer where 15 feet is required, made up of Yew Pine trees between the Site's western elevations and the already-existing 8-foot retaining wall. The Applicant is further proposing a second retaining wall of 4-feet directly behind Building A. The single-family residential to the west will be properly screened from the Site by the 4-foot landscape buffer and the 14-foot tall building elevation in between.

#### **Tentative Map**

The Applicant is also submitting a tentative map as part of the request to allow the owner the opportunity to lease out or sell off units in the future.

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

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

PLANNER  
COPY

2

05/07/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-24-500024-TING, LI TING & TSAI, JOHNSON:

TENTATIVE MAP consisting of 1 commercial lot on 1.1 acres in a CG (Commercial General) Zone.

Generally located on the north side of Twain Avenue, 110 feet east of Acadia Hill Drive within Spring Valley. JJ/lm/ng (For possible action)

RELATED INFORMATION:

**APN:**  
163-15-610-017

**LAND USE PLAN:**  
SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Mini-warehouse facility
- Number of Lots: 1

The plan depicts 1 commercial lot that will be subdivided to allow the owner the opportunity to sell off mini-warehouse units in the future. Access to the site is from Twain Avenue with an emergency access gate to the north through a cross access easement with the shopping center to the north.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0166-91 & UC-0251-91	Reclassified the site to C-C, C-1, and R-1 zoning (now CG) for a shopping center	Approved by BCC	October 1991

Not all prior land uses are listed for the shopping center and are available in department records.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping Center (Rainbow Springs West)
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Corridor Mixed-Use	CG	Shopping Center (Rainbow Springs West)
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

**Related Applications**

Application Number	Request
UC-24-0093	A use permit for a mini-warehouse facility is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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**

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to coordinate with Public Works - Development Review for the installation of a median along Twain Avenue.
- Applicant is advised that off-site improvement permits may be required.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0118-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: LITING**

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





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

KAEMPFER

CROWELL

Robert J. Gronauer  
[rgronauer@kcnvlaw.com](mailto:rgronauer@kcnvlaw.com)

March 7, 2024

T-4-24-500024

**VIA ONLINE SUBMITTAL**

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

***Re: Justification Letter – Special Use Permit, Design Review, & Waivers of  
Development Standards***

***APNs: 163-15-610-017***

*Tentative Map  
Twain and Acadia Hill*

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed luxury mini-warehouse storage project (also referred to as “luxury vehicle condos”) will be situated on approximately 1.04 acres, generally located at the northwest corner of South Rainbow Boulevard and West Twain Avenue. The property is more particularly described as APN: 161-15-610-017 (the “Site”). The Site is currently master planned Corridor Mixed-Use (CM) and zoned Commercial General (CG).

To the north and east of the property is a commercial shopping center, similarly planned CM and zoned CG, within which Walmart and Sam’s Club is abuts the northern property line. The southern property line abuts Twain Avenue which separates the Site from single-family residential to the south, planned Mid-Intensity Suburban Neighborhood and zoned Residential Single-Family 5.2 (RS5.2). To the west is single-family residential, planned Mid-Intensity Suburban Neighborhood and zoned Residential Single-Family 3.3 (RS3.3). The surrounding area is compatible with the Site in both the planning designation and zoning district and as such, the proposed luxury RV storage is appropriate for the area as detailed below.

**Special Use Permit**

A mini-warehouse storage use requires a Special Use Permit in a CG zoning district. As defined in Title 30, “mini-warehouse storage” is an establishment with storage units for rent or sale to the public with all items stored in an enclosed building. Under this definition, the units shall not allow on-site sale of the items, separate businesses in the unit, or vehicle repair. Further, there are no conditions associated with this particular use in CG. The proposed luxury vehicle storage will operate with temporary, sporadic visits from customers. There will be no onsite staffing, the nature of the storage facility operation is relatively quiet, and activity is low. This Site is an



March 7, 2024

Page 2

appropriate buffer between the single-family to the west and the commercial center to the northeast. Therefore, the Applicant requests a special use permit for a mini-warehouse storage on the proposed Site.

### **Design Review – Mini-Warehouse Storage**

The Applicant requests a design review of the proposed luxury vehicle condos. The Site will house two main buildings totaling 23,443 sf of the 45,302 sf lot (51.7% lot coverage), described as Building A (West) and Building B (East) for purposes of this letter. The operation is fully automated; the leasing and business operation will occur entirely online. There is no main office and no employees will be staffed on-site except for the occasional ground maintenance when necessary. Customers will be able to access the site 24/7. All landscaping provided is within property lines.

There is one ingress/egress point from Twain Avenue secured by a rising gate, which is approximately 51 feet, 6 inches from the lip of the gutter of the intersecting street, over the minimum required distance of 50 feet per Section 30.04.03(E). Here, the proposed distance between the lip of the gutter and rising access gate is 51 feet, 6 inches. The throat depth requirement of 25 feet is met at the main entrance point. There is also one emergency crash gate on the northeast portion of the property into the existing parking lot behind Walmart. The maximum building height of both buildings is 22 feet where a maximum a 50 feet is allowed in the CG zoning district. Building A is comprised of 27 storage units and Building B is comprised of 15, for a grand total of 42 units. The units vary in size, the smallest being 11' x 24' and the largest, 56'x 44'. The primary purpose of the proposed mini-storage is for RVs, luxury vehicles and other personal items. As designed, there is 54 feet between Building A and B in the center of the site and within that, is a 24-foot fire drive aisle from the ingress point all the way to the crash gate. A trash enclosure will be located to the south of the crash gate and not adjacent to the single-family residential to the east. There is adequate room for a garbage truck to service the trash can. There will be no illuminated wall signs facing the adjacent residential, including the western portion of Building A. Each building will have recessed can lighting above the overhead doors of each unit which will not be an issue to the residential to the west.

The proposed buildings will be comprised of metallic blue and gray steel panels, charcoal ledgestone and standing seam metal roof, built to a sleek, contemporary design. The rear elevations of both Buildings A and B include decorative accents ledgestone. The Site provides a 10-foot setback in the front as required. The setback on the western property line is 4 feet where 10 feet is required. On the east property line (side) and the northern property line (rear), a zero foot setback is provided. *See Waiver #2.* The Site does not provide any parking at this Site because customers are expected to come and go sporadically, and remain on the property for short increments of time. Customer are expected to park temporarily outside of their unit and if absolutely necessary, along the northeast portion of the property. *See Wavier #1 below.*

Building A is adjacent to single-family homes to the west. It is separated by an existing 8-foot wall, comprised of a 2-foot retaining wall and 6-foot screen wall. As such, it is also buffered

March 7, 2024

Page 3

by one row of 39 Yew Pine trees, 10 foot apart and an additional 4-foot retaining wall to be provided by the Applicant. *See* Waiver #4. The frontage onto Twain Avenue will include adequate landscaping made up of trees and shrubs as required by 30.04.01(D)(7)(iii).

### Sustainability

The Applicant further meets Title 30's Sustainability Requirements per 30.04.05(J) which requires 7 points for non-residential development:

- One point may be awarded for providing at least 10% more trees than required by this Title. **(1 Point)**.
  - **The Applicant provides 5 trees along the 95-foot street frontage where 4 trees are required.**
- One point may be awarded for providing 95% or more of all required landscaping with plants that have very low or low water needs. **(1 Point)**.
  - **The Applicant provides 119 plants with low or very low water needs which calculate to over 95% of the plants provided.**
- One half-point may be awarded for orienting plant material on the south and west sides of buildings. **(1/2 Point)**.
  - **Plant material is located along the entire south and west fronts of Building A. Plant material is located along the entire south front and partial west front of Building B.**
- One point may be awarded for providing a cool roof. **(1 Point)**.
  - **The buildings' metal roofs is to be coated with Sherwin Williams silicone modified polyester coating, with an SRI superior to 78.**
- One point may be awarded for orienting all roof surfaces within 30 degrees of a true east-west direction and either flat or sloped in southern direction. **(1 Point)**.
  - **Building A orients its sloped roof in the west direction.**
  - **Building B orients its sloped roof in the west direction.**
- One point may be awarded providing shade structure over at least 50% of all south- and west-facing windows and doors. **(1 Point)**.

March 7, 2024

Page 4

- **16 out of 16 doors on Building B (100%) are shaded by a 3-foot overhang.**
- An additional point may be granted for each additional 25% of windows and doors shaded. Structures may include awning, louvers, architectural features, or similar devices. **(1 point).**
  - **More than 75% of west facing windows and doors are shaded with a 3-foot canopy.**
- One half-point may be awarded for nonresidential developments with a floor-to-ceiling height of 11 feet on all floors to facilitate natural ventilation. **(1/2 Point).**
  - **Building A and B to have floor to ceiling height of 16 feet.**

### **Waivers of Development Standards**

#### **Waiver #1 – Reduced Parking**

Based on Table 30.04-2, 1 space per 20 units are required, plus 1 space per 400 sf of office area. Here, there are 42 total units and no office area onsite. Thus, only 2 parking spaces are required by code. The Site currently provides no parking for customers. As designed, customers will be able to park temporarily outside of their respective storage unit, do their business, and leave the Site. It is expected that any loading and unloading to and from a storage unit will occur in front of one's respective storage unit regardless of whether parking is required. Customers will be able to temporarily park along the northeast portion of the site, away from the main drive aisle if needed. Because mini-storages see relatively low activity at any given time, the lack of parking will not be an issue. There is, however, one maintenance parking space provided on the north side of Building B.

#### **Waiver # 2 – To Allow Existing Attached Sidewalks**

The Applicant is requesting a waiver to allow the existing attached sidewalks along Twain Avenue. The sidewalks are existing along the entire stretch of Twain Avenue from Rainbow Boulevard to Tenaya Way. For the sake of consistency, this waiver for the already existing attached sidewalks is practical and warranted.

#### **Waiver #3- To Allow Alternative Landscape Buffer Adjacent to Existing Residences**

Section 30.04.02 requires buffering and screening between the Site and the adjacent residential to the west. The Applicant requests a waiver for alternative landscaping to instead

March 7, 2024

Page 5

provide 39 Yew Pines between the Building A and the single-family homes. The Yew Pines will be planted 10 feet apart where 20 feet are required. The reduction in space between each tree is a function of usable space. If the trees were spread out to 20 feet, there would be fewer total trees and its buffering effect would be diminished if not eliminated altogether. This waiver is warranted.

#### **Waiver #4– To Allow Reduction in Landscape Buffer to the West**

Per 30.04.02, when a commercial property is adjacent to residential, a 15-foot landscape buffer with an 8-foot decorative wall is required. Here, the Applicant proposes a 4-foot landscape buffer where 15 feet is required, made up of Yew Pine trees between the Site's western elevations and the already-existing 8-foot retaining wall. The Applicant is further proposing a second retaining wall of 4-feet directly behind Building A. The single-family residential to the west will be properly screened from the Site by the 4-foot landscape buffer and the 14-foot tall building elevation in between.

#### **Tentative Map**

The Applicant is also submitting a tentative map as part of the request to allow the owner the opportunity to lease out or sell off units in the future.

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

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0072-AMH NV 14 DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Pebble Road, and on the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way being Grand Canyon Drive located between Ford Avenue and Pebble Road within Spring Valley and Enterprise (description on file). J/tpd ng (For possible action)

RELATED INFORMATION:

**APN:**

176-18-401-005; 176-18-801-001

**LAND USE PLAN:**

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

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of the following: 1) a 40 foot wide, 266 foot long, portion of Grand Canyon Drive; 2) 100 foot wide and 40 foot wide drainage easements located on the south and west sides of APN 176-18-801-001; and 3) patent easements on the east, north, and west sides of APN 176-18-401-005. The applicant indicates these easements and right-of-ways are no longer necessary for the approved development (ZC-21-0590) as private and public streets will be constructed to provide proper drainage and access to the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-23-0241	Waivers of development standards and design reviews for a single family subdivision	Approved by BCC	July 2023
VS-21-0591	Vacated and abandoned easements between Ford Avenue and the Blue Diamond Wash, the east and west sides of Grand Canyon Drive (alignment), and a portion of right-of-way between Ford Avenue and the Blue Diamond Wash - expired	Approved by BCC	December 2021
ZC-21-0590	Reclassified the site from R-E to R-2 zoning for a single family subdivision with waivers for alternative yards, increased wall height, reduced street intersection off-set, and design review for finished grade	Approved by BCC	December 2021

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-21-500166	42 single family residential lots and common lots	Approved by BCC	December 2021
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by BCC	November 2021

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF & RM18 (PCO)	Robert L. Forbus Elementary School & single family residential
South	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 (PCO)	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RS20	Undeveloped
West	Open Lands & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

The subject site is 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**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.



