



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 11, 2023

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  
 Randy Okamura

Brian A. Morris, Vice Chair  
 DR. Juana Leja 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.

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

- III. Approval of Minutes for March 28, 2023. (For possible action)
- IV. Approval of the Agenda for April 11, 2023 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. **WS-23-0092-AMERICANA-MARTIN, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.  
**DESIGN REVIEW** for a porte-cochere addition to an existing office building on 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 140 feet west of Monte Cristo Way within Spring Valley. JJ/jud/syp (For possible action) **04/18/23 PC**
  - 2. **UC-23-0099-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**  
**USE PERMIT** for outside dining/drinking area.  
**DESIGN REVIEW** for a proposed fast food restaurant with drive-thru on 1.1 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road, 740 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action) **05/02/23 PC**
  - 3. **WS-23-0106-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify driveway geometric design standards; and 2) access gate setback.  
**DESIGN REVIEW** an access gate in conjunction with a 4 lot single family residential subdivision on 1.8 acres in a R-E (Residential Estate Neighborhood) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the south side of Teco Avenue and west side of Lindell Road within Spring Valley. MN/bb/syp (For possible action) **05/02/23 PC**
  - 4. **ZC-23-0104-BEEDIE NV PROPERTY, LLC:**  
**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive cross access requirements; 2) reduce throat depth; and 3) reduce driveway departure distance.  
**DESIGN REVIEWS** for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action) **05/03/23 BCC**

5. **VS-23-0105-BEEDIE NV PROPERTY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road (alignment) and Sunset Road, and between Pioneer Way (alignment) and Tenaya Way; and a portion of a right-of-way being Pioneer Way located between Post Road (alignment) and Sunset Road within Spring Valley (description on file). MN/gc/syp (For possible action) **05/03/23 BCC**
  
6. **TM-23-500020-BEEDIE NV PROPERTY, LLC:**  
**TENTATIVE MAP** for an industrial subdivision on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley. MN/gc/syp (For possible action) **05/03/23 BCC**
  
7. **ZC-23-0122-PN II, INC.**  
**ZONE CHANGE** to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**USE PERMIT** for a residential Planned Unit Development (PUD).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce right-of-way width dedication.  
**DESIGN REVIEWS** for the following: 1) a detached single family residential Planned Unit Development; and 2) finished grade. Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley. MN/jor/syp (For possible action) **05/03/23 BCC**
  
8. **VS-23-0123-PN II, INC.:**  
**VACATE AND ABANDON** a portion of right-of-way being Oquendo Road located between Tomsik Street and Cimarron Road; a portion of right-of-way being Patrick Lane located between Tomsik Street and Cimarron Road; and a portion of right-of-way being Tomsik Street located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/jor/syp (For possible action) **05/03/23 BCC**
  
9. **TM-23-500024-PN II, INC:**  
**TENTATIVE MAP** consisting of 95 lots and 6 common lots on 9.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley. MN/jor/syp (For possible action) **05/03/23 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: April 25, 2023.

X. Adjournment.

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

<https://notice.nv.gov>



# Spring Valley Town Advisory Board

March 28, 2023

## MINUTES

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Board Members:	John Getter, Chair <b>PRESENT</b> Dale Devitt <b>PRESENT</b> Randy Okamura <b>PRESENT</b>	Brian A. Morris <b>PRESENT</b> Dr. Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chaves70@yahoo.com">chaves70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>EXCUSED</b> Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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

No Current Planner attended

### II. Public Comment

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

- None

### III. Approval of **February 28, 2023** Minutes (For possible action)

Motion by: John Getter

Action: **APPROVE** as published

Motion **PASSED** 5-0/Unanimous

### IV. Approval of Agenda for **March 28, 2023** and Hold, Combine or Delete Any Items (For possible action)

Motion by: John Getter

Action: **APPROVE** as published

Motion **PASSED** 5-0/Unanimous

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
  - Egg Run at Desert Breeze Park, Friday, March 31, 2023  
Includes Crafts and Obstacle Course, & More  
Traditional Egg Run 5:30 pm to 7:00 pm  
Family Egg Run 7:15 pm to 8:30 pm
  - Helen Meyer Family Fun Fair, Saturday, April 1, 2023 10:00 am to 1:pm  
4525 New Forrest Drive Las Vegas, Nv 89147
  - Commissioner Michael Naft & West Flamingo Senior Center Present:  
Blues Brunch, Saturday, April 15, 2003, 10 am to 12:00 pm  
West Flamingo Park 6255 West Flamingo Road.

VI. Planning & Zoning

1. **NZC-23-0076-LV WS CIMARRON, LLC:**

**ZONE CHANGE** to reclassify 13.7 acres from an R-E (Rural Estates Residential) Zone and a C-1 (Local Business) Zone to an R-4 (Multiple Family Residential - High Density) Zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) multiple family development; and 3) finished grade in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road and the east side of Cimarron Road within Spring Valley (description on file). MN/md/syp (For possible action) **04/18/23 PC**

Motion by: Brian Morris  
Action: **APPROVE** subject to staff conditions  
Vote: 4-1/NAY - Getter

2. **VS-23-0077-LV WS CIMARRON, LLC :**

**VACATE AND ABANDON** a portion of a right-of-way being Warm Springs Road located between Cimarron Road and Buffalo Drive, and a portion of right-of-way being Cimarron Road located between Warm Springs Road and Eldorado Lane within Spring Valley (description on file). MN/md/syp (For possible action) **04/18/23 PC**

Motion by: John Getter  
Action: **APPROVE** with staff conditions  
Vote: 5-0/Unanimous

3. **WS-23-0092-AMERICANA-MARTIN, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.  
**DESIGN REVIEW** for a porte-cochere addition to an existing office building on 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, 140 feet west of Monte Cristo Way within Spring Valley. JJ/jud/syp (For possible action) **04/18/23 PC**

Motion by: John Getter  
Action: **HOLD** to Spring Valley TAB Meeting on April 11, 2023 due to applicant being a no-show.  
Vote: 5-0/Unanimous

VII General Business

1. None.

VIII. Comments by the General Public-

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

- None.

IX. Next Meeting Date: April 11, 2023.

X Adjournment

Motion by John Getter

Action: **ADJOURN** meeting at 7:40 p.m.

Motion **PASSED** (5-0) /Unanimous





04/18/23 PC AGENDA SHEET

PORTE-COCHERE ADDITION  
(TITLE 30)

SAHARA AVE/TENAYA WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0092-AMERICANA-MARTIN, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative driveway geometrics; and 2) allow non-standard improvements in the right-of-way.

**DESIGN REVIEW** for a porte-cochere addition to an existing office building on 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue, 140 feet west of Monte Cristo Way within Spring Valley. JJ/jud/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-10-110-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce throat depth on Sahara Avenue to zero feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
2. Allow non-standard improvements (landscaping) in the right-of-way (Sahara Avenue) where not allowed per Chapter 30.52.

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7475 W. Sahara Avenue
- Site Acreage: 3.9
- Project Type: Porte-cochere addition
- Building Height: 34 feet, 7 inches
- Square Feet: 4,265
- Parking Required/Provided: 97/147

**Site Plans**

The plans depict an existing office building located on Sahara Avenue. The construction of the new porte-cochere extends from the building's north side, towards Sahara Avenue and partially covering a portion of the existing parking lot. The existing circular architectural feature at the

northeast corner of the building will be demolished. The area of the porte-cochere addition is 4,265 square feet; however, it does not expand to the office's occupiable area. Parking will be reconfigured in conjunction with the installation of the proposed porte-cochere columns. Two parking spaces will be displaced with the new addition. However, the number of parking spaces provided far exceeds the number of required parking spaces.