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

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Blue Diamond Wash Trail improvement project;
- Right-of-way dedication to include 30 feet to the back of curb for Ford Avenue;
- 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.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH DEVELOPMENT, LLC

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120





4

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0081-GOLD CLOUD, INC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an existing shed in conjunction with an existing single family residence on 0.1 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Tara Avenue, 120 feet east of Mohawk Street within Spring Valley. RM/bb/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-12-612-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front yard setback for an existing shed to zero feet where 20 feet is required per Section 30.02.07 (a 100% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5323 Tara Avenue
- Site Acreage: 0.1
- Project Type: Shed
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 150
- Parking Required/Provided: 2/2

**Site Plan**

The plan depicts a single family attached home near the southeast corner of Mohawk Street and Tara Avenue. Access is shown from 20 foot wide private alleys. The home has a 10 foot portion of the private alley on the west and south sides with parking on the south side of the home. The front yard is 20 feet deep with an existing 6 foot high wall adjacent to the attached sidewalk along Tara Avenue. There is a 10 foot separation between the home and the shed. A 5 foot wide utility easement for power line, telephone, Southwest Gas corporation, Las Vegas Valley Water District, Clark County Sanitation District, and Clark County Fire Department, is located adjacent to the front property line.

### Landscaping

The perimeter of the subdivision has existing landscaping, and no new landscaping is proposed or required with this application. A mature palm tree was recently removed from the front yard of this property, along with a portion of the existing 6 foot high wall to accommodate the shed in the front yard.

### Elevations

The elevations depict an existing, but still under construction shed in the front yard. The shed will have stucco siding and be painted to match the existing home. A door and small window are located on the south side of the shed facing the home. A small window is located on the north and east facing sides of the shed. The shed will have a composite shingle roof that must match the color of the existing tile roof of the home. The shed architecture is consistent with the existing single family home design.

### Floor Plans

The detached shed is 150 square feet, and the home is 2,755 square feet.

### Applicant's Justification

The applicant began construction of the shed after receiving approval from the owner in late 2023. The structure is less than 200 square feet and did not require a building permit. Construction was stopped after learning that the front setback was not met. The shed will provide additional security in a part of the front yard that has experienced trespassing with debris accumulation. The shed will include solar cameras to ensure front door access security.

### Surrounding Land Use

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

### **Clark County Public Response Office (CCPRO)**

CE23-33860 is an active code violation for building without a permit.

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

#### Waiver of Development Standards

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

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The storage building will be detrimental to the public health, safety, and welfare since setbacks are intended to promote privacy, security, and an aesthetically pleasing built environment. The building is out of character for the area. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT: JERRY XU**

**CONTACT: JERRY XU, 5323 TARA AVENUE, LAS VEGAS, NV 89146**





# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-12-612-004

PROPERTY ADDRESS/ CROSS STREETS: 5323 TARA AVE, LAS VEGAS, NV 89146 / MOHAWK ST

### DETAILED SUMMARY PROJECT DESCRIPTION

A storage shed (10'x15') built in the front yard of the property to provide weather-proof and security shelter for tools, small equipment, and supplies. This shed is built on concrete slab and to be finished with Stucco sidings to match the color and appearance of the existing structures.

### PROPERTY OWNER INFORMATION

NAME: Gold Cloud Inc  
ADDRESS: 5323 Tara Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89146  
TELEPHONE: \_\_\_\_\_ CELL 702-788-8853 EMAIL: goldcloudinc@gmail.com

### APPLICANT INFORMATION

NAME: Jerry Xu  
ADDRESS: 5323 Tara Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # N/A  
TELEPHONE: 707-235-5736 CELL 707-235-5736 EMAIL: jerryxu@hotmail.com

### CORRESPONDENT INFORMATION

NAME: Jerry Xu  
ADDRESS: 5323 Tara Ave  
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # N/A  
TELEPHONE: 707-235-5736 CELL 707-235-5736 EMAIL: jerryxu@hotmail.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.

[Signature]  
Property Owner (Signature)\*

Gold Cloud Inc by Hannah Yin  
Property Owner (Print)

1/20/2024  
Date

### DEPARTMENT USE ONLY:

- |                              |                             |                              |                               |                             |                             |                                        |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|----------------------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> 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) 24-0081

ACCEPTED BY Jm

PC MEETING DATE 5/7/24

DATE 3/5/24

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

TAB/CAC LOCATION Spring Valley

DATE 4/9/24

Jerry Xu

5323 Tara Ave

Las Vegas, NV 89146

Clark County Comprehensive Planning

500 S Grand Central Parkway, Box 551741

Las Vegas NV 89155-1741

February 20, 2024

**Subject: Justification Letter – Application for a waiver on 5323 Tara Ave, Las Vegas, NV 89146**

Dear Members of the Planning Commission,

I am writing today to apply for a waiver of standard to build a detached storage shed on the property of 5323 Tara Ave, Las Vegas, NV 89146. The parcel number is 163-12-612-004.

This property was originally acquired by Gold Cloud Inc in October 2023 and later rented to me as a residential unit. When I first arrived at the property in November last year, I noticed a small open area next to the front gate was covered in thin rock and crowded with some weeds and unhealthy bushes. A few days later, a smelly blanket was found next to the bushes. After some thoughts, I proposed to the Board of the owning company that I build a storage shed over this open area to make it more secure and safe. At the same time, this structure can provide a weatherproof and secure storage to my tools, small equipments, and supplies. This is the only storage option for this property, as the backyard is not enclosed.

Learning that a detached storage shed of less than 200 square feet can be built without a building permit, I asked the owning company to build a small shed, sized 10 feet by 15 feet, in the front yard. My plan was accepted by the Board of the owning company.



The shed to be built is 10 feet wide by 15 feet long, with a low-pitch single sloped roof (between 8 and 9 feet). The roof is covered in light-colored composite shingle. The exterior siding of the shed will be finished in stucco that mainly matches the appearance of the adjacent fence walls and the main structure. This structure will only be partially insulated on the west side to block the extreme heat in the summer. There will be no running water and electrical connections to the shed. Three windows on the walls will provide some natural lighting during the day, and a few small solar lights will provide safety lighting at night. This shed structure will also be used to mount solar security cameras facing the property front entrance to provide the necessary security for entry and package delivery.

With the addition of this shed, I am able to enclosed the front problem area and provide additional security and safety. This will have no effect on the current landscape or parking situation. In addition, it will help to keep the front sidewalk and curbs clean by reducing littering and making it easier to clean up. With a matching exterior, this shed will blend into the existing property and have a natural appearance.

Having everything planned, however, I overlooked the requirement of front setback. I deeply regret that and kindly request a waiver of the setback requirement to accommodate this shed. Within the property lines of this parcel, adding a shed presents a minimum variance to the land use although it serves a much large purpose.

I do not foresee that the use of this storage will alter the main purpose of the property or be in any way detrimental to either the public welfare or the visual aesthetics in this area. On the contrary, this structure will substantially reduce litter and vagrancy, and contribute to the overall aesthetic appeal of the area and security of this residence.

I appreciate all of you and your time in considering this application.

Sincerely,



Jerry Xu

Resident / Project Manager

5323 Tara Ave



05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0084-HALSTEAD, DUSTIN LEE:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the northeast side of Mountain Spring Road, 225 feet south of Palmyra Avenue within Spring Valley. JJ/tpd/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-12-811-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback to 5 feet for a proposed addition to a primary dwelling where 20 feet is required per Section 30.02.06 (a 75% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3150 Mountain Spring Road
- Site Acreage: 0.2
- Project Type: Addition to single family dwelling
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 377

**Site Plans**

The plans depict an existing single family residence with direct access off Mountain Spring Road. There is an existing patio cover for the whole rear of the dwelling and an additional patio cover centrally located on the rear of the primary patio cover, west of the proposed addition. A portion of the larger patio cover will be removed to accommodate the addition. The residential addition is attached to the rear (southeast) of the primary dwelling. The plans depict the existing dwelling as being 9 feet from the west property line, 6 feet from the east property line, and 35 feet (exclusive of the patio covers) from the rear. The proposed addition will reduce the rear setback to 5 feet.

Landscaping

All landscaping is existing on the site, no new landscaping is proposed or required.

Elevations

The plans depict an existing single story dwelling with an earth toned, stucco exterior. There is a pitched roof constructed with asphalt shingle materials. Two garage doors are provided, white in color, that give access to a 3 car garage. The applicant has indicated that the addition will be built to match the existing primary dwelling in color and materials. There will be 2 sets of French doors that provide access to each bedroom from the exterior, along the west side of the addition. There will be 2 sets of windows on the addition, 1 provided for each room.

Floor Plans

The plans depict an existing single family dwelling with a proposed addition. The addition will have 2 bedrooms, with a bathroom between them. Access to the north bedroom will be provided through the bathroom, which is accessed through the second bedroom on the south side of the addition. Internal access from the existing dwelling to the proposed addition will be provided through bedroom 2. Each bedroom will be 156 square feet while the bathroom will be 65 square feet.

Applicant's Justification

The applicant has indicated they would like to construct an addition to the existing dwelling. It will be constructed of similar materials and colors as the existing dwelling. Furthermore, the applicant indicates there are similar additions that have been built on neighboring properties.

Surrounding Land Use

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

**STANDARDS FOR APPROVAL:**

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

Analysis

**Comprehensive Planning**

Waiver of Development Standards

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

The applicant has indicated that the addition will be constructed of similar color and materials as the existing dwelling. Staff finds the reduced setback creates a burden on adjacent property owners by placing a principal building extremely close to the property line. This may impact the privacy and health, safety, and welfare of adjacent properties. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

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

- No comment.

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

**APPLICANT: DUSTIN HALSTEAD**

**CONTACT: DUSTIN HALSTEAD, 3150 MOUNTAIN SPRING ROAD, LAS VEGAS, NV 89146**





# Department of Comprehensive Planning Application Form

APR-24-100089  
APP

5

ASSESSOR PARCEL #(s): 16312811005

PROPERTY ADDRESS/ CROSS STREETS: 3150 Mountain Spring Rd.

### DETAILED SUMMARY PROJECT DESCRIPTION

Waiver to reduce rear set back to 5 feet for 377 square foot addition to an existing residence.

### PROPERTY OWNER INFORMATION

NAME: Dustin Halsstead  
ADDRESS: 3150 Mountain Spring Rd.  
CITY: Las Vegas STATE: NV ZIP CODE: 89146  
TELEPHONE: 702-610-9585 CELL: na EMAIL: dhalstead81@aol.com

### APPLICANT INFORMATION

NAME: Same  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION

NAME: Same  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

\*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.

[Signature]  
Property Owner (Signature)\*

Dustin Halsstead  
Property Owner (Print)

4-11-24  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # WS/DR-24-0084

ACCEPTED BY tpc

PC MEETING DATE 5/07/24

DATE 3/6/24

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

WALAC LOCATION Spring Valley

DATE 4/08/24

\$ 1,300



APR-24-100089  
JL

WS-24-0084

Justification Letter

**PLANNER  
COPY**

To whom it may concern, I Dustin Halstead owner of 3150 Mountain Spring Rd. Needs to build a room addition of two bedrooms and one bath from the south side of the residence towards the back property wall, which will be accessible from the interior of the rest of the home. I am requesting a waiver of development standards to reduce the primary structure rear setback to 5 feet where twenty feet is required per section 30.02.06. This addition will have a poured concrete foundation with wood framing, moisture barrier, and stucco with matching paint to the standing structure or home. A section of the existing back patio cover will be removed, and the existing remainder will be properly supported or otherwise reinforced as per building standards dictate, for the installation of a pitched water shedding roof for the room addition. There will be no significant changes to the landscaping as there is none in the backyard. The front yard will remain untouched. Multiple homes in this neighborhood have all built room additions and or pools. One house across the street even built a whole second story. *Also, I would like to request a design review as required per Section 30.06.05 (B)(2)(ii)(a)(3).*

Dustin Halstead



1/11/2024

WS/DR-24-0084

Also, I would like to request a Design Review as required per Section 30.06.05 (B)(2)(ii)(a)(5).



6

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400027 (UC-18-0235)-BP DURANGO LP:**

**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.

**WAIVER OF DEVELOPMENT STANDARDS** for modified street standards.

**DESIGN REVIEW** for a vehicle wash facility on a portion of 2.5 acres in a CG (Commercial General) Zone.

Generally located on the west side of Durango Drive, 427 feet north of Russell Road within Spring Valley. JJ/rp/ng (For possible action)

RELATED INFORMATION:

APN:

163-29-813-004

USE PERMITS:

1. Reduce the setback to a residential use to 85 feet 5 inches where 200 feet is the standard per Table 30.44-1 (a 57.3% reduction).
2. Allow a service bay door to face a street where not permitted unless screened with landscaping or a building per Table 30.44-1.