Waivers of development standards are necessary to eliminate the throat depth and to allow non-standard improvements in the right-of-way for the existing landscaping along Sahara Avenue.

#### Landscaping

Perimeter landscape buffers along Sahara Avenue are existing and will be maintained. The parking lot landscaping near the northeast corner of the building will be removed and the endcap island will be reconfigured. Additional trees will be provided in the parking lot near the northeast corner of the office building.

#### Elevations

The design is complementary to the existing office building. It utilizes a mix of the same color scheme and exterior finish material. The height of the proposed porte-cochere is 28 feet 4 inches with an arching architectural feature that reaches 34 feet 7 inches at its highest point. The northern most support columns are located 10 feet from the front property line while the upper portion projects an additional 3 feet into the setback (permitted architectural intrusion).

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states the existing driveway on Sahara Avenue was constructed prior to the throat depth standards and further states there is no modification of the existing driveway or intersecting driveway aisles. The existing parking on the north end of the building is set back 85 feet. The small parking lot at the north of the building only accommodates 15 vehicles and allows for approximately 39 feet of stacking before intersecting conflict on the ingress side and approximately 55 feet of stacking before intersecting conflict on the egress side of the lot. Applicant states the modifications to this lot should create safer conditions than the existing parking lot.

In reference to the landscape along Sahara Avenue frontage, within the right-of-way, the applicant states it was installed when Nevada Department of Transportation controlled the road. It is now controlled by Clark County and the existing landscaping is considered to be a non-standard improvement in the right-of-way. The applicant understands this will require a License and Maintenance Agreement with the County to be executed; however, waivers of development standards shall be approved prior to executing said agreement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-0982-98	Office building	Approved by BCC	July 1998
ZC-0409-97	Reclassified the site to C-1 zoning for an office and retail center	Approved by BCC	May 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Office complex
South	Ranch Estate Neighborhood (2 du/ac)	R-E (RNP-1)	Single family residential
East	Corridor Mixed-Use & Ranch Estate Neighborhood (2 du/ac)	C-2 & R-E (RNP-1)	Commercial center & single family residential
West	Neighborhood Commercial	C-1	Commercial center

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**Waivers of Development Standards

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

Design Review

The proposed building modification complies with several policies in the Master Plan. For example, Policy 1.1.1: Neighborhood Identity, which encourages with integration of varied models, architectural styles and streetscapes, signage, common landscape areas and other character-defining features. The proposed addition of the porte-cochere to the existing office building will create an intrinsic streetscape enhancing the visual interest. The existing landscaping along Sahara Avenue is proposed to remain; therefore, it will work as a buffer between the building addition and pedestrians. The materials and color scheme proposed for the addition will be matching the existing building creating a sense of uniformity. Therefore, staff can support this request.

**Public Works – Development Review**Waiver of Development Standards #1

Staff has no objection to the reduction in throat depth for the Sahara Avenue existing commercial driveway. The applicant worked with staff and removed some parking stalls to increase the

landscape planter, which provides more distance before vehicles encounter any conflict with the parking spaces.

**Waiver of Development Standards #2**

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

**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 final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMERICANA-MARTIN, LLC

**CONTACT:** CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014

05/02/23 PC AGENDA SHEET

FAST FOOD RESTAURANT  
(TITLE 29)

WARM SPRINGS RD/DURANGO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0099-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:**

**USE PERMIT** for outside dining/drinking area.

**DESIGN REVIEW** for a proposed fast food restaurant with drive-thru on 1.1 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Warm Springs Road, 740 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-08-516-003

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

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

**General Summary**

- Site Address: 8745 W. Warm Springs Road
- Site Acreage: 1.1
- Project Type: Restaurant with outside dining and drive-thru
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 3,416 (restaurant)/551 (outside patio)
- Parking Required/Provided: 162/278

**Site Plan**

This is a request for a new 1 story, 3,416 square foot fast food restaurant with drive-thru and outside dining (Shake Shack). The restaurant will replace an existing 6,376 square foot bank. The plan depicts ingress/egress to the subject parcel via internal driveways with the commercial properties to the south, east, and west. The proposed fast food restaurant building is located mid-site, with a 12.5 foot wide drive-thru which wraps around the south and east sides of the building. The new building will face west towards the parking lot of the overall shopping center.

The plans also show an outside dining patio located on the west side of the restaurant. Parking is provided to the north, east, and west of the restaurant, and vehicular circulation is provided by a 25 foot wide drive aisle around the building. The proposed building is set back 80 feet from the north property line (Warm Springs Road).

Landscaping

Street landscaping consists of a 30 foot wide landscape area with an existing meandering detached sidewalk along Warm Springs Road. Internal to the site landscaping is shown throughout the parking lot and around the building footprint.

Elevations

The plans depict a 19 foot to 24 foot high building with the standard façade for a Shake Shack restaurant including concrete veneer panels, brick accents, textured wood siding, aluminum store front windows and doors, metal awnings, and sloped metal rooflines. A drive-thru window is shown on the east elevation.

Floor Plans

The plans depict a 3,416 square foot building that consists of restaurant seating areas, service counter, restrooms, kitchen, and back of house area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this use and building are appropriate and compatible with the shopping center. The redevelopment of the former bank building to a restaurant use is appropriate because the site is adequately parked, and the building was vacant for a while which can impact the center. The redevelopment of the site upgrades the entire center with a community serving use that will bring more activity to the center.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0531-05	Retail/office buildings	Approved by PC	May 2005
DR-1658-04	Bank building	Approved by PC	October 2004
UC-1151-02	Mini warehouse building	Approved by PC	September 2002
ZC-0633-98	Reclassified this site to C-2 zoning	Approved by BCC	May 1998

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-3 & R-4	Single family residential & condominium complex
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Remaining portions of the shopping center

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

**Analysis**

**Comprehensive Planning**

Use Permit

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

The proposed outside dining area for the commercial center is relatively small in size and should not have negative impacts on the neighboring properties. Typically, patrons utilizing fast food restaurants outside dining areas are not occupying that area for very long. Additionally, the nearest residential development is located over 180 feet away on the north side of Warm Springs Road. Therefore, staff can support the use permit.

Design Review

The design of the proposed fast food restaurant is harmonious to the overall shopping center and does not pose a visual nuisance to the site or to the neighboring establishments. The design is aesthetically pleasing and does not pose unwarranted effects. Furthermore, the parking lot re-design provides additional parking, and the circulation does not impede pedestrian and vehicular flow along Warm Springs Road. Therefore, staff can support this request.