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth for a driveway on Durango Drive to 8 feet 5 inches where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 66.4% reduction).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.3 (portion)/2.5 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): Up to 29 (vehicle wash building)/10 feet, 6.5 inches (vacuum canopies)
- Square Feet: 3,596
- Parking Required/Provided: 4/4

### Site Plans & History

The approved plans depict a proposed self-service automated vehicle wash on the northern portion of the subject site. The southern portion of the parcel is reserved for a future development. The vehicle wash is set back 69 feet 10 inches from Durango Drive, 67 feet 4 inches from the north property line, and 64 feet 11 inches from the west property line. Access to the site is from an existing commercial driveway on Durango Drive. There are 3 queuing lanes for access to the automated pay kiosks on the north side of the wash tunnel with 1 lane within the tunnel. Parking is provided on the south side of the building with 14 vehicle vacuum spaces provided along the south portion of the site. There are 2 future cross access driveways shown on the southeast and southwest corners of the site.

After the approval of the first extension of time ET-20-400057 (UC-18-0235) the property owners filed, and were approved for, an administrative design review (ADR-21-900034) to alter the design of the proposed vehicle wash. The approved administrative design review plans proposed to decrease the building area, add additional vacuum spaces, increase the parking lot light pole height, and relocate the trash enclosure on the site.

After the approval of the second extension of time ET-23-400087 (UC-18-0235), an administrative design review (ADR-23-900496) to modification for an approved vehicle wash. The approved administrative design review plans proposed further decrease in building size from 5,207 square feet to 3,596 square feet. The ADR also increased the setback to the property to the west which was approved for a residential development in August 2021. An exit lane was added before the tunnel entry. Cross-access to the property to the south has been widened. The proposed building and vacuum areas have moved slightly further away from an existing residential area to the northwest and a residential area under development to the west. Parking has been decreased from 8 standard spaces to 4 standard spaces.

### Landscaping & Lighting

The approved plans with UC-18-0235 depict a 22 foot and 41 foot wide landscape area along Durango Drive, a 15 foot to 18 foot wide intense landscape buffer along the north property line, a 10 foot wide landscape area along the west property line, and a 10 foot wide landscape area south of the vehicle vacuum spaces. Parking lot landscape fingers are provided at edges of vehicle vacuum spaces and at edges and middle of required parking. Landscape materials include 24 inch box trees such as Acacia, African Sumac, and Mondell Pines with shrubbery, and groundcover. Site lighting is distributed throughout the site.

The most recent approved plans (ADR-23-900496) depict landscape areas along Durango Drive, which exceeds the Code requirement, along with a detached sidewalk, and also on the perimeter of the property. The overall amount of landscaping provided has increased. Compared to the previous landscape plan, the buffers along the north side of the property decreased from 19 feet to 14 feet in width and increased from 11 feet to 16 feet 10 inches in width along the west property line and increased from 8 feet to 11 feet 5 inches south of the vacuum spaces. Parking lot finger islands are provided at both ends of the parking spaces. Landscape materials include 24-inch box sized trees including at least 9 large trees as well as various shrubs and ground covers. Trees have been added on north side of the driveway entrance along Durango Drive to

screen the carwash tunnel/door from the right of way and satisfy the condition imposed by WS-18-0235

#### Elevations

The approved plans with UC-18-0235 depict a proposed vehicle wash building with an overall height of 28 feet. The building has decorative facades on all elevations with a split-faced masonry, brick veneer, painted steel accents, polycarbonate roofing, roll-up door over tunnel exit, wall mounted lighting fixtures, and store front framing and glass. The point-of-sale (entrance) canopy is 18 feet 2 inches with painted steel.

The most recent approved plans (ADR-23-900496) depict a proposed vehicle wash building with an overall height of 29 feet which is increased by one foot from the previous building height. The building has decorative facades on all elevations with split-faced masonry which is painted with several muted colors in accordance with the conditions of UC-18-0235. The plans show roll-up doors over the tunnel entry and exit, and store front framing and glass. The vacuum canopies are 10 feet 6.5 inches in height and will be painted to match the building.

#### Floor Plans

The approved plans show a proposed 6,000 square foot self-service automated vehicle wash building with a wash tunnel, equipment room, office, and restroom areas.

The most recent approved plans (ADR-23-900496) show a proposed 3,596 square foot self-service automated vehicle wash building with a wash tunnel, equipment room, office, employee lounge, and restroom. The building is decreased in size from the previous approval.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400087 (UC-18-0235):

##### Comprehensive Planning

- Until May 16, 2024 to commence;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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.

Listed below are the approved conditions for ET-20-400057 (UC-18-0235):

**Current Planning**

- Until May 16, 2022 to commence.
- Applicant is advised that 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.
- Applicant is advised that changes to the plans may require new land use applications.

Listed below are the approved conditions for UC-18-0235:

**Current Planning**

- Hours to be from 7:00 a.m. to 8:00 p.m.;
- 2 additional trees to be planted on the north side of the driveway entrance along Durango Drive;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant has agreed to have muted color tones for the building; is advised that 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;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail sewerlocation@cleanwaterteam.com and reference POC Tracking #0163-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant indicates ADR-23-900496, approved in November 2023 to modify the approved site plan for the vehicle wash, expired on November 16, 2025. The applicant would like to extend the application to align with the expiration for the building permits and construction start of ADR-23-900496.



**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-23-900496	Administrative design review for modification for approved vehicle wash	Approved by ZA	November 2023
ET-23-400087 (UC-18-0235)	Second extension of time for a vehicle wash	Approved by BCC	August 2023
ADET-23-900275 (ADR-21-900034)	First extension of time for an administrative design review for modifications to plans	Approved by ZA	September 2023
ADR-21-900034	Modifications to plans for an approved vehicle wash	Approved by ZA	March 2021
ET-20-400057 (UC-18-0235)	First extension of time for a vehicle wash	Approved by BCC	August 2020
UC-18-0235	Vehicle wash	Approved by BCC	May 2018
VS-18-0150	Vacated and abandoned a drainage easement on the property	Approved by PC	April 2018
WS-0983-17	Waivers to reduce landscaping, eliminate pedestrian walkway, allowed horizontal roofline, modified street improvement standards with a design review for a proposed convenience store with gasoline station	Approved by BCC	December 2017
VS-0585-15	Vacated and abandoned 5 foot wide section of Durango Drive	Approved by PC	October 2015
TM-0012-15	Commercial Subdivision	Approved by PC	March 2015
DR-1161-08	Commercial buildings on the northwestern portion of this project site - expired	Approved by BCC	February 2009
VS-0373-07	Vacated and abandoned a 5 foot wide portion of right-of-way being on the west side of Durango Drive adjacent to the project site - expired	Approved by PC	May 2007
TM-0287-07	1 lot commercial subdivision - expired	Approved by PC	November 2007
DR-1074-07	Smog check facility in conjunction with a convenience store and retail development - expired	Approved by BCC	November 2007
DR-1091-06	Convenience store with gasoline pumps and a car wash - expired	Approved by BCC	November 2006
ZC-0784-05	Reclassified from R-E to C-2 zoning for a future development	Approved by BCC	June 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Office
South	Corridor Mixed-Use	CG	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Public Use	P-F	Drainage detention basin
West	Corridor Mixed-Use	RM18	Single family residential

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

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

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

Since the original approval of the project in 2018, the site plans have changed (ADR-23-900496) to have less of an impact on the surrounding area. Staff believes since the approval of ADR-23-900496, the applicant had enough time to start the construction and commence the project. Although there are building permits in process; the applicant has not obtained building permits or made any progress toward construction. Also a rewrite to Title 30 has been adopted and the applicant was advised before, that a rewrite to Title 30 was in process and applications for extensions of time will be reviewed for conformance with the regulations in place at the time of application, that a substantial change in circumstances or regulations may warrant denial to an extension of time, and that the extension of time may be denied if the project has not commenced. Since 6 years have passed from approval of the project with no work towards commencement, staff believes the project needs to be reviewed with the recently adopted Title 30 standards. Also, a residential development to the west was approved (NZC-21-0295) which is considered a change in the areas surrounding the subject property; Therefore, staff cannot support this extension of time request.

#### Public Works - Development Review

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

#### Staff Recommendation

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Until November 16, 2025 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: BP DURANGO LP**

**CONTACT: CLEMENT BALSER, BLACKPOINT PROPERTIES, 1129 INDUSTRIAL AVE,  
SUITE 205, PETALUMA, CA 94952**





**AGENDA LOG AMENDMENT**  
Department of Comprehensive Planning

6

Application Number: ET-24-400027

Property Owner or Subdivision Name: B P DURANGO

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 \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

**Change(s) to be made:**

Held no date specific

Withdrawn

No change to meeting(s) 4/9/24 Spring Valley TAB/CAC; 5/8/24 BCC

Amend Write-up

Renotify

Make a public hearing (Radius: \_\_\_\_\_)

Rescheduling

Other: REMOVE SIGN POSTING

Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$500 NOTICE FEE

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: \_\_\_\_\_

Reason for Change: REMOVE SIGN POSTING FEE AND NOTICE FEES ADDED

Change initiated by: MY Date: 03/18/24

Change authorized by: RR Date: 03/18/24

Change processed by: ds Date: 03/18/24

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 163-29-813-004

Town Board(s): SPRING VALLEY



ET - 24 - 400027 <sup>6</sup>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-29-813-004

PROPERTY ADDRESS/ CROSS STREETS: North West Corner of S Durango Dr and W Russell Rd

### DETAILED SUMMARY PROJECT DESCRIPTION

New Car Wash per ADR-23-900496 and UC-18-0235 (as currently extended by ET-23-400087).  
Application to request Extension of Time to UC-18-0235 in order to align with expiration of ADR-23-900496.

### PROPERTY OWNER INFORMATION

NAME: BP Durango LP  
ADDRESS: 1129 Industrial Ave, Suite 205  
CITY: Petaluma STATE: CA ZIP CODE: 94952  
TELEPHONE: 415-490-4890 CELL 415-497-1431 EMAIL: clement@blackpoint.com

### APPLICANT INFORMATION (must match online record)

NAME: BP Durango LP  
ADDRESS: 1129 Industrial Ave, Suite 205  
CITY: Petaluma STATE: CA ZIP CODE: 94952 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 415-490-4890 CELL 415-497-1431 EMAIL: clement@blackpoint.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Clement Balsler  
ADDRESS: 1129 Industrial Ave, Suite 205  
CITY: Petaluma STATE: CA ZIP CODE: 94952 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 415-490-4890 CELL 415-497-1431 EMAIL: clement@blackpoint.com

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

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

[Signature]  
Property Owner (Signature)\*

JEFF HALBERT  
Property Owner (Print)  
General Partner

02/28/2024  
Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400027

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 5/18/24

TAB/CAC LOCATION Spring Valley

DATE 4/9/24

ACCEPTED BY [Signature]

DATE 2/29/24

FEE \$ 5900



BP Durango, LP

ET-24-400027  
February 28, 2024

To: Clark County Comprehensive Planning  
Attn. Rich Ruggles  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas NV 89155-1741

Re: Justification Letter for ET to UC-18-0235 (APN 163-29-813-004), as currently extended by ET-23-400087.

Clark County Planning Staff:

BP Durango, LP is the current owner of subject property. Clark County Planning approved ADR-23-900496 in November of 2023 to modify the approved site plan for the Car Wash proposed on the parcel. This ADR is valid through 11/16/2025. Our Car Wash tenant has submitted corresponding Construction Drawings to Clark County as of 01/08/2024, which are currently under review.

The underlying Use Permit for Car Wash on subject property was originally issued by UC-18-0235, and is currently extended by ET-23-400087 to 05/16/2024. This extension does not align with ADR-23-900496 expiration date of 11/16/2025, and does not allow enough time for processing of our Building Permits, which are currently under review.

We are requesting a time extension of UC-18-0235, as extended by ET-23-400087, to align with expiration of ADR-23-900496, thus conforming timeline for building permit approvals and construction start with the current ADR. Without this ET, the current ADR timeline would be compromised due to the time limitation of underlying UC expiration.

Thank you for your review.

Sincerely,



Clement Balsler

BP Durango, LP  
1129 Industrial Avenue, Suite 205,  
Petaluma, CA 94952  
415-497-1431 | clement@blackpoint.com

7

05/08/24 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-24-0091-RUSSELL DECATUR CROSSING, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics.  
**DESIGN REVIEW** for modification to an approved shopping center on 12.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Russell Road, 270 feet west of Decatur Boulevard within Spring Valley. MN/jud/ng (For possible action)

**RELATED INFORMATION:**

**APN:**

163-36-510-003 through 163-36-510-006 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth to 14 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 12.4 portion
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 4,407
- Parking Required/Provided: 30/41 (restaurant)/616/634 (shopping center)
- Sustainability Points Required/Provided: 7/7

**Site Plan**

The original project ZC-1542-06 approved on December 2006 included 7 buildings constructed throughout the shopping center. Currently, the site has 3 buildings constructed and the proposed layout of the restaurant building with drive-thru has a north-south orientation rather than the originally approved layout, which was parallel to Russell Road and with no drive-thru lanes. The applicant is proposing to construct a restaurant with a drive-thru on APN 163-36-510-006 only. The plans depict a proposed 4,407 square foot restaurant located on the south side of Russell Road. The drive-thru aisle is located on the south and east sides of the building, and traffic will circulate around the building. A double ordering lane on the southeast corner, becomes a single

drive-thru lane pay and pick up service. The on-site talk box is also located on the southeast corner of the site, buffered from the right of way by the restaurant building. Parking is provided on the west, and southern portions of the site with cross access to the adjacent properties to the east, south and west of the proposed restaurant. There is 2 main access points shown along Russell Road where an existing detached sidewalk with landscaping is located on the northern side of the proposed building.

The building is set back 80 feet, from the north property line along Russell Road. The overall development parking layout is accordance with the previously approved overall parking layout via ZC-1542-06. The original approval depicted 616 parking stalls required with 657 provided. The parking for the proposed restaurant depicts a new parking layout with 634 parking spaces provided for the entire shopping center. A total of 41 parking spaces, including 2 ADA accessible parking spaces are provided, where 30 are required for this use. A total of 634 parking spaces were previously approved for the shopping center. Four bicycle parking spaces are provided as required per Code. The loading zone and trash enclosure are located on the south side of the site.

The proposed layout is designed to match the previously approved layout for site access. The driveways along Russell Road depict a throat depth entering the parking lot of 16 feet on the west and 14 feet on the east driveways. A waiver of standards is included as part of this application to allow these throat depths listed above, where 25 feet is required.

#### Landscaping

An existing detached sidewalk is located along Russell Road and it provides a 12 foot wide landscaping strip behind the sidewalk. Three Blue Palo Verde trees are proposed within that landscape strip, also including 3 Thornless Honey Mesquite trees. The plan depicts parking lot landscaping with low and very low water needs; with 20 large size box trees as well as water efficient shrubbery.

There was a condition in the zone change requiring the landscaping to match approved plans. The proposed street landscaping meets the condition of approval except for the street landscaping portions which are within the sight visibility zone and the accessibility route.

#### Elevations

The plan depicts a 19 foot high building with various articulations and material changes on all facades of the building. The material changes include aluminum batten, smooth hardi-board plank, alpolic metal panel, and an EIFS stucco finish. Each façade presents material change within the 50-foot minimum regulation of the next material change. The color scheme consists of wood grain, iron ore, white and gray.

#### Floor Plans

The plans depict a 4,407 square foot building for the proposed restaurant with a drive-thru area.

#### Applicant's Justification

The applicant stated the proposed restaurant provides an appealing architectural aesthetic which greatly enhances the building presentation. Also, the proposed addition provides both an

architecturally enhanced building and pedestrian experience that will tie in well with the new development of the overall site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-23-0257	Request to vacate patent easement and right-of-way	Approved by PC	July 2023
WS-23-0255	Request for a convenience store, gasoline station and restaurant	Approved by PC	July 2023
DR-1665-06 (ET-0348-08)	First extension of time to commence an office/retail	Approved by PC	January 2009
TM-500494-06	1 lot commercial subdivision	Approved by PC	January 2007
VS-1672-06	Vacated and abandoned a portion of right-of-way being Russell Road between Edmond Street and Decatur Boulevard and between Russell Road and Oquendo Road to construct detached sidewalks	Approved by PC	January 2007
ZC-1542-06	Shopping center	Approved by BCC	December 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Business Employment	CG & IP (AE-60)	Commercial development & undeveloped
East	Business Employment	CG & IP (AE-60)	Commercial development
South	Business Employment	IP (AE-60)	Industrial
West	Business Employment & Neighborhood Commercial	IP & RS20 (AE-60)	Industrial & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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.

### Design Review

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

The design is appropriate and compatible for the area. The proposed architecture of the restaurant will enhance the developing shopping center. The cross access to the east, south, and west provides additional access to mitigate the impact of the stacking along Russell Road. The queuing lane for the restaurant is located on the south side of the parcel to provide adequate circulation throughout the site.

The overall design proposed conforms to the sustainability requirements of the Code. The applicant is providing a larger number of trees than required, and the proposed vegetation is water efficient. Cool roof is provided with low-sloping that provides a solar reflection. Also, awnings over 50% of the windows/entrances on the north & west facades of the building, which is the public side of the building. The applicant states glazing within the front and west facades that would incorporate a daylight strategy within the front area, and with the provided solar ban glass on all south and west facing windows. Therefore, staff can support this request.

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

#### Waiver of Development Standards

Staff finds that the reduced throat depth for the commercial driveways on Russell Road will result in conflicts with traffic entering and exiting the parking lot. Since Russell Road is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

### **Department of Aviation**

The development will penetrate the 100.1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

### **Staff Recommendation**

Approval of the design review; denial of the waiver of development standards.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

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

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

- Traffic study and compliance.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

- No comment.

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

**APPLICANT:** ACG DESIGN  
**CONTACT:** ACG DESIGN, 4310 CAMERON ST., SUITE 12-A, LAS VEGAS, NV 89103

DRAFT





# AGENDA LOG AMENDMENT

Department of Comprehensive Planning

7

Application Number: WS-24-0091

Property Owner or Subdivision Name: RUSSELL DECATUR CROSSING LLC

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: **TAB/CAC** \_\_\_\_\_ **PC** 05/07/2024 **BCC** \_\_\_\_\_

Add this application to the: **TAB/CAC** \_\_\_\_\_ **PC** \_\_\_\_\_ **BCC** 05/08/2024

**Change(s) to be made:**

Held no date specific

Withdrawn

No change to meeting(s) 04/09/24 TAB

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: Needs to be switched to the BCC due to waivers to Public Works standards.

Change initiated by: DD Date: 03/18/2024

Change authorized by: JOR Date: 03/18/2024

Change processed by: ds Date: 03/18/2024

Follow up assigned to: \_\_\_\_\_ Instructions: \_\_\_\_\_

Parcel Number(s): 163-36-510-006

Town Board(s): Spring Valley





# Department of Comprehensive Planning Application Form

7

ASSESSOR PARCEL #(s): 163-36-510-006

PROPERTY ADDRESS/ CROSS STREETS: W. Russell Rd. & S. Decatur Blvd.

### DETAILED SUMMARY PROJECT DESCRIPTION

New McDonalds Fast Food Restaurant apart on an overall approved development.

### PROPERTY OWNER INFORMATION

NAME: RUSSELL DECATUR CROSSING LLC  
ADDRESS: 5055 W. PATRICK LANE, SUITE 101  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: N/A CELL \_\_\_\_\_ EMAIL: N/A

### APPLICANT INFORMATION (must match online record)

NAME: ACG Design - Mackaya Magdaleno  
ADDRESS: 4310 Cameron Suite 12-A  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL (702) 580-0260 EMAIL: mmdaleno@acg.design

### CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design - Mackaya Magdaleno  
ADDRESS: 4310 Cameron Suite 12-A  
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL (702) 580-0260 EMAIL: acddesignpermits@gmail.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.

Debora Dean

Property Owner (Signature)\*

Debora Dean

Property Owner (Print)

2/12/24

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0091

ACCEPTED BY DD

PC MEETING DATE 05/07/2024

DATE 03/12/2024

BCC MEETING DATE X

FEES \$1300

TAB/CAC LOCATION Spring Valley

DATE 04/09/2024



February 29, 2024

Clark County Zoning & Comprehensive Planning  
4701 W Russell Road  
Las Vegas, NV 89118

**McDonalds @ Russell a& Decatur – Zoning  
APN# 163-36-510-006**

Justification Letter

To whom it may concern,

This project is for a new McDonalds restaurant within a new development district that is located upon a CG (General Commercial) zoned parcel. The building provides an appealing architectural aesthetic with the use of Hardi-Plank siding, glass, metal awnings and Vertical Battens.

The building conforms with the following building setbacks:

Front: Required 10'-0" | Provided 57'-0"  
Interior Side: Required 10'-0" | Provided 34'-0"  
Exterior Side: Required 10'-0" | Provided 103'-0"  
Rear: Required 10'-0" | Provided 43'-0"

The building height is 18'-9 1/2", that is less than the 50'-0" allowed.

The overall development parking layout has been designed in accordance with the previously approved overall parking layout per #ZC1542-06 approvals. Per that approval 616 parking stalls are required with 657 provided. The revised parking with the McDonalds new parking layout is 634 provided which is within the maximum allowable limits of 15% with 2.92% more parking provided than required. The McDonalds parcel provides 41 stalls where 30 are required.

The McDonald's parcel parking layout is designed to match the previously approved layout for site access and therefore provides a throat depth entering the parking lot of 16'-0" on the west and 14'-0" on the east. A waiver of standards is requested as part of this application in order to maintain those through depths were 25'-0" is required.

The Landscape at this location is exceeding the requirement for the space provided, as we have proposed 20 Large Sized Box Trees where only 8 are required. Along with this we have also provided water-efficient shrubs around the parcel to provide a natural experience for the public.

The building articulation complies with code Section 30.04.05(G)(2) as we have provided various material changes on the North, West, and Eastern facades of the building. The material changes include Aluminum Batten, Smooth Hardi-Board Plank, Alpolic Metal Panel, and an E.I.F.S. Stucco finish. Each façade has this material change within the 50'-0" minimum regulation of the next material change. Overall, the provided materials present an aesthetically pleasing view of the surrounding area, and greatly enhance the building presentation.

The overall design proposed conforms to the Sustainability requirements as outlined in section 30.04.05(J), as we provide 7 total points for this Nonresidential project. We provide these 7 points through the following criteria:

- **Trees:**
  - o We have provided 17 trees where 8 are required. 10% more than requirement is 8.8, which we exceed (+1 point)
- **Water Efficient Landscaping:**
  - o We have provided plants that are all categorized under the very low or low water needs (+1 point)
- **Cool Roof:**
  - o We have provided a low-sloping cool roof that provides a solar reflection index greater than 78 (+1 point)
- **Shade Structures:**
  - o We have provided an awning over 50% of the windows/entrances on the north & west side (14 total – 7 shaded) (+1 point). The awning is provided on the north and west side as that is the public side of the building. the south and east portions of the building are non-public areas used for kitchen & support.
  - o We have also provided the awning or overhead shading over 25% of all windows/entrances (24 total – 17 shaded) (+1 point)
  - o We have provided an awning along the sidewalk along the front façade (+.5 point)
- **Building Features:**
  - o We have provided glazing within the front and west façade that would incorporate a daylight strategy within the front area (+.5 point)
  - o We have provided solar ban glass on all south and west facing windows (+.5 point)
  - o We have also provided an awning above all building entrances. (+.5 point)

Overall, the proposed addition of McDonalds provides both an aesthetic building to enhance the existing building and pedestrian experience that will tie in well with the new development of the overall site. We would like to request a design review per section 30.06.05(8).

Let me know if you have any further questions.

Thank you,

Kerry Shahan, AIA  
Architectural Civil Group, LLC.  
Principal Architect  
[kshahan@acg.design](mailto:kshahan@acg.design)  
(702) 355-9638



8

**PUBLIC HEARING**

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

**VS-24-0076-LVS MOB, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sahara Avenue and Laredo Street, and between Miller Lane and Buffalo Drive and a portion of a right-of-way being Laredo Street located between Miller Lane and Buffalo Drive within Spring Valley (description on file). JJ/r/ng (For possible action)

**RELATED INFORMATION:**

**APN:**

163-09-502-014

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

This request is to vacate an existing 5 foot wide portion of Laredo Street that is adjacent to the subject site so that a detached sidewalk may be constructed along the street frontage. This is in conjunction with a proposed office development. The request is also to vacate an 8 foot wide patent easement located along the north side of Laredo Street and a 33 foot wide patent easement located along the western side of the subject site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1048-08	Reclassified 2 acres to C-1 zoning with a design review for a grocery store	Approved by BCC	December 2008
ZC-1081-07	Reclassified 2 acres to C-1 zoning, waiver for access to a local residential street, and a design review for a grocery store	Denied by BCC	December 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single family residential
East	Corridor Mixed Use	CG & CP	Offices & commercial
West	Neighborhood Commercial	CG & CP	Offices & commercial

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0075	A waiver of development standards for alternative driveway geometries with a design review for offices and retail is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.