**Staff Recommendation**

Approval

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 29, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0111-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: VANESSA STICKEL**

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





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

2

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>UC-23-0099</u>      DATE FILED: <u>3-1-23</u></p> <p>PLANNER ASSIGNED: <u>RK</u></p> <p>TAB/CAC: <u>Spring Valley</u>      TAB/CAC DATE: <u>4-11-23</u></p> <p>PC MEETING DATE: <u>5-2-23</u>      C-2</p> <p>BCC MEETING DATE: _____      Mid-Intensity Suburban</p> <p>FEE: <u>\$1350.00</u>      <u>Rhodes Ranch</u>      JJ      DR-1658.c4</p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Durango Plaza Holdings Recovable Living Trust - Hamid Moradi</u></p> <p>ADDRESS: <u>14 Sugarberry Lane</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>N/A</u>      CELL: <u>/A</u></p> <p>E-MAIL: <u>N/A</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Vanessa Stickel - Shake Shack</u></p> <p>ADDRESS: <u>225 Varick Street, Suite 301</u></p> <p>CITY: <u>New York</u>      STATE: <u>NY</u>      ZIP: <u>10014</u></p> <p>TELEPHONE: <u>330-858-9485</u>      CELL: <u>N/A</u></p> <p>E-MAIL: <u>VStickel@shakeshack.com</u>      REF CONTACT ID #: <u>N/A</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Jay Brown/Lebene Ohene</u></p> <p>ADDRESS: <u>520 South Fourth Street</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89101</u></p> <p>TELEPHONE: <u>702-598-1429</u>      CELL: <u>702-561-7070</u></p> <p>E-MAIL: <u>lohene@brownlawlv.com</u>      REF CONTACT ID #: <u>173835</u></p>

ASSESSOR'S PARCEL NUMBER(S): 176-08-016-003

PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs & Durango Drive

PROJECT DESCRIPTION: Proposed resturant with drive through

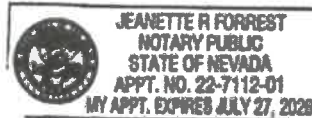
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/3/22 (DATE)

By \_\_\_\_\_  
NOTARY PUBLIC: Jeanette Forrest



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

LAW OFFICE

*Brown, Brown & Premsrirut*

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

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

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

January 20, 2023

Current Planning Division  
Department of Comprehensive Planning  
Clark County, Nevada  
500 Grand Central Pkwy  
Las Vegas, Nevada 89155-1841

UC-23-0099

**RE: Shake Shack Nevada LLC**  
**Justification Letter: Revision 1: Special Use Permit and Design Review for a restaurant with drive through and outside dining/drinking**  
**Assessors' Parcel Number: 176-08-516-003**

**To Whom It May Concern:**

On behalf of our Client Shake Shack Nevada., please accept this application for a proposed Design Review for a restaurant with a drive through within a portion of an existing shopping center consisting of a myriad of commercial uses (office, retail, and restaurants) in a C-2 zone. The proposed restaurant on the subject parcel is a 1.07 acre portion of an existing shopping center. The shopping center is a part of the Rhodes Ranch Master Planned Community and is within the Planned Community Overlay and is located on the south side of Warm Springs Drive west of Durango Drive. The subject pad site is located on the south side of Warm Springs Road and 540 feet west of Durango Drive. Access to the site is from multiple driveways along Warm Springs and Durango Drive. The most recent application that approve a use on the subject parcel is DR-04-1658 for a bank building. The remaining portions of the existing shopping center was approved by action on DR-05-0531.

**Project Information:**

The subject pad site is located on the northwestern portion of the overall shopping center. The existing building on the subject parcel (pad) is a bank with (Bankwest) a drive through which will be demolished to accommodate the proposed restaurant. This request is for a proposed 3,416 square foot restaurant with a 551.21 square foot outside dining area. The total square footage of the restaurant including the outside dining area is 3967.21 square feet for the redevelopment of the parcel/pad site. A total of 267 parking spaces is provided which complies for the parking required for a shopping center. A trash enclosure is provided southwest of the building.

**Signage is not a part of this application.**

**Landscaping:**

The existing landscaping along Warm Springs installed with the original development of the site is maintained with this redevelopment. The parking lot landscaping is updated to comply with current Code requirements.

**Elevations:**

The height of the restaurant is up to 24 feet to the highest point of the building. The building materials and design finishes include concrete veneer panels, textured wood siding, thin brick, porcelain tiles, and metal copings, paint to match the materials and trims and aluminum doors and window frames with dual clear glazing.

**The Following are the required applications (Rhodes Ranch – Title 29).**

**Special Use Permit:**

Permit outside dining and drinking in conjunction with the proposed restaurant.

**Justification:**

This request is in conjunction with the restaurant and is appropriate and compatible with the use.

**Design Review:**

Permit a restaurant with a drive-thru and an outside dining and drinking area.

The design of the building and the materials and finishes used fit into the overall design of the shopping center. This the use and building are appropriate and compatible with the shopping center. The redevelopment of the former bank building to a restaurant use is appropriate because the building was vacant for a while which can impact the center. The redevelopment of the site upgrades the entire center with a community serving use that will bring more activity to the center and will change the synergy of the center, site, and area.

We respectfully request your review and position of the application to redevelop this portion of the shopping center with a viable use to replace a vacant building.

Please contact me at 792-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

  
Lebene Ohene  
Land Use and Development Consultant



05/02/23 PC AGENDA SHEET

ACCESS GATE  
(TITLE 30)

TECO AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0106-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify driveway geometric design standards; and 2) access gate setback.

**DESIGN REVIEW** an access gate in conjunction with a 4 lot single family residential subdivision on 1.8 acres in a R-E (Residential Estate Neighborhood) (AE-60 & AE-65) Zone in the CMA Design Overlay District.

Generally located on the south side of Teco Avenue and west side of Lindell Road within Spring Valley. MN/bb/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

163-36-401-077 through 163-36-401-080

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the driveway throat depth to 16 feet where 50 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
- b. Allow an access gate island length to be 9 feet where 20 feet is the minimum required per Uniform Standard Drawing 222.1 (a 55% reduction).
- c. Allow an access gate island width to be 3 feet where 4 feet is the minimum per Uniform Standard Drawing 222.1 (a 25% reduction).
2. Reduce an access gate setback from the lip of gutter of Teco Avenue to 45 feet where 50 feet is required per Section 30.64.020 (a 10% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5545 Teco Avenue
- Site Acreage: 1.8
- Number of Lots: 4
- Project Type: Access gate for a single family residential subdivision

**Site Plan**

The plan depicts a 4 lot single family residential subdivision that was created in July 2022 by a parcel map. The private road access is shown from Teco Avenue, approximately 100 feet west of Lindell Road. The plan shows a new gated access 45 feet south of Teco Avenue. The proposed access gate is consisting of dual swinging gates for the ingress and egress lanes. The ingress gates swing inward towards the cul-de-sac and the egress gates swing outward towards Teco Avenue. The access gate does not meet the throat depth, median island width, or median island length required per Uniform Standard Drawing 222.1. It also does not meet the required setback from the lip of gutter at Teco Avenue per Section 30.64.020.

**Landscaping**

Landscaping is not impacted by the proposed gate location.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant is requesting multiple waivers related to the addition of security gates at the private street entrance. The 4 lots are being developed with custom homes accessed from Teco Avenue just west of Lindell Road. The applicant states due to the small number of lots in this subdivision, anticipated traffic counts, and previous acceptance of similar reductions in the surrounding area, the reduction will not adversely affect traffic or residents.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-22-0155	Vacated and abandoned easements	Approved by PC	May 2022
WS-21-0015	Single family residential subdivision with waivers and design reviews	Approved by BCC	August 2021

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #2 & Design Review

This subdivision has adequate space to meet Title 30 requirements for an access gate. The setback requirement for the gates to the edge of road are intended to eliminate impacts related to vehicles access. The proposed development is not consistent with the applicable Master Plan, Title 30, plans and policies of the County with regard to access gates for subdivisions. Staff cannot support these requests.