**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LVS MOB, LLC

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

**DRAFT**



VS

8



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-09-502-014

PROPERTY ADDRESS/ CROSS STREETS: NWC OF LAREDO & BUFFALO

**DETAILED SUMMARY PROJECT DESCRIPTION**  
~~Two new medical offices (one for dialysis) and one for offices and retail.~~  
Vacation of 5' ROW and Patent Easement

**PROPERTY OWNER INFORMATION**  
NAME: LVS MOB, L L C  
ADDRESS: 5055 W PATRICK LN STE 101 LAS VEGAS  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118-2840  
TELEPHONE: \_\_\_\_\_ CELL 702-272-6515 EMAIL: kdammm@capwestdev.com

**APPLICANT INFORMATION**  
NAME: same as owner  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

**CORRESPONDENT INFORMATION**  
NAME: LAS CONSULTING-LUCY STEWART  
ADDRESS: 1930 VILLAGE CENTER CIRCLE BLDG 3-577  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577  
TELEPHONE: \_\_\_\_\_ CELL 7024996469 EMAIL: STEWPLAN@GMAIL.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)

Michael Dean  
Property Owner (Print)

12/18/23  
Date

DEPARTMENT USE ONLY:  
 AC     AR     ET     PUDD     SN     UC     WS  
 ADR     AV     PA     SC     TC     VS  
 AG     PUD     SDR     TM     WC

APPLICATION # (s) VS-24-0076 ACCEPTED BY RLC  
PC MEETING DATE \_\_\_\_\_ DATE 3-5-24  
BCC MEETING DATE 5-8-24  
TAB/CAC LOCATION SPRING VALLEY DATE 4-9-24

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

January 17, 2024

Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Vacation Justification Letter – APR 23-101384/APN: 163-09-502-014

Dear Sir or Madam:

Please accept this as our request for a Vacation & Abandonment for right of way and a patent easement. We are vacating 5 feet of right-of-way on Laredo to allow a detached sidewalk. We are also vacating the patent easement that runs along the western property line. We respectfully request approval of this request.

Yours truly,

*Lucy Stewart*

Lucy Stewart

9

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0075-LVS MOB, LLC:

**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEW** for an office and retail complex on 1.7 acres in a Commercial General (CG) Zone.

Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rr/ng (For possible action)

RELATED INFORMATION:

**APN:**  
163-09-502-014

**WAIVER OF DEVELOPMENT STANDARDS:** Reduce the approach distance from the intersection of Buffalo Drive and Laredo Street to 81 feet 4 inches where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 45.8% reduction).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Offices and retail
- Number of Stories: 1
- Building Height (feet): 27 (Building 1), 23 (Building 2)
- Square Feet: 8,700 (Building 1), 10,000 (Building 2)
- Parking Required/Provided: 74/75
- Sustainability Points Required/Provided: 7/7.5

Site Plans

The plans depict 2 proposed buildings on 1.7 acres at the northwest corner of Buffalo Drive and Laredo Street. Building 1 is 8,700 square feet and Building 2 is 10,000 square feet for a total of 18,700 square feet. Building 1 is intended to be a medical office which is set back 20 feet from Buffalo Drive, 25 feet from Laredo Street, and 136.4 feet from the west property line. Building 2, intended for medical offices and retail uses, is set back 26 feet 4 inches from Buffalo Drive, 26 feet from the north property line, and 90 feet from the west property line. The site will be accessed from a new 32 foot wide driveway from Buffalo Drive located between each building,

and from an existing driveway located immediately north of the property. Parking is located on the west side of the site behind each building, between the buildings, and to the north of Building 2. Two trash enclosures are indicated behind each building near the west property boundary.

### Landscaping

The plans indicate street landscaping and parking lot landscaping is being provided. Along Laredo Street, street landscaping consisting of a 5 foot wide landscape strip, 5 foot detached sidewalk, and a 13.5 foot wide landscape strip which exceeds the minimum required width of 5 feet. The street landscaping includes 9 large trees set apart approximately 30 feet on center with at least 3 shrubs per tree which meets the minimum requirements. Along Buffalo Drive, street landscaping consists of an existing attached sidewalk with an 18 foot wide landscape strip with 3 large trees adjacent to Building 1 and a 16 feet 5 inch wide landscape strip with 3 large trees adjacent to Building 2. The landscape strip exceeds the minimum width of 10 feet and features at least 3 shrubs per tree which meets the minimum requirement. Within the parking lot there is a mixture of 16 large and 3 medium trees which meets the minimum requirement along with an additional 3 large and 1 medium tree located in other areas of the site.

### Elevations

The elevations of the buildings show buildings with nearly an identical architectural design. Building 1 is a maximum of 26 feet 7 inches to the highest point of the roof while Building 2 is a maximum of 22 feet 6 inches to the highest point of the roof. Both buildings have exterior wall finishes consisting of painted stucco with 3 different tan or brown shades with stone veneer around the building entrances and windows. The building facades include wall plane changes, roofline variations, color and texture variations, window treatments, and windows of various sizes. Each building entrance has a metal canopy and the south and west facing windows feature aluminum sunshades.

### Floor Plans

Shell building plans are provided for each building. The plan for Building 1 indicates an 8,700 square foot medical office space with the main entrance on the north side of the building. The plan for Building 2 indicates a future retail space on the east side of the building with the entrance on the north side and a future medical office space on the west side of the building with the entrance on the south side of the building. According to the parking analysis, the retail space will be 3,336 square feet and the medical office space will be 6,664 square feet.

### Applicant's Justification

The applicant describes the proposed development as consisting of two buildings, one for a medical office and the other medical offices with some retail uses. The buildings will consist of earth tone colors, stucco, with stone veneer accents and metal awnings. There is a shared parking agreement between the subject site and the property to the north. The analysis of sustainability results in 7.5 points. With the exception of the waiver request, the applicant believes that the majority of the standards in Title 30 are being met and that this development will be a nice addition to the neighborhood.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1048-08	Reclassified 2 acres to C-1 zoning with a design review for a grocery store	Approved by BCC	December 2008
ZC-1081-07	Reclassified 2 acres to C-1 zoning, waiver for access to a local residential street, and a design review for a grocery store	Denied by BCC	December 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commerical
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP NPO)	Single family residential
East	Corridor Mixed Use	CG & CP	Offices & commercial
West	Neighborhood Commercial	CG & CP	Offices & commercial

**Related Applications**

Application Number	Request
VS-24-0076	A request to vacate and abandon government patent easements and a 5 foot wide portion of Laredo Street for a detached sidewalk is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

Design Review

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

### Waiver of Development Standards & Design Review

Staff finds that the building materials conform to code requirements and are compatible with other development in the areas. The physical design of each building applies most of the requirements for four-sided architecture. This includes variations in the roof line exceeding 2 feet, changes in the wall planes in excess of 12 inches and changes to texture, material, and surface colors. However, neither building features a customer entrance that faces the street. Instead, all 3 entrances face internally into the parking lots and feature canopies to help define their location. The applicant states that the buildings are oriented internally and any entrances facing the street would serve no purpose in that they cannot provide public access to the back of the house. Cross-access is provided with a CVS Pharmacy located to the north. The applicant indicates that there is also a shared parking agreement between these property. However, cross-access to the property to the west with retail and office uses cannot be provided due to the presence of an existing wall and landscaping.

The site features pedestrian connectivity between each building, the parking areas, and the public sidewalk featuring 5 foot wide sidewalks with stamped or stained concrete crosswalks. The trash enclosures are located to the rear of the buildings and are designed in accordance with code requirements. The design of the parking areas, including loading areas, landscaping, outdoor lighting, and signage appears to meet code requirements including residential adjacency.

Although the building entrances do not face the street, the overall design of the development appears to be harmonious with other similar development in the area with design characteristics that are not unsightly or undesirable. The development takes advantage of an existing driveway with the property to the north and no access will be provided on the local residential street to the south. There should not be a negative traffic impact on adjacent roadways or the neighborhood. Sustainability measures are also provided for the site in which 7.5 points are provided where a minimum of 7 points is required. Staff can, therefore, support the design review.

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

#### Waiver of Development Standards

Staff has no objection to the reduction in approach distance for the commercial driveway on Buffalo Drive. By placing the driveway in the center, the applicant has reduced potential conflicts with the intersection to the south and the commercial driveway to the north.

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for Laredo Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire emergency access must comply with the Fire Code as amended.

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

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

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

**APPLICANT:** LVS MOB, LLC

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





# Department of Comprehensive Planning Application Form

9

ASSESSOR PARCEL #(s): 163-09-502-014

PROPERTY ADDRESS/ CROSS STREETS: NWC OF LAREDO & BUFFALO

**DETAILED SUMMARY PROJECT DESCRIPTION**

Two new medical offices (one for dialysis) and one for offices and retail.

~~Vacation of 5' ROW and Easement~~

**PROPERTY OWNER INFORMATION**

NAME: LVS MOB, L L C

ADDRESS: 5055 W PATRICK LN STE 101 LAS VEGAS

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118-2840

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

CELL 702-272-6515

EMAIL: kdammm@capwestdev.com

**APPLICANT INFORMATION**

NAME: same as owner

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

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

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

**CORRESPONDENT INFORMATION**

NAME: LAS CONSULTING-LUCY STEWART

ADDRESS: 1930 VILLAGE CENTER CIRCLE BLDG 3-577

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

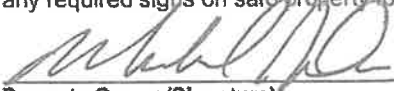
TELEPHONE: \_\_\_\_\_

CELL 7024996469

EMAIL: STEWPLAN@GMAIL.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)

Michael Dean  
Property Owner (Print)

12/18/23  
Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) WS-24-0075

ACCEPTED BY RR

PC MEETING DATE \_\_\_\_\_

DATE 3-5-24

BCC MEETING DATE 5-8-24

TAB/CAC LOCATION SPRING VALLEY

DATE 4-9-24

LAS Consulting  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

PLANNER COPY

January 17, 2024

Comprehensive Planning Department  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: Justification Letter –APR 23-101384/APN: 163-09-502-014

Dear Sir or Madam:

Please accept this as our request for a design review and waiver of development standards.

The property is 1.74 acres at the northwest corner of Buffalo & Laredo. The property is currently zoned Commercial General (CG) and the land use guide designates the site as Neighborhood Commercial (NC). To the north is an existing CVS, these two sites have a shared parking and access agreement. To the west is a retail and office center. The site plan shows two buildings, one for a medical office the other for medical offices with some retail. The two buildings are one story in height, 74 parking spaces are required, and 75 parking spaces are provided. The buildings are earth tone colors, stucco, with stone veneer accents and metal awnings. Building one has a maximum height of 26 feet and building two has a maximum height of 21 feet. There is a 6-foot block wall that separates the property to the west. There are 4 bicycle parking spaces. The analysis of sustainability results in 7.5 points (see attached).

### **Title 30**

Title 30 requires “4. Access, Ingress/Egress, and Parking i. Cross Access For nonresidential land uses that are similar or complementary, with consistent levels of intensity and similar parking standards, curb cuts shall be minimized, and cross access shall be provided through the recording of perpetual cross access, ingress/egress, and parking easements or agreements with adjacent lots.”

There is an existing cross access and parking agreement with the CVS to the north,

however, there is an existing wall and landscaping adjacent to the shopping center/office to the west, therefore, access cannot be provided to the west.

“ii. Across Common Property Lines Nonresidential driveways and drive aisles constructed across common property lines shall require the creation of easements or agreements for common ingress/egress and shared parking with the adjacent property.” There is an existing easement between the northern parcel and this parcel.

3. Building Entrances i. Buildings with street frontage shall have a customer entrance facing the street. Multi-tenant buildings do not require separate entrances per each tenant space.” The buildings are oriented internally, an entrance facing the street would serve no purpose in that they cannot provide access to the back of the house for the facilities to the public.

### **Applications Requested**

-Design Review for the buildings and site design.

-Waiver of Development Standards-Request to waive Section 30.04.05G.3(i), the requirement of an entrance facing the public street. The buildings are oriented internally, an entrance facing the street would serve no purpose in that they cannot provide access to the back of the house for the facilities to the public.

-Waiver of Development Standards-Request to reduce the approach distance for the proposed Buffalo Drive commercial driveway to 81'4" where 150' (Std Drawing 222.1) is required. The overall frontage length of the parcel and the need for fire access requires a driveway to be installed on Buffalo Drive. Also, to provide adequate parking, circulation, landscaping, and fire access around the buildings, and to provide separation from the existing driveway to the north, the proposed driveway needs to be installed closer to the intersection of Buffalo and Laredo than the County Standard.

Vacation and abandonment- Vacate the patent easement along the western boundary of the site. Vacate 5 feet of right of way on Laredo in order to provide a detached sidewalk.

We believe these plans meet the majority of the standards in the newly adopted Title 30, with the exception of the waivers requested. This is a nice addition to the

neighborhood, and we respectfully request approval. Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0041-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:**

**ZONE CHANGE** to reclassify 1.5 acres from RS20 (Residential Single-Family 20) Zone to CN (Commercial Neighborhood) Zone.

Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley (description on file). JJ/sd/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-31-702-017

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.5
- Existing Land Use: Neighborhood Commercial

Applicant's Justification

The applicant states the zone change will allow for the use of a daycare facility on an existing undeveloped parcel located at the northwest corner of Post Road and Fort Apache Road. The current zoning classification is RS20 (Residential Single-Family 20) and the Planned Land Use is Neighborhood Commercial, which will allow for a zoning classification of CN (Commercial Neighborhood) for a daycare facility as a conditional use.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0315-03	Zone change from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone for a shopping center - expired	Approved by BCC	May 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South	Urban Neighborhood (up to 18 du/ac)	RM32 & RM50	Multiple family residential
East	Business Employment	RM 32	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

\* The immediate area is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
WS-24-0042	A waiver of development standards for driveway approach, landscape buffer and throat depth and design review for a daycare facility is a companion item on this agenda.
VS-24-0043	A request to vacate and abandon easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the request for the CN (Commercial Neighborhood) Zone is appropriate for this location. Staff finds the requested zone change is appropriate and in harmony with the immediate area. To the southeast are several parcels with retail commercial uses. The approval of the zone change will allow for greater uses for this parcel that is constrained by an existing drainage channel and also provide for increased commercial uses that will benefit the immediate area; therefore, staff recommends approval.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;



- Right-of-way dedication to include 25 feet to the back of curb for Post Road, 45 feet to the back of curb for Fort Apache Road and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Coordinate with Public Works - Traffic Management Division for the design and construction of a worm island on Fort Apache Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0067-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ETHOS | THREE ARCHITECTURE**

**CONTACT: ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVE, SUITE 220,  
LAS VEGAS, NV 89123**



05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0043-HUNTINGTON, LLC SERIES VI & LET IT GROW, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Dollar Court (alignment) and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). JJ/sd/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-31-702-017

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The applicant states this application is to vacate an 8 foot wide portion of an existing 33 foot wide patent easement and a portion of an existing roadway easement that will extend beyond the future right-of-way of Post Road. The vacation of a 5 foot wide portion of an existing roadway easement within Fort Apache Road will allow for a detached sidewalk.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0315-03	Reclassified from an R-E to a C-2 zoning for a shopping center - expired	Approved by BCC	May 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South	Urban Neighborhood (up to 18 du/ac)	RM32 & RM50	Multiple family residential
East	Business Employment	RM 32	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential

## Related Applications

Application Number	Request
WS-24-0042	A waiver of development standards for driveway approach, landscape buffer and throat depth with a design review for a daycare facility is a companion item on this agenda.
ZC-24-0041	A zone change to reclassify the site from RS20 to CN zoning is a companion item on this agenda.

The site is located 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

##### Public Works - Development Review

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Post Road, 45 feet to the back of curb for Fort Apache Road and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Coordinate with Public Works - Traffic Management Division for the design and construction of a worm island on Fort Apache Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the recordation of this vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ETHOS | THREE ARCHITECTURE

**CONTACT:** ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN AVE, SUITE 220, LAS VEGAS, NV 89123



12

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0042-HUNTINGTON LLC SERIES VI & LET IT GROW LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for driveway geometrics.

**DESIGN REVIEW** for a daycare facility on 1.5 acres in a Commercial Neighborhood (CN) Zone.

Generally located on the northwest corner of Fort Apache Road and Post Road within Spring Valley. JJ/sd/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-31-702-017

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the approach distance to 121 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 19.4% reduction).
- b. Reduce the throat depth to 14 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 44% reduction).

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Daycare facility
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 6,605
- Parking Required/Provided: 17/17
- Sustainability Required/provided: 7/8.5

**Site Plans & General Information**

The plans depict a daycare facility for up to 117 children from infants to pre-kindergarten age. The daycare facility will operate between the hours of 6:30 a.m. to 6:30 p.m. Monday through Saturday. A driveway on Fort Apache Road provides ingress and egress to the facility, while a driveway on Post Road is for egress only. The facility will be in the center portion of the parcel with an area noted on the plans as space for future development. Play areas are located along the

rear portion of the parcel and is adjacent to the property line. The toddler play area will be 1,570 square feet and the primary play area is 2,798 square feet. The use of the outdoor play areas will occur during operational hours. Detached sidewalks are provided along Fort Apache Road and Post Road with a concrete pedestrian pathway. All pick-up and drop-off operations will be handled on site.

**Landscape Plan**

The plans depict landscaping along both Post Road and Fort Apache Road with medium trees spaced 20 feet on center with a detached sidewalk. Interior parking lot landscaping show trees planted at each landscape island every 6 spaces. There is no landscaping along the west property line that is adjacent to an existing flood channel. The landscaping plan also notes the use of shrubs from the Southern Nevada Regional Planning Coalition (SNRPC) plant list.

**Elevations**

The plans depict a new daycare facility that is 21 feet in height with horizontal articulation along all 4 sides. Parapets, wall panels, wood siding, and a stucco finish with different color schemes and pop-outs are shown. The architectural features include screening of mechanical equipment, shading of windows and doors that are south facing, a metal canopy at the entrance, and shade structures for the playground area.

**Floor Plans**

The plans depict a floor plan with offices, reception, classrooms, storage, staff breakroom, and restrooms.

**Applicant's Justification**

The applicant states that the proposed development requires waivers of development standards due to the unique shape of the parcel. The applicant is asking for a reduction in the required throat depth due to the shape and size of the parcel. The ability to create a deeper throat depth is extremely limited. The other waiver is for a reduction in the approach distance on Fort Apache Road. The driveway location is limited because of the shape and size of the parcel and its proximity to the drainage channel.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0315-03	Reclassified from R-E to C-2 zoning for a shopping center - expired	Approved by BCC	May 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS20	Undeveloped
South	Urban Neighborhood (up to 18 du/ac)	RM32& RM50	Multiple family residential
East	Business Employment	RM 32	Multiple family residential



### Surrounding Land Use

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

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

### Related Applications

Application Number	Request
ZC-24-0041	Zone change to reclassify this site from RS20 (Residential Single-Family) to CN (Commercial Neighborhood) is a companion item on this agenda.
VS-24-0043	A request to vacate and abandon easements is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

##### Waiver of Development Standards

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

##### Design Review

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

The proposed development is designed where the main building is situated within the center portion of the site with parking spaces located along Post Road and Fort Apache Road. Landscaping is provided with medium trees spaced 20 feet on center and staggered with a detached sidewalk in accordance with Title 30. Interior landscaping meets Code with landscape island with trees spaced every 6 spaces and pedestrian pathways. The proposed building incorporates horizontal articulation with architectural features on all 4 sides of the building and has provided for sustainability measures as shown on the plans. Staff can support the design review.

## **Public Works - Development Review**

### **Waiver of Development Standards #1a & #1b**

Staff has no objection to the reduction of throat depth or approach distance for the commercial driveway on Fort Apache Road as the applicant has pushed the driveway as far north as possible. Additionally, there are limited on-site conflicts adjacent to the driveway further reducing the risk for collisions.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Post Road, 45 feet to the back of curb for Fort Apache Road and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Coordinate with Public Works - Traffic Management Division for the design and construction of a worm island on Fort Apache Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ETHOS | THREE ARCHITECTURE

**CONTACT:** ETHOS | THREE ARCHITECTURE, 8985 SOUTH EASTERN, SUITE 220,  
LAS VEGAS, NV 89123

DRAFT





**AGENDA LOG AMENDMENT**  
Department of Comprehensive Planning

*12*

**Application Number:** WS-24-0042

**Property Owner or Subdivision Name:** HUNTINGTON L L C SERIES VI & LET IT GROW L L C

**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** 4/9/24 **PC** \_\_\_\_\_ **BCC** 5/8/24

**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:** PUBLIC WORKS SIGNED OFF ON APPLICATION. RESCHEDULING FOR PUBLIC HEARING.

**Change initiated by:** SWD **Date:** 3/5/24

**Change authorized by:** JBA **Date:** 3/5/24

**Change processed by:** ds **Date:** 3/5/24

**Follow up assigned to:** \_\_\_\_\_ **Instructions:** \_\_\_\_\_

**Parcel Number(s):** 163-31-702-017

**Town Board(s):** SPRING VALLEY



05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0085-HUANG SUJUAN:**

**ZONE CHANGE** to reclassify 1.0 acre from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone and an RS10 (Residential Single-Family 10) Zone.

Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley (description on file). RM/hw/ng (For possible action)

RELATED INFORMATION:

**APN:**

163-12-607-003

**LAND USE PLAN:**

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5066 Edna Avenue
- Site Acreage: 1
- Existing Land Use: Detached single family residence

Applicant's Justification

The applicant indicates that the proposed zone change is to allow for the subject site to be split into 2 parcels, a 0.3 acre southern parcel and a 0.7 acre northern parcel. The northern parcel will be rezoned to RM18 to allow for the development of a multiple family residential building and the southern parcel will be rezoned to RS10 to allow the existing single family residence to remain on the site. The applicant indicates that both proposed zoning districts are consistent with the existing planned land use of Compact Neighborhood and there are similar zoning districts in the area. The applicant also indicates that the surrounding neighborhood contains a large variety of zoning districts and densities and that the proposed zoning districts would contribute to the existing mix in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AC-0541-10	Community residence for up to 10 people - expired	Approved by ZA	June 2010
UC-0081-10	Allowed a second kitchen in conjunction with a single family residence	Approved by PC	April 2010

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0115-06	Reclassified the site from R-E to R-3 zoning for a multiple family residential development	Withdrawn	February 2006
SC-1721-94	Renamed a portion of right-of-way to Hauck Street	Approved by BCC	January 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (Up to 18 du/ac)	RS3.3	Single family attached residential (duplex)
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family detached residential
East	Urban Neighborhood (greater than 18 du/ac) & Neighborhood Commercial	RM32 & CP	Multiple family residential & office building
West	Compact Neighborhood (Up to 18 du/ac)	RS20 & RS3.3	Multiple family residential, single family detached residential, & place of worship

**Related Applications**

Application Number	Request
WS-24-0086	A multiple family residential development and reduced setbacks for a single family detached residence is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the surrounding area contains a vibrant mix of mid to high density areas ranging from 8 dwelling units per acre to the south of the subject site up to 32 dwelling units per acre to the northeast of the subject site with intermittent densities to the north and northwest of the site. In addition, staff finds that there are similar multiple family zoning districts directly to the east with another RM18 zoning district approximately 360 feet to the north. Staff finds that both zoning districts are compatible with the surrounding area, will result in development that is similar to the existing area and will work to create a transition between the higher densities to the north and the lower densities to the south, and will be supported by commercial development located to the east along Decatur Boulevard. Staff also finds that the proposed zone change will promote a variety of housing types and densities. Additionally, staff finds that the proposed zone change will support Policy 1.1.1 and Spring Valley specific Policies



SV-1.1 and SV-1.3 of the Master Plan. All the mentioned policies support the revitalization of older neighborhoods through targeted infill development and the diversification of housing types and densities with appropriate transitioning. For these reasons, staff could support the request for the RM18 and RS10 zones, but is ultimately unable to support the request due to concerns that the higher intensity zoning district would create undue impacts on the existing RS20 zones to the south and west of the subject site.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

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

If approved:

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0120-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

13

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <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 type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>20-24-0085</u> DATE FILED: <u>3/11/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>4/19/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/18/24</u> FEE: <u>\$1,200</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Sujuan Huang</u> ADDRESS: <u>5066 Edna Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>661-235-5522</u> CELL: _____ E-MAIL: <u>lebinyun@hotmail.com</u>
	<b>APPLICANT</b>  NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron Street, Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-931-2992</u> CELL: <u>N/A</u> E-MAIL: <u>ACGDesignPermits@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron Street, Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-445-1114</u> CELL: <u>N/A</u> E-MAIL: <u>mthomas@acg.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-12-607-003

PROPERTY ADDRESS and/or CROSS STREETS: Hauck Street / Edna Avenue

PROJECT DESCRIPTION: New 3 Story Multi Family Dwelling Units (13 Units) Including Pool and Clubhouse

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

Property Owner (Signature) \_\_\_\_\_

Property Owner (Print) BINYUN LG (DOA)

STATE OF NEVADA  
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 17, 2023 (DATE)

By Buoney Larnick (Power of Attorney)

NOTARY PUBLIC: Shanna T. Jones



\*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.



February 23, 2024

Clark County Zoning & Comprehensive Planning  
4701 W Russell Road  
Las Vegas, NV 89118

**5066 Edna Avenue Lot Improvements – Zoning  
APN# 163-12-607-003**

PLANNER  
COPY  
WS-24-0086

**Justification Letter**

To whom it may concern,

**Existing Property:**

5066 Edna Avenue is currently a 1.07-acre parcel in Clark County – Spring Valley and is currently zoned Residential Single-Family 20 (RS20). The parcel will be sub-divided into two lots. The new sub-divided lot (a portion of APN: 163-12-607-003) will be .068 acres and will be zoned RM18: Residential Multi-Family 18. Therefore, we will be requesting a Zone Boundary Amendment from RS20 to RM18.