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

#### Waiver of Development Standards #1

Staff cannot support the waiver for the modified security gate geometrics. The reduction in throat depth to 16.25 feet does not allow for even 1 car to queue without encroaching into the right-of-way. The reduction in median island width and length, combined with the reduction in throat depth, will cause conflicts as vehicles that cannot get through the gate will stack in the right-of way. Staff finds that the minimum standards can be met with minor modifications to the 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:**

#### **Comprehensive Planning**

If approved:

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

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

- Traffic study and compliance.

- Applicant is advised that off-site improvement permits may be required.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; 503.2.1.1 parallel parking permitted on both sides; where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of curb to back of curb for L curbs, 38 feet (11,852 mm) from back of curb to back of curb for R curbs, and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs; and that fire/emergency access must comply with the Fire Code as amended.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ANDREI MALANCA**

**CONTACT: ANDREI MALANCA, 5547 SPRUCE HILL CT., LAS VEGAS, NV 89148**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

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 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>WSDR-23-0106</u> DATE FILED: <u>3-6-2023</u> PLANNER ASSIGNED: <u>BSR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>4-11-2023</u> PC MEETING DATE: <u>5-2-2023</u> BCC MEETING DATE: _____ FEE: <u>975.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>DNK DEVELOPMENT LLC and MEGA INVESTMENTS LLC</u> ADDRESS: <u>1181 CALLE DE LUZ</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>(702)467-2616</u> CELL: _____ E-MAIL: <u>andreimalanca@gmail.com and dariustrm@yahoo.com</u>
	<b>APPLICANT</b>  NAME: <u>Luxury Builders LLC: Andrei Malanca or Darius Ciolacu</u> ADDRESS: <u>6 Drifting Shadow Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702)467-2616</u> CELL: _____ E-MAIL: <u>andreimalanca@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Luxury Builders LLC: Andrei Malanca or Darius Ciolacu</u> ADDRESS: <u>6 Drifting Shadow Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702)467-2616</u> CELL: _____ E-MAIL: <u>andreimalanca@gmail.com</u> REF CONTACT ID #: _____ <u>dariustrm@yahoo.com</u>

ASSESSOR'S PARCEL NUMBER(S): 163-36-401-077, -078, -079 and -080 (Parent APN: 163-36-401-026)

PROPERTY ADDRESS and/or CROSS STREETS: W. Teco Ave and Lindell Rd.

PROJECT DESCRIPTION: Waiver of development standards for gate configuration

(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.

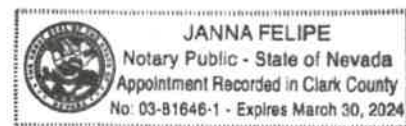
Ciolacu      DARIUS CIOLACU  
Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 19, 2022 (DATE)

By Darius Ciolacu

NOTARY PUBLIC: Janna Felipe  
JANNA FELIPE



\*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.



## TANEY ENGINEERING

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

March 6, 2023

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

WS-23-0106

**Re: Teco & Lindell  
APR-22-101378  
APN: 163-36-401-077, -078, -079, & -080  
Justification Letter (Revised)**

PLANNER  
COPY

Mr. Bernhart:

On behalf of our client, Luxury Builders, LLC, and the property owners, DNK Development, LLC and Mega Investments, LLC, Taney Engineering is submitting justification for Waivers of Development Standards on a previously approved 4 lot single-family residential subdivision located south of Teco Avenue and west of Lindell Road.

### **Waiver of Development Standards – Throat Depth**

We are requesting a waiver of Section 30.52.050 to allow for a throat depth of 16.25 feet, where 50 feet is required per CCAUSD 222.1. This reduction is necessary to allow the driveways for the homes on lot 1 and 4 to have full, unimpeded access to the roadway. If CCAUSD 222.1 standards are maintained, the location of the proposed gate will block a portion of the driveway access to the homes. Due to the small number of lots in this subdivision, anticipated traffic counts, and previous acceptance of similar reductions in the surrounding area, we do not believe the reduction will adversely affect traffic or residents.

### **Waiver of Development Standards – Median Island Width**

We are requesting a waiver of Section 30.52.050 to allow for a median island of 3 feet in width, where 4 feet is required per CCAUSD 222.1. This reduction is necessary to maintain Clark County Fire Department standards that all private streets shall have a minimum width of 25 feet from back-of-curb to back-of-curb.

### **Waiver of Development Standards – Median Island Length**

We are requesting a waiver of Section 30.52.050 to allow for a minimum median island length of 9 feet, where 20 feet minimum is required per CCAUSD 222.1. This reduction is necessary to maintain the separation distance between the lip of the gutter and the first median island. As a result of other design limitations outlined in the throat depth waiver request, the second median island will be approximately 13 feet in length. Due to the small number of lots in this subdivision, anticipated traffic counts, and previous acceptance of similar reductions in the surrounding area, we do not believe the reduction will adversely affect resident or visitor safety.

### **Waiver of Development Standards – Access Gate Setback**

We are requesting a waiver of Section 30.64.020 to allow for an access gate setback of 40 feet, where 50 feet is required. Due to the reduction in throat depth, we cannot adhere to the minimum access gate setback requirement. Since rural street standards will be maintained adjacent to the site, the distance from the access



gate to the paved section of Teco Avenue is 50 feet. Due to the small number of lots in this subdivision, anticipated traffic counts, and previous acceptance of similar reductions in the surrounding area, we do not believe the reduction will adversely affect traffic or residents.

We are hopeful that this letter clearly describes the intent of the requests. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Jeremiah Delci-Johnson  
Land Planner

PLANNER  
COPY



4

05/03/23 BCC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

SUNSET RD/PIONEER WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ZC-23-0104-BEEDIE NV PROPERTY, LLC:**

**ZONE CHANGE** to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive cross access requirements; 2) reduce throat depth; and 3) reduce driveway departure distance.

**DESIGN REVIEWS** for the following: 1) distribution center; 2) alternative parking lot landscaping; and 3) finished grade on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action)

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RELATED INFORMATION:

**APN:**

163-34-401-016; 163-34-401-022; 163-34-411-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive cross access with the adjacent parcel to the north where required per Table 30.56-2.
2.
  - a. Reduce throat depth for a driveway along Pioneer Way to 6.5 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 93.5% reduction).
  - b. Reduce throat depth for a driveway along Sunset Road to 19.5 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (an 80.5% reduction).
3. Reduce the departure distance between a driveway along Pioneer Way and an intersection to 150 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 21.2% reduction).

**DESIGN REVIEWS:**

1. Distribution center.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 9 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 200% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.1
- Project Type: Distribution center
- Number of Stories: 2
- Building Height (feet): 44
- Square Feet: 117,417
- Parking Required/Provided: 118/118

Site Plans

The plans show a proposed distribution center located approximately 60 feet from the west property line, 26 feet from the south property line, 50 feet from the north property line, and 70 feet from the east property line. Loading docks are located along the east side of the building. Access to the site is from both Sunset Road and Pioneer Way. Waivers are required to reduce the throat depth to 6.5 feet from Pioneer Way and 19.5 feet from Sunset Road. A total of 118 parking spaces are provided where 118 spaces are required. The zone change from R-E to M-D is requested for the southern 2 parcels (5 acres) of the site. The northern parcel (1.1 acres) is already zoned M-D.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with detached sidewalk along Pioneer Way and a 20 foot wide landscape area with detached sidewalk along Sunset Road. Alternative parking lot landscaping is proposed immediately adjacent to the west side of the building where half-diamond landscape planters will be used instead of the standard parking lot landscape island.