The project will consist of (12) twelve units' total. (2) Two Multi-Family Residential buildings, (3) Three stories tall, with amenities including a pool, club House and roof deck. This project will serve as an infill project for the portion of the parcel which is vacant. The new building will help beautify the neighborhood by providing fresh new exterior Architectural features such as varied exterior materials, façade projections and a roof top deck with shade structure as well as providing additional housing options in the Spring Valley neighborhood.

There is one commercial driveway onto the property, with an approved acceptable alternative to a fire access turnaround radius.

**Parking:**

Parking at this location will be on-site parking. The required parking for the multi-family RM18, including visitor parking is twenty-one (21) parking stalls, of which twenty-one (21) total are provided.

A Sustainable Incentive Parking Reduction of 10% is being utilized to calculate the total parking count. Reducing parking from 23 parking stalls to 21 parking stalls.

Overall, this development fits with in with the Planned Land Use for this community and provides the transition between high density and low-density residential areas on either side of the property.

**Unit Descriptions:**

There will be Twelve (12) two bedroom/2 bath units on the property.

Units #1 through #5: two story Loft-Style Units with 468 sf on the first floor and 463 on the Second Floor. With cover parking in front of each unit.

Unit #6: ADA Accessible Unit 585 sf.

Unit #7: two-bedroom Unit 876 sf. (second Floor)

Units #8 through #12: Third Floor, two bd/2ba. Units. 839sf. End Unit (#8) 819sf.

**Setbacks:**

The building conforms with the following building setbacks:

- North (Front): Required 20'-0" | Provided 29'-0."
- South (Rear): Required 20'-0" | Provided 10'-0."
- East (Side Street): Required 20'-0" | Provided 57'-6."
- West: (Side Interior): Required 20'-0" | Provided 69'-9."

**Zone Boundary Amendments:**

The existing parcel will be sub divided and rezoned into two Zoning Districts.

Northern Parcel portion of APN: 163-12-607-003 from RS20: Residential Single-Family 20 to RM18: Residential Multi-Family 18.

Southern Parcel portion of APN: 163-12-607-003 from RS20: Residential Single-Family 20 to RS10: Residential Single Family 10.

**Design Review:**

1. Surface parking between a multi-family building and street frontage. (30.04.05).
2. Alternative Roof Lines. (30.04.05)

**Waiver of Development Standards for the following:**

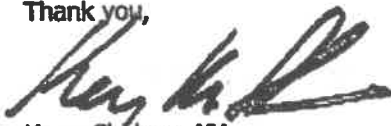
1. Reduced Landscape Buffer: from 15'-0".  
Unable to achieve 15'-0" due to site restrictions.
2. Residential Adjacency parking lot screening.
  - a. Unable to achieve due to Site restrictions.
3. Reduce Rear Setback (South) from 20'-0" to 10'-0".
  - a. Unable to achieve due to site restrictions.
4. Reduce Rear Setback at Southern Parcel (APN:163-12-607-003) from 25'-0" to 19.02'.
  - a. Unable to achieve Min. 25' due rezoning of Northern portion of parcel.

**Waiver of Design Standards for the following: Public Works**

1. Waiver of Development Standards to reduce the Throat Depth to 4'-0" where a minimum of 25'-0" is required per USD 222.1.  
A throat depth of more than 4'-0" on the approach side would cause us to eliminate. Parking stalls.
2. Waiver of Development Standards to reduce the Throat Depth to 12'-0" where a minimum of 25'-0" is required per USD 222.1.  
A throat depth of more than 12'-0" on the departure side would impede into the fire access lane. Throat depth is reduced to accommodate fire lane.
3. Waiver of Development Standards to reduce the approach distance to the intersection of Hauck Street and Edna Avenue to 145'-0" Where 150 feet is required, per USD 221.1.  
Due to the turning radius for the Fire Access into the site, the commercial driveway was shifted to the South on Hauck Street, reducing the approach distance.
4. Waiver for Detached Sidewalk and Vacation of the right-of-way required.  
There are no detached sidewalks on any parcel on Hauck Street. This would be the only detached sidewalk on the street.

This completes the Justification letter for this project. Please let me know if you have any further questions.

Thank you,



Kerry Shahan, AIA  
Architectural Civil Group, LLC.  
Principal Architect  
[kshahan@acg.design](mailto:kshahan@acg.design)  
(702) 355-9638

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0086-HUANG, SUJUAN:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) landscaping; 3) buffering and screening standards; 4) residential adjacency standards; 5) sidewalks; and 6) driveway geometrics.

**DESIGN REVIEW** for a multiple family residential development on a portion of 1.0 acre in an RM18 (Residential Multiple Family 18) Zone.

Generally located on the west side of Hauck Street and the north side of Edna Avenue within Spring Valley. RM/hw/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

163-12-607-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the side setback of a proposed multiple family residential building to feet where 20 feet is required per Section 30.02.09B (a 75% reduction).
  - b. Reduce the rear setback of an existing single family residence to 19 feet where 25 feet is required per Section 30.02.05B (a 24% reduction).
2.
  - a. Allow alternative parking lot landscaping where landscaping is required per Section 30.04.01D and Figure 30.04-01.
  - b. Eliminate street landscaping (trees and landscaping strip) adjacent to an attached sidewalk along Hauck Street for the southern parcel where 10 feet of landscaping with large trees every 30 feet is required per Section 30.04.01D.
3.
  - a. Reduce the width of a buffering landscape strip to 5 feet where 15 feet is required per Section 30.04.02C (a 67% reduction).
  - b. Reduce the height of a decorative wall associated with a buffering landscape strip to 6 feet where 8 feet is required per Section 30.04.02C (a 25% reduction).
  - c. Eliminate large Evergreen trees associated with a buffering landscape strip where 2 off-set rows of large Evergreen trees spaced 20 feet on center in each row is required per Section 30.04.02C.
4.
  - a. Allow a multiple family development to access a local street (Hauck Street) where otherwise not permitted by Section 30.04.06D.
  - b. Allow parking areas to be adjacent to areas subject to residential adjacency standards where additional landscaping and screening has not been provided where not permitted per Sections 30.04.06G and 30.04.06L.
  - c. Allow the tallest structure within a multiple building development to be the closest structure to a residential development where not permitted by Section 30.04.06G.

- d. Reduce the setback of a trash enclosure to an adjacent residential district to 15 feet where 50 feet is required per Section 30.04.06K (a 70% reduction).
5. Allow a 5 foot attached sidewalk where 5 foot detached sidewalks are required per Section 30.04.08C.
6.
  - a. Reduce throat depth to 4 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 84% reduction).
  - b. Reduce approach distance to intersection of Hauck Street and Edna Avenue to 145 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 3% reduction).

**LAND USE PLAN:**

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5066 Edna Avenue
- Site Acreage: 1
- Project Type: Multiple family residential development (apartments)
- Number of Units: 12
- Density (du/ac): 17.6 (apartment complex)/12.1 (overall)
- Minimum/Maximum Lot Size (acres): 0.3 (south parcel)/0.7 (north parcel)
- Number of Stories: 1 (existing residence)/2 (east building)/3 (west building)
- Building Height (feet): 35
- Square Feet: 7,695 (west building)/3,456 (east building)/2,400 (existing residence)
- Open Space Required/Provided: 2,400/2,428
- Parking Required/Provided: 21/21 (multiple family development)/ 2/2 (existing single family residence)
- Sustainability Points Required/Provided: 5/8

Site Plans

The southern parcel will remain as a single family residential use with a single family zoning district of RS10 that is the subject of the associated zone change request. The site plan depicts an existing 1 acre site located at the northwest corner of Edna Avenue and Hauck Street. The plans show that the subject site will be split into a 0.7 acre northern parcel and a 0.3 acre southern parcel. The plans show that the southern parcel will contain the existing 2,400 square foot single family residence. The residence is rectangular in shape and located in the west-central portion of the southern parcel with a 512 square foot pool located to the east of the residence. The residence is shown to be set back 48 feet from Edna Avenue, 51 feet from Hauck Street, 10.5 feet from the western property line, and 19 feet from the new northern property line, which requires a waiver of development standards. The site is accessed by a residential driveway off Edna Avenue.

The northern parcel is currently vacant and will be redeveloped as a multiple family residential use with a zone change to RM18, which is also the subject of the associated zone change request. The site plans show that the northern parcel contains a proposed 11,151 square foot 2 building multiple family residential apartment complex. The plans show that the smaller east building has



a 1,152 square foot footprint and is located in the southwestern portion of the site. The eastern building is set back 9.5 feet from the southwestern property line, 5 feet from the southern property line, and 57.6 feet from Hauck Street. The west building is shown to have a 2,565 square foot footprint and is located in the south-central portion of the site. The west building is shown to be set back 10.2 feet from the southern property line, 69 feet from the western property line, and 24 feet from the northern property line. The 2 buildings are separated by approximately 21 feet with a 792 square foot pool deck area located within the area between the buildings. The northern parcel is accessed exclusively from a single 35 foot wide driveway along Hauck Street. The majority of parking is provided in 2 small areas along Hauck Street and the southern property line, and within the building itself as covered parking. The building and parking are accessed through a 24 foot wide drive aisle located along the eastern, northern, and western sides of the western building. A turnaround area is provided at the western side of the property.

### Landscaping

The landscaping plans show that the existing landscaping found on the southern parcel will remain with 1 additional large tree provided. The existing landscaping mainly consists of decorative palm trees and shrubs.

The plans show that new street, parking lot, and buffering landscaping will be provided within the northern parcel. Along Hauck Avenue, 5 Palo Verde (*Parkinsonia* species) trees will be provided in a 16 foot wide landscape strip behind the proposed 5 foot wide attached sidewalk. Along the street, 5 large trees are required and have been provided. Within the parking lot, 7 Palo Verde trees have been provided adjacent to uncovered parking spaces where 7 trees are required. At least 4 of the required parking lot trees are also functioning as perimeter landscaping. The appropriate number of parking lot trees have been provided, but in many cases the trees are not provided in the appropriate finger islands per Figure 30.04-1, requiring a waiver of development standards. In terms of buffering landscaping, a 5 foot landscaping strip is provided along the northern property line and the northern portion of the western property line. This landscaping strip increases to 15 feet and then up to 23 feet along the central and southern portions of the western property line. Along the southern property line, the landscaping strip reduces to 5 feet in the western portion and then increases back up to 10 feet behind the building. This 10 foot wide landscaping strip continues along the southern property line and along the southwestern property line. Additionally, along the property line adjacent to the southern parcel the landscaping strip reduces to 5 feet wide. Within these landscaping strips, 1 row of Palo Verde trees spaced 20 feet on center is provided along the northern property line, in the southern portion of the western property line, along the southern property line behind the building, and along the property line adjacent to the southern parcel. Only shrubs are provided in the western portion of the southern property line and no landscaping is provided along the southwestern property line and the northern portion of the western property line. The plans show that a total of 2,400 square feet of open space is required and that 2,428 square feet of open space is being provided by a 792 square foot pool deck area, a 951 square foot rooftop patio, a 295 square foot fitness and gym area, and a 390 square foot formal planting area.

### Elevations

The elevations depict the existing residence is constructed of painted stucco and brick veneer with an asphalt shingle roof. A brick chimney structure is provided along the southern face of the building. The existing residence is shown to be 19.5 feet to the peak of the roof and 22 feet to the top of the chimney. Access to the residence is through a main door and sliding glass door along the eastern façade with residential windows all 4 facades.

The proposed apartment complex is shown to be a maximum height of 35 feet (west building) with the smaller of the 2 buildings reaching a max height of 32.5 feet due to a metal pergola on the roof. The exteriors of the buildings consist of beige colored stucco, cedar wood wall paneling and various black metal awnings and rails. The exteriors also consist of several architectural articulations and enhancements on all 4 facades. These articulations and enhancements range from black window and door awnings, articulation staircases and balconies, deep recessed walls, pop-outs, changes in window size and shape, and the use of various materials. The roof is overall flat for the length of each building, which requires a design review. The elevations show that each building will be connected along the third story with a black metal walkway.

### Floor Plans

The plans of the existing residence depict a 1 story single family home. The existing residence is shown to be 2,400 square feet with 7 bedrooms and 2 bathrooms with living room and kitchen areas.

The plans for the apartment complex show that 12, two bedroom units are split between the 2 buildings. The western building consists of 5, two story loft units that range in size from 931 square feet up to 991 square feet. These units have a living space and kitchen with connected covered parking on the first floor and 2 bedrooms on the second floor. The western building also contains 5, one story units that range in size from 819 square feet up to 839 square feet. These units also contain 2 bedrooms, 2 bathrooms, a kitchen, and living spaces. The eastern building contains a fitness room on the northern portion of the first floor. This space will contain gym and fitness equipment, showers, and bathrooms. The southern half of the first floor will contain a 585 square foot 1 story unit. The second floor of the eastern building will contain the final unit which is proposed to be a 1 story 876 square foot unit. The roof level of the eastern building will contain a 951 square foot patio and roof deck with a walkway to the western building.

### Applicant's Justification

The applicant states the proposed apartment complex will provide a total of 12 housing units within an undeveloped infill site on an existing property. They state the proposed buildings will help to beautify the surrounding area by providing a fresh exterior. The applicant states the housing will help with the urgent need for housing in the Spring Valley area and that the requested waivers are needed due to the constraints of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AC-0541-10	Community residence for up to 10 people - expired	Approved by ZA	June 2010
UC-0081-10	Allowed a second kitchen in conjunction with a single family residence	Approved by PC	April 2010
ZC-0115-06	Reclassified the site from R-E to R-3 zoning for a multiple family residential development	Withdrawn	February 2006
SC-1721-94	Renamed a portion of right-of-way to Hauck Street	Approved by BCC	January 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single family attached residential (duplex)
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family detached residential
East	Urban Neighborhood (greater than 18 du/ac) & Neighborhood Commercial	RM38 & CP	Multiple family residential & office building
West	Compact Neighborhood (up to 18 du/ac)	RS20 & RS3.3	Single family attached residential & place of worship

**Related Applications**

Application Number	Request
ZC-24-0085	A zone change to reclassify the site from RS20 to RM18 and RS10 is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waivers of Development Standards

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

#### Waiver of Development Standards #1

The purpose of providing sufficient building setbacks is to prevent the massing of buildings along property lines, particularly where there are more intense uses next to less intense uses, and to encourage a safe built environment by providing fire safety measures. Staff finds that the building setbacks provided along the southern property lines for the apartment building could result in the massing of the buildings adjacent to single family residences that may cause visual and privacy concerns. While the proposed apartment buildings and the existing buildings to the south are decently separated, staff finds that the area the apartment buildings will be developed is currently raw land and the proposed dividing property line between the proposed apartment buildings and existing residence are being determined by the applicant. With that said, since a sufficient building separation is being provided and a landscape buffer is being provided between the two properties, staff could support these waivers, but since staff is not supporting the other waivers, staff cannot support these waivers of development standards.

#### Waiver of Development Standards #2

The purpose of parking lot landscaping is to provide shading opportunities within the parking lot to help reduce and prevent radiant heating. Staff finds that the provided number of trees have been provided and generally in the correct locations as prescribed by Code. Staff finds that the lack of and reduced width of landscape finger islands is not impacting the design of the site and is not impacting the ability of the trees to shade the necessary areas of the parking lot. For these reasons, staff could support this waiver of development standards, but since staff is not supporting the other waivers of development standards, staff is unable to support this request.

#### Waiver of Development Standards #3

Staff finds that the purpose of an intense landscaping buffer between uses of differing intensities is to assure that more intense uses do not impart negative impact on to the surrounding less intense uses. Multiple family residential developments can be highly dense and can produce more noise and higher activity levels than single family residential development. As a result, a sufficient intense landscape buffer can help screen these higher activity levels, reduce noise, and impart a higher level of privacy for everyone. Staff finds that the provided walls at 6 feet and the width of the landscaping areas should be sufficient to screen adjacent properties and provide the appropriate amount of landscape. With that said, staff cannot support the total elimination of trees along the boundaries of the site, as they are a necessary part of a screening buffer. For these reasons, staff could support waivers of development standards #3a and #3b, but since staff cannot support waiver #3c, staff cannot support any of these requests.

#### Waiver of Development Standards #4

The purpose of the residential adjacency standards is to assure that competing and more intense uses do not impart negative impact on surrounding less intense residential uses. In this case, staff finds that the proposed apartment complex is relatively small, and most parking areas have been placed along Hauck Avenue. In addition, staff finds that given the location of the site and its surrounding single family residential uses there is no real good alternative location for the proposed trash enclosure, and that the same is true with the arrangement of the buildings site. With that said, staff finds that with the appropriate buffering, screening, and landscaping these issues could be reduced significantly. As a result, since the necessary intense buffer is not being provided staff cannot support these waivers of development standards.

### Design Review

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

Staff finds that the physical design of the building is attractive with a subtle color scheme and 4 sided architecture which contains several architectural features that create a modern and contemporary feel for the building. The site design of the building complex integrates the required open space area within the buildings and surrounding area for easy access. The location of the pedestrian walkways, the building entrance location and design, and parking location on the site are typical of multiple family residential developments and helps to move pedestrians safely both onto and within the site. The provided sustainability initiatives are significantly over what is required for the type of development being proposed. Given the area's significant amount of diversity in terms of use, intensity, and density, staff finds that a multiple family residential development would be appropriate for the area and would act as a transitional use between the higher intensity multiple family residential and commercial developments to the east and the lower density single family residential developments to the west and south. With that said, staff does have concerns regarding the design of the project. Staff finds that the complex lacks the necessary screening and buffering needed to accommodate the proposed higher intensity multiple family development, and its proposed trash enclosure location, adjacent to a significant number of single family developments. Overall, staff finds that the buildings are attractive, and the use is much needed and appropriate, but finds that the design requires significantly more perimeter and buffering landscaping than is being provided. Staff also finds that the proposed multiple family project complies with Policy 1.1.1 and Spring Valley specific Policies SV-1.1 and SV-1.3 of the Clark County Master Plan, which support the revitalization of older neighborhoods through targeted infill development and the diversification of housing types and densities with appropriate transitioning. For these reasons, staff could support this design review if either the required buffer landscaping or a sufficient alternative were provided; since this is not the case and staff is not supporting the waivers of development standards, staff cannot support this design review.

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

#### Waiver of Development Standards #5

Staff cannot support the request to waive detached sidewalks along Hauck Street as detached sidewalks provide a safe pathway by providing pedestrians with a safer distance from traffic. Additionally, since this project is adjacent to existing multiple family housing to the east there is a greater need to safe pedestrian flow along Hauck Street.

#### Waiver of Development Standards #6a

Staff cannot support the reduction in throat depth for the commercial driveway along Hauck Street as there are immediate conflicts with vehicles entering and exiting the parking stalls adjacent to the driveway. Additionally, the curved geometry of the driveway further complicates traffic entering and exiting the site.

Waiver of Development Standards #6b

Staff has no objection to the reduction in the approach distance for the Hauck Street commercial driveway. However, since staff cannot support this application in its entirety, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Provide 1 row of large Evergreen trees every 20 feet on center adjacent to RS zoned properties;
- Subdivision map to be recorded prior to the issuance of building permits;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised that additional approvals may be required to map the proposed parcels; that 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;
- Full off-site improvements.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

**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 #0120-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** ACG DESIGN  
**CONTACT:** ACG DESIGN, 4310 CAMERON STREET SUITE 12-A, LAS VEGAS, NV  
89103

DRAFT







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

14

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <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"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-24-0086</u> DATE FILED: <u>3/11/24</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>4/9/24</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/8/24</u> FEE: <u>\$1,300</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Sujuan Huang</u> ADDRESS: <u>5066 Edna Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>661-235-5522</u> CELL: _____ E-MAIL: <u>lebinyun@hotmail.com</u>
	<b>APPLICANT</b>  NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron Street, Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-931-2992</u> CELL: <u>N/A</u> E-MAIL: <u>ACGDesignPermits@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>ACG Design</u> ADDRESS: <u>4310 Cameron Street, Suite 12-A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-445-1114</u> CELL: <u>N/A</u> E-MAIL: <u>mthomas@acg.design</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-12-607-003

PROPERTY ADDRESS and/or CROSS STREETS: Hauck Street / Edna Avenue

PROJECT DESCRIPTION: New 3 Story Multi Family Dwelling Units (13 Units) Including Pool and Clubhouse

(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)

BZNYUN LG (DoA)  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON November 17, 2023 (DATE)

By Brucey Larnick (Power of Attorney)  
 NOTARY PUBLIC: Shanna T. Jones



\*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.



February 23, 2024

Clark County Zoning & Comprehensive Planning  
4701 W Russell Road  
Las Vegas, NV 89118

**5066 Edna Avenue Lot Improvements – Zoning  
APN# 163-12-607-003**

PLANNER  
COPY  
22-24-0083

**Justification Letter**

To whom it may concern,

**Existing Property:**

5066 Edna Avenue is currently a 1.07-acre parcel in Clark County – Spring Valley and is currently zoned Residential Single-Family 20 (RS20). The parcel will be sub-divided into two lots. The new sub-divided lot (a portion of APN: 163-12-607-003) will be .068 acres and will be zoned RM18: Residential Multi-Family 18. Therefore, we will be requesting a Zone Boundary Amendment from RS20 to RM18.

The project will consist of (12) twelve units' total. (2) Two Multi-Family Residential buildings, (3) Three stories tall, with amenities including a pool, club House and roof deck. This project will serve as an infill project for the portion of the parcel which is vacant. The new building will help beautify the neighborhood by providing fresh new exterior Architectural features such as varied exterior materials, façade projections and a roof top deck with shade structure as well as providing additional housing options in the Spring Valley neighborhood.

There is one commercial driveway onto the property, with an approved acceptable alternative to a fire access turnaround radius.

**Parking:**

Parking at this location will be on-site parking. The required parking for the multi-family RM18, including visitor parking is twenty-one (21) parking stalls, of which twenty-one (21) total are provided.

A Sustainable Incentive Parking Reduction of 10% is being utilized to calculate the total parking count. Reducing parking from 23 parking stalls to 21 parking stalls.

Overall, this development fits with in with the Planned Land Use for this community and provides the transition between high density and low-density residential areas on either side of the property.

**Unit Descriptions:**

There will be Twelve (12) two bedroom/2 bath units on the property.

Units #1 through #5: two story Loft-Style Units with 468 sf on the first floor and 463 on the Second Floor. With cover parking in front of each unit.

Unit #6: ADA Accessible Unit 585 sf.

Unit #7: two-bedroom Unit 876 sf. (second Floor)

Units #8 through #12: Third Floor, two bd/2ba. Units. 839sf. End Unit (#8) 819sf.

**Setbacks:**

The building conforms with the following building setbacks:

-North (Front): Required 20'-0" | Provided 29'-0."

-South (Rear): Required 20'-0" | Provided 10'-0."

-East (Side Street): Required 20'-0" | Provided 57'-6."

-West: (Side Interior): Required 20'-0" | Provided 69'-9."

**Zone Boundary Amendments:**

The existing parcel will be sub divided and rezoned into two Zoning Districts.

Northern Parcel portion of APN: 163-12-607-003 from RS20: Residential Single-Family 20 to RM18: Residential Multi-Family 18.

Southern Parcel portion of APN: 163-12-607-003 from RS20: Residential Single-Family 20 to RS10: Residential Single Family 10.

**Design Review:**

1. Surface parking between a multi-family building and street frontage. (30.04.05).
2. Alternative Roof Lines. (30.04.05)

**Waiver of Development Standards for the following:**

1. Reduced Landscape Buffer: from 15'-0".  
Unable to achieve 15'-0" due to site restrictions.
2. Residential Adjacency parking lot screening.
  - a. Unable to achieve due to Site restrictions.
3. Reduce Rear Setback (South) from 20'-0" to 10'-0".
  - a. Unable to achieve due to site restrictions.
4. Reduce Rear Setback at Southern Parcel (APN:163-12-607-003) from 25'-0" to 19.02'.
  - a. Unable to achieve Min. 25' due rezoning of Northern portion of parcel.

**Waiver of Design Standards for the following: Public Works**

1. Waiver of Development Standards to reduce the Throat Depth to 4'-0" where a minimum. of 25'-0" is required per USD 222.1.  
A throat depth of more than 4'-0" on the approach side would cause us to eliminate. Parking stalls.
2. Waiver of Development Standards to reduce the Throat Depth to 12'-0" where a minimum. of 25'-0" is required per USD 222.1.  
A throat depth of more than 12'-0" on the departure side would impede into the fire access lane. Throat depth is reduced to accommodate fire lane.
3. Waiver of Development Standards to reduce the approach distance to the intersection of Hauck Street and Edna Avenue to 145'-0" Where 150 feet is required, per USD 221.1.  
Due to the turning radius for the Fire Access into the site, the commercial driveway was shifted to the South on Hauck Street, reducing the approach distance.
4. Waiver for Detached Sidewalk and Vacation of the right-of-way required.  
There are no detached sidewalks on any parcel on Hauck Street. This would be the only detached sidewalk on the street.

This completes the Justification letter for this project. Please let me know if you have any further questions.

Thank you,



Kerry Shahan, AIA  
Architectural Civil Group, LLC.  
Principal Architect  
[kshahan@acg.design](mailto:kshahan@acg.design)  
(702) 355-9638