Elevations

The plans depict a proposed 2 story, 44 foot high distribution center building constructed of painted concrete tilt-up panels with architectural reveals, painted framed stucco, metal canopies, and aluminum storefront glazing. Overhead roll-up doors are shown along the east elevation. The building has a flat roof with parapet walls at varying heights. The color palette of the building is white, gray, and silver with light blue accents.

Floor Plans

The plans show a 117,417 square foot distribution center that includes a 20,356 square foot mezzanine level. Office area within the building will not exceed 25%, or 29,354 square feet, to meet the Title 30 definition of a distribution center. Portions of the buildings are recessed to give the appearance of multiple buildings, rather than a continuous wall within 1 plane.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed project is compatible with the surrounding area, and the building is designed to match the development located to the north. According to the applicant, cross access cannot be provided with the property to the north due to a significant grade differential, and each property has its own commercial subdivision map with its own interests. The reduced throat depth for the driveway on Pioneer Way should not create issues because Pioneer Way will have minimal traffic since it is not an arterial street and ends at the property to the north. The driveway will also primarily be used by automobile traffic. The Sunset Road driveway is strictly for trucks with a large circulation area on-site. The reduced driveway departure distance is necessary since the Clark County Fire Department limits dead end drive aisles on-site to 150 feet. Increased finish grade is necessary since there is a 10 foot elevation change across the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1698-06	Reclassified the northern subject parcel from R-E to M-D zoning	Approved by BCC	January 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Distribution centers
East	Business Employment	M-D & R-E	Undeveloped
West	Business Employment	M-D & R-E	Office/warehouse & undeveloped

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

**Related Applications**

Application Number	Request
VS-23-0105	A request to vacate and abandon a 5 foot wide portion of right-of way being Pioneer Way, government patent easements, and a streetlight and traffic control easement is a companion item on this agenda.
TM-23-500020	A tentative map for a 1 lot industrial subdivision 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**

### **Comprehensive Planning**

#### Zone Change

The request to M-D zoning conforms to the Master Plan which designates this site as Business Employment. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses in the area. The subject property is surrounded by M-D zoning with the exception of the undeveloped R-E zoned parcels which are planned for Business Employment uses also. Therefore, staff can support this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff can support the request to waive cross access with the adjacent property to the north. Due to the grade differential between the 2 sites, providing cross access would create development challenges. Furthermore, the benefits of providing cross access would be minimal since Pioneer Way is a minor road with low traffic that ends at the adjacent property to the north.

#### Design Review #1

Staff finds that the proposed distribution center is compatible with the surrounding area. Similar distribution centers have been approved in the area. Furthermore, the design of the proposed distribution center matches the existing distribution center to the north which will allow for a unified architectural design along the entire east side of Pioneer Way from Sunset Road to the end of the street. The loading docks along the east side of the building are screened from the adjacent rights-of-way by portions of the building and street landscaping. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the design of new development is compatible with established neighborhood and uses.

#### Design Review #2

Staff can support the request for alternative parking lot landscaping. Although half-diamond landscape planters are used within the parking lot immediately adjacent to the west side of the building, the planters are positioned to allow for a tree every 3 parking spaces as opposed to the typical every 6 spaces that Title 30 requires. This combined with the increase in street landscape width along Sunset Road will allow for more trees and landscaping on the site than Code requires.

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

#### Waiver of Development Standards #2

Staff has no objection in the reduction for throat depth for driveways on Sunset Road and Pioneer Way. The applicant provided additional landscape buffers adjacent at all entrances into



the site. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

#### Waiver of development Standards #3

Staff has no objection in the reduced departure distance for the Pioneer Way Driveway. Pioneer Way should see a low volume of traffic as it ends in a cul-de-sac north of the site.

#### Design Review #3

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

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 final zoning inspection.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road, 25 feet to the back of curb for Pioneer Way, and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- Coordinate with Public Works - Development Review for the median configuration on Sunset Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0008-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BEEDIE NV PROPERTY, LLC**

**CONTACT: CHRIS TEACHMAN, 6280 S. VALLEY VIEW BOULEVARD #116, LAS VEGAS, NV 89118**



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

4

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input checked="" type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WVS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>ZC-23-0104</u>      DATE FILED: <u>3-6-23</u></p> <p>PLANNER ASSIGNED: <u>GRC</u></p> <p>TAB/CAC: <u>Spring Valley</u>      TAB/CAC DATE: <u>4-11-23</u></p> <p>PC MEETING DATE: <u>-</u></p> <p>BCC MEETING DATE: <u>5-3-23</u></p> <p>FEE: <u>\$2,200</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>Beedie (Pioneer Sunset) NV Property LLC</u></p> <p>ADDRESS: <u>2190 E Pebble Rd #260</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89123</u></p> <p>TELEPHONE: <u>403-724-4625</u>      CELL: <u>n/a</u></p> <p>E-MAIL: <u>craig.maclellan@beedie.ca</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Beedie (Pioneer Sunset) NV Property LLC</u></p> <p>ADDRESS: <u>3030 Gilmore Diversion</u></p> <p>CITY: <u>Burnaby</u>      STATE: <u>BC</u>      ZIP: <u>V5G 3B4 (Canada)</u></p> <p>TELEPHONE: <u>403-724-4625</u>      CELL: <u>n/a</u></p> <p>E-MAIL: <u>craig.maclellan@beedie.ca</u>      REF CONTACT ID #: <u>n/a</u></p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Chris Teachman</u></p> <p>ADDRESS: <u>6280 S Valley View Blvd, #116</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89118</u></p> <p>TELEPHONE: <u>702-270-6600</u>      CELL: <u>n/a</u></p> <p>E-MAIL: <u>cteachman@leesaktv.com</u>      REF CONTACT ID #: _____</p>

**ASSESSOR'S PARCEL NUMBER(S):** 163-34-411-014, 163-34-401-016, 163-34-401-022

**PROPERTY ADDRESS and/or CROSS STREETS:** S Pioneer Way and W Sunset Rd

**PROJECT DESCRIPTION:** Distribution and warehouse shell building of about 115,331 SF

(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)\*      Ryan Keith Beedie  
Property Owner (Print)

STATE OF Province of British Columbia

COUNTY OF City of Burnaby

SUBSCRIBED AND SWORN BEFORE ME ON NOVEMBER 22, 2022 (DATE)

By RYAN BEEDIE

NOTARY PUBLIC: \_\_\_\_\_

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



**LEE & SAKAHARA**  
**ARCHITECTS, INC**  
 ARCHITECTURE PLANNING

6280 S. Valley View Blvd., Suite 116 Las Vegas, NV, 89118 3814  
 T: 702.270.6600 F: 702.270.6643 www.lesak.com

March 01, 2023

Revision 03

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

ZC-23-0104

Reference: Justification for Design Review for:

**DESIGN REVIEW** for a proposed distribution/warehouse building.

To Whom It May Concern:

On behalf of Beedie, Lee & Sakahara Architects, respectfully submits this application for the above referenced property, located at South Pioneer Way and West Sunset Road, within Spring Valley.

**APN:**

163-34-411-014 (M-D)

163-34-401-016 (R-E)

163-34-401-022 (R-E)

**CURRENT LAND USE PLAN:**

SPRING VALLEY – R-E (BE)

**PROJECT DESCRIPTION:**

- Site Address: South Pioneer Way and West Sunset Road
- Site Acreage: 5.812 AC
- Project Type: 1 Distribution/warehouse buildings
- Number of Stories: 1
- Building Height: up to 44 feet
- Square Feet: 117,417 GSF
- Parking Required/Provided: 118/118

Site Plans

The plans depict a proposed 117,417 square feet distribution/warehouse facility located in the central portion of the site. The site is only bounded by public right-of-way on the west and south side of the property. Access to the site is provided by 1 driveway on Pioneer Way and 1 driveway on Sunset Rd. Parking for the facility is located along the north and west perimeter of the parcel. Loading areas and trash enclosures are located on the east. All service areas that contain overhead door and loading docks are internalized and screened.

Landscaping

A minimum 15-foot-wide landscape buffer is shown along the southern and western edges of the site. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The buildings have a contemporary architectural design consisting of tilt-up concrete panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are off-set with contrasting design schemes. The height of the buildings varies from 41 to 44 feet and has been designed to break up the roofline at the endcaps of the building. The loading dock area will be screened from public view by the building and screen wall along Sunset.

Floor Plans

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

Signage

Signage is not a part of this request. The exterior elevation shows schematic locations of where signage may be intended to be placed on the building in the future.

Applicant's Justification

This area has seen an increase in the development of primarily designed manufacturing and commercial uses mixed with residential pockets of development. This project intends to bridge the commercial uses with flex-space type uses. The contemporary design of the buildings compliments the surrounding buildings and successfully screens the truck court from the right-of-way. The project is designed to match the property directly North to have a cohesive street front along S Pioneer Way.

**Surrounding Land Use**

	<b>Parcel Number</b>	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	163-34-411-009	Business Employment	M-D	Designed Manufacturing
South	176-03-101-020	Business Employment	M-D	Designed Manufacturing
East	163-34-411-001, 163-34-401-023, 163-34-499-002	Business Employment	R-E and M-D	Designed Manufacturing and Rural Estates Residential, Public Right-of-Way
West	163-34-401-015, 163-34-401-021	Business Employment	R-E and M-D	Designed Manufacturing and Rural Estates Residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request conforms to the Spring Valley Land Use Plan designation.

**Zone Change**

A conforming Zone Change is requested as a part of this application to change parcel number 163-34-401-016 and 163-34-401-022 from R-E to M-D

## Waiver of Standards

### Alternative Design Standards

*Request:* S Pioneer Way driveway throat depth reduction to 6'-6" on the ingress side and 16'-6" on the egress side of the driveway minimum where 100'-0" is required

*Justification:* S Pioneer Way is not an arterial road and is a dead end at the property to the North. Due to minimal traffic, there should not be issues with queuing. The driveway is for use primarily for automobile traffic. No trucks will be entering/exiting at this driveway.

*Request:* Sunset Rd driveway throat depth reduction to 19'-9" on the ingress side and 66'-6" on the egress side of the driveway, where 100'-0" is required.

*Justification:* The Sunset Rd driveway will strictly be for truck circulation. All automobile traffic will enter through the S Pioneer Way driveway as the office entries face West.

*Request:* Not providing cross access to North adjacent property.

*Justification:*

1. APN 014 (Pioneer Business Center) to the north is its own commercial condo map/subdivision with its own interests, the subject application will also be its own commercial condo map/subdivision. Having the 2 connected is disadvantageous, for the applicant and all future condo owners, adding a layer of complexity (maintenance, access, security, etc.). Furthermore, the Pioneer Business Center has existing joint obligations with another condo map to the east. A cross-access from the 016 lot to the 014 lot would create a further layer of cost and complexity unnecessarily. The properties will be divided by a retaining wall due to the grade differences, making it difficult to provide cross access.
2. LVVWD has requested no utilities cross from one commercial condo map to another, for those same reasons. Other utilities have made the same commentary, supporting the independent of commercial condo map areas.
3. The applicant (Beedie) is the owner and developer of both this application, and the property to the north and has an intimate knowledge of the design and contemplated design of the new application. A cross access has been looked at from a technical and practical point of view several times and it does not make sense (significant grade differential, that would negatively affect both properties)
4. The accesses onto S Pioneer Way from both properties are not redundant and have unique use for both properties

*Request:* Waiver of the standard requirement for the driveway on Pioneer Way to meet the minimum departure distance of 190' to reduction of 150'.

*Justification:* The CCFD have a requirement for any dead-end drive aisles not to exceed 150' in length. We are attempting to limit the length of our on-site drive aisle to satisfy CCFD. Shifting the driveway further North to meet the minimum departure distance also causes grading issues and makes it difficult to adhere to the CCPW standard driveway design. Pioneer Way is only a 60' ROW and does not have a through road headed North (it dead-ends), so we would expect traffic volumes on this portion of Pioneer Way to be low.

## Design Review

Design review request for alternative parking lot landscaping for half landscape diamonds in lieu of landscape fingers. At the parking in front of the offices, proposing to install half landscape diamonds in lieu of landscape fingers. This allows for additional customer parking directly in front of proposed entries. Additional landscaping will be provided along the corner of Sunset Rd and S Pioneer Way. In our opinion, this meets the intent of figure 30.64-14.

Design review request for increase fill/finished grade of 27,079.82 CU YD, 8.7 feet. The Applicant also

05/03/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

SUNSET RD/PIONEER WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0105-BEEDIE NV PROPERTY, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Post Road (alignment) and Sunset Road, and between Pioneer Way (alignment) and Tenaya Way; and a portion of a right-of-way being Pioneer Way located between Post Road (alignment) and Sunset Road within Spring Valley (description on file). MN/gc/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

163-34-401-016; 163-34-401-022; 163-34-411-014

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 8 foot to 33 foot wide government patent easements on the southern 2 parcels; a 5 foot wide portion of right-of-way being Pioneer Way on the northern parcel; and a 3 foot wide streetlight and traffic control devise easement on the northern parcel. The applicant states vacating the government patent easements will allow a proposed distribution center to span across all 3 lots, and vacating the 5 foot wide portion of right-of-way will allow for detached sidewalks. Additionally, the vacation of the 3 foot wide streetlight and traffic control devise easement is necessary since a 10 foot wide streetlight and traffic control devise easement will be granted in its place.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1698-06	Reclassified the northern subject parcel from R-E to M-D zoning	Approved by BCC	January 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Distribution centers
East	Business Employment	M-D & R-E	Undeveloped

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	M-D & R-E	Office/warehouse & undeveloped

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

### Related Applications

Application Number	Request
ZC-23-0104	A zone change to reclassify the southern 2 parcels from R-E to M-D zoning with waivers for cross access requirements, reduced throat depth, and reduced driveway departure distance; and design reviews for a distribution center, alternative parking lot landscaping, and finished grade is a companion item on this agenda.
TM-23-500020	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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



**Public Works - Development Review**

- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road, 25 feet to the back of curb for Pioneer Way, and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- 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, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BEEDIE NV PROPERTY, LLC**

**CONTACT: SCOTT KAY, 6345 S. JONES BOULEVARD, LAS VEGAS, NV 89118**





# VACATION APPLICATION

5

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0105</u>	DATE FILED: <u>3-6-23</u>
		PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC DATE: <u>4-11-23</u>
		TAB/CAC: <u>Spray Valley</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>5-3-23</u>	
		FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Beedie (Pioneer Sunset) NV Property LLC</u>
	ADDRESS: <u>3030 Gilmore Diversion</u>
	CITY: <u>Burnaby</u> STATE: <u>BC</u> ZIP: <u>V5G 3B4</u>
	TELEPHONE: <u>403-724-4633</u> CELL: <u>403-669-4823</u>
	E-MAIL: <u>craig.maclellan@beedie.ca</u>

<b>APPLICANT</b>	NAME: <u>Beedie (Pioneer Sunset) NV Property LLC</u>
	ADDRESS: <u>3030 Gilmore Diversion</u>
	CITY: <u>Burnaby</u> STATE: <u>BC</u> ZIP: <u>V5G 3B4</u>
	TELEPHONE: <u>403-724-4633</u> CELL: <u>403-669-4823</u>
	E-MAIL: <u>craig.maclellan@beedie.ca</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Scott Kay</u>
	ADDRESS: <u>6345 S Jones Boulevard</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-365-9312</u> CELL: _____
	E-MAIL: <u>scott.kay@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-34-411-014, 163-34-401-016, & 103-34-401-022

PROPERTY ADDRESS and/or CROSS STREETS: S Pioneer Way and W Sunset Rd

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.

\_\_\_\_\_  
 Property Owner (Signature)\*  
 PROVINCE OF BC  
 COUNTY OF CITY OF Burnaby  
 SUBSCRIBED AND SWORN BEFORE ME ON DECEMBER 22, 2022 (DATE)  
 By RYAN BEEDIE  
 NOTARY PUBLIC: \_\_\_\_\_

Ryan K. Beedie  
 Property Owner (Print)

**KYLE M. WILSON**  
 Barrister & Solicitor  
 3030 GILMORE DIVERSION  
 BURNABY, B.C. V5G 3B4  
 Telephone: (604) 909-5716

\*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.



**LEE & SAKAHARA  
ARCHITECTS, INC**  
ARCHITECTURE PLANNING

6280 S. Valley View Blvd., Suite 116 Las Vegas, NV, 89118 3814  
t: 702.270.6600 f: 702.270.6643 www.lesak.com

March 01, 2023

Revision 03

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

VS-23-0105

Reference: Justification for Design Review for:

**DESIGN REVIEW** for a proposed distribution/warehouse building.

To Whom It May Concern:

On behalf of Beedie, Lee & Sakahara Architects, respectfully submits this application for the above referenced property, located at South Pioneer Way and West Sunset Road, within Spring Valley.

**APN:**

- 163-34-411-014 (M-D)
- 163-34-401-016 (R-E)
- 163-34-401-022 (R-E)

**CURRENT LAND USE PLAN:**  
SPRING VALLEY – R-E (BE)

**PROJECT DESCRIPTION:**

- Site Address: South Pioneer Way and West Sunset Road
- Site Acreage: 5.812 AC
- Project Type: 1 Distribution/warehouse buildings
- Number of Stories: 1
- Building Height: up to 44 feet
- Square Feet: 117,417 GSF
- Parking Required/Provided: 118/118

Site Plans

The plans depict a proposed 117,417 square feet distribution/warehouse facility located in the central portion of the site. The site is only bounded by public right-of-way on the west and south side of the property. Access to the site is provided by 1 driveway on Pioneer Way and 1 driveway on Sunset Rd. Parking for the facility is located along the north and west perimeter of the parcel. Loading areas and trash enclosures are located on the east. All service areas that contain overhead door and loading docks are internalized and screened.

Landscaping

A minimum 15-foot-wide landscape buffer is shown along the southern and western edges of the site. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

**Elevations**

The buildings have a contemporary architectural design consisting of tilt-up concrete panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are off-set with contrasting design schemes. The height of the buildings varies from 41 to 44 feet and has been designed to break up the roofline at the endcaps of the building. The loading dock area will be screened from public view by the building and screen wall along Sunset.

**Floor Plans**

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

**Signage**

Signage is not a part of this request. The exterior elevation shows schematic locations of where signage may be intended to be placed on the building in the future.

**Applicant's Justification**

This area has seen an increase in the development of primarily designed manufacturing and commercial uses mixed with residential pockets of development. This project intends to bridge the commercial uses with flex-space type uses. The contemporary design of the buildings compliments the surrounding buildings and successfully screens the truck court from the right-of-way. The project is designed to match the property directly North to have a cohesive street front along S Pioneer Way.

**Surrounding Land Use**

	<b>Parcel Number</b>	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	163-34-411-009	Business Employment	M-D	Designed Manufacturing
South	176-03-101-020	Business Employment	M-D	Designed Manufacturing
East	163-34-411-001, 163-34-401-023, 163-34-499-002	Business Employment	R-E and M-D	Designed Manufacturing and Rural Estates Residential, Public Right-of-Way
West	163-34-401-015, 163-34-401-021	Business Employment	R-E and M-D	Designed Manufacturing and Rural Estates Residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

This request conforms to the Spring Valley Land Use Plan designation.

**Zone Change**

A conforming Zone Change is requested as a part of this application to change parcel number 163-34-401-016 and 163-34-401-022 from R-E to M-D

## **Waiver of Standards**

### **Alternative Design Standards**

*Request:* S Pioneer Way driveway throat depth reduction to 6'-6" on the ingress side and 16'-6" on the egress side of the driveway minimum where 100'-0" is required

*Justification:* S Pioneer Way is not an arterial road and is a dead end at the property to the North. Due to minimal traffic, there should not be issues with queuing. The driveway is for use primarily for automobile traffic. No trucks will be entering/exiting at this driveway.

*Request:* Sunset Rd driveway throat depth reduction to 19'-9" on the ingress side and 66'-6" on the egress side of the driveway, where 100'-0" is required.

*Justification:* The Sunset Rd driveway will strictly be for truck circulation. All automobile traffic will enter through the S Pioneer Way driveway as the office entries face West.

*Request:* Not providing cross access to North adjacent property.

*Justification:*

1. APN 014 (Pioneer Business Center) to the north is its own commercial condo map/subdivision with its own interests, the subject application will also be its own commercial condo map/subdivision. Having the 2 connected is disadvantageous, for the applicant and all future condo owners, adding a layer of complexity (maintenance, access, security, etc.). Furthermore, the Pioneer Business Center has existing joint obligations with another condo map to the east. A cross-access from the 016 lot to the 014 lot would create a further layer of cost and complexity unnecessarily. The properties will be divided by a retaining wall due to the grade differences, making it difficult to provide cross access.
2. LVVWD has requested no utilities cross from one commercial condo map to another, for those same reasons. Other utilities have made the same commentary, supporting the independent of commercial condo map areas.
3. The applicant (Beedie) is the owner and developer of both this application, and the property to the north and has an intimate knowledge of the design and contemplated design of the new application. A cross access has been looked at from a technical and practical point of view several times and it does not make sense (significant grade differential, that would negatively affect both properties)
4. The accesses onto S Pioneer Way from both properties are not redundant and have unique use for both properties

*Request:* Waiver of the standard requirement for the driveway on Pioneer Way to meet the minimum departure distance of 190' to reduction of 150'.

*Justification:* The CCFD have a requirement for any dead-end drive aisles not to exceed 150' in length. We are attempting to limit the length of our on-site drive aisle to satisfy CCFD. Shifting the driveway further North to meet the minimum departure distance also causes grading issues and makes it difficult to adhere to the CCPW standard driveway design. Pioneer Way is only a 60' ROW and does not have a through road headed North (it dead-ends), so we would expect traffic volumes on this portion of Pioneer Way to be low.

## **Design Review**

Design review request for alternative parking lot landscaping for half landscape diamonds in lieu of landscape fingers. At the parking in front of the offices, proposing to install half landscape diamonds in lieu of landscape fingers. This allows for additional customer parking directly in front of proposed entries. Additional landscaping will be provided along the corner of Sunset Rd and S Pioneer Way. In our opinion, this meets the intent of figure 30.64-14.

Design review request for increase fill/finished grade of 27,079.82 CU YD, 8.7 feet. The Applicant also

requests a Design Review to allow up to 8.7 feet of excess fill. There is approximately 10 feet of elevation change across the property consisting of natural grade. A 0.5% sloping slab is being proposed for the building. The driveway at Sunset Rd had to be humped to prevent water flowing to the street. This hump sets the starting point for the site's finish grade causing the fill amount throughout the site.

The design of the building with the variations in building height breaks up the mass of a building. The proposed landscaping also encourages perimeter and interior parking lot trees for shade and visual relief. Based on meeting the policies for the building design the design review warrants approval.

### **Vacations**

*Request:* Vacate existing patent easements on parcels 163-34-401-016 and 163-34-401-022. Vacate existing 5' ROW along Pioneer way & the existing 3' pedestrian access, streetlight, and traffic control device easement along 163-34-411-014.

*Justification:* The patent easements will require to be vacated to allow our proposed building to span across the 3 parcels. Access will be provided on Pioneer Way and Sunset and the necessary ROW and easements will be granted by Final Map. The design intent is to provide detached sidewalk along the property frontage. The 5' ROW vacation will allow us to move the ROW to back of curb and grant the appropriate easements in its place through the Final Map – The vacation will keep the parcels ROW and easement dedications consistent with the 2 Southerly parcels (163-34-401-016 & 163-34-401-022). We intend to vacate the existing 3' ped access, streetlight and traffic control device easement since we are required to grant a new 10' ped access, streetlight and traffic control easement in its place. We would like to include the patent easement vacation as part of the public hearing vacation application to vacate the 5' ROW along APN 163-34-411-014.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please contact our office.

Should you have any questions or comments regarding the above-mentioned project, please feel free to contact us.

Best Regards,



Chris Teachman, Principal  
Lee & Sakahara Architects, Inc.





05/03/23 BCC AGENDA SHEET

BEEDIE PIONEER SUNSET  
(TITLE 30)

SUNSET RD/PIONEER WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500020-BEEDIE NV PROPERTY, LLC:**

**TENTATIVE MAP** for an industrial subdivision on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley. MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:  
163-34-401-016 & 022; 163-34-411-014

LAND USE PLAN:  
SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.1
- Number of Lots: 1
- Project Type: Industrial subdivision

The plans show a 1 lot industrial subdivision on a 6.1 acre site. The site has street frontage along Sunset Road to the south and Pioneer Way to the west.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1698-06	Reclassified the northern subject parcel from R-E to M-D zoning	Approved by BCC	January 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Distribution centers
East	Business Employment	M-D & R-E	Undeveloped
West	Business Employment	M-D & R-E	Office/warehouse & undeveloped

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

### Related Applications

Application Number	Request
ZC-23-0104	A zone change to reclassify the southern 2 parcels from R-E to M-D zoning with waivers for cross access requirements, reduced throat depth, and reduced driveway departure distance; and design reviews for a distribution center, alternative parking lot landscaping, and finished grade is a companion item on this agenda.
VS-23-0105	A request to vacate and abandon a 5 foot wide portion of right-of way being Pioneer Way, government patent easements, and a streetlight and traffic control easement 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

##### Comprehensive Planning

This request meets the tentative map requirements 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, and/or the Nevada Revised Statutes.

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Obtain permission from Clark County Real Property Management to dedicate for over pavement and drainage ditch on DOA parcel 163-34-401-015.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road, 25 feet to the back of curb for Pioneer Way, and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- Coordinate with Public Works - Development Review for the median configuration on Sunset Road.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0008-2022 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BEEDIE NV PROPERTY, LLC**

**CONTACT: SCOTT KAY, 6345 S. JONES BOULEVARD, LAS VEGAS, NV 89118**





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-23-500020</u>	DATE FILED: <u>3-6-23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC DATE: <u>4-11-23</u>
		TAB/CAC: <u>Spring Valley</u>	PC MEETING DATE: <u>-</u>
		BCC MEETING DATE: <u>5-3-23</u>	FEE: <u>\$ 750</u>

<b>PROPERTY OWNER</b>	NAME: <u>Beedie (Pioneer Sunset) NV Property LLC</u>
	ADDRESS: <u>3030 Gilmore Diversion</u>
	CITY: <u>Burnaby</u> STATE: <u>BC</u> ZIP: <u>V5G 3B4 (Canada)</u>
	TELEPHONE: <u>403-724-4625</u> CELL: <u>N/A</u>
	E-MAIL: <u>craig.maclellan@beedie.ca</u>

<b>APPLICANT</b>	NAME: <u>Beedie (Pioneer Sunset) NV Property LLC</u>
	ADDRESS: <u>3030 Gilmore Diversion</u>
	CITY: <u>Burnaby</u> STATE: <u>BC</u> ZIP: <u>V5G 3B4 (Canada)</u>
	TELEPHONE: <u>403-724-4625</u> CELL: <u>N/A</u>
	E-MAIL: <u>craig.maclellan@beedie.ca</u> REF CONTACT ID #: <u>N/A</u>

<b>CORRESPONDENT</b>	NAME: <u>Scott Kay</u>
	ADDRESS: <u>6345 S Jones Boulevard</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-365-9312</u> CELL: _____
	E-MAIL: <u>scott.kay@lochsa.com</u> REF CONTACT ID #: _____

**ASSESSOR'S PARCEL NUMBER(S):** 163-34-411-014, 163-34-401-016, 163-34-401-022

**PROPERTY ADDRESS and/or CROSS STREETS:** S Pioneer Way and W Sunset Rd

**TENTATIVE MAP NAME:** Beedie Pioneer Sunset

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.

<p>Property Owner (Signature)* <u>[Signature]</u></p> <p>Province of British Columbia</p> <p>CITY OF <u>Burnaby</u></p> <p>SUBSCRIBED AND SWORN BEFORE ME ON <u>July 6, 2022</u> (DATE)</p> <p>By _____</p> <p>NOTARY PUBLIC</p>	<p>Ryan K. Beedie</p> <p>Property Owner (Print)</p>  <p><b>KYLE M. WILSON</b></p> <p><i>Harrister &amp; Solicitor</i></p> <p>3030 GILMORE DIVERSION</p> <p>BURNABY, B.C. V5G 3B4</p> <p>Telephone: (604) 909-8716</p>
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**\*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.



05/03/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

PATRICK LN/TOMSIK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ZC-23-0122-PN II, INC.

**ZONE CHANGE** to reclassify 9.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**USE PERMIT** for a residential Planned Unit Development (PUD).

**WAIVER OF DEVELOPMENT STANDARDS** to reduce right-of-way width dedication.

**DESIGN REVIEWS** for the following: 1) a detached single family residential Planned Unit Development; and 2) finished grade.

Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley. MN/jor/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-33-201-018

**USE PERMIT:**

Allow a detached single family residential planned unit development.

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the right-of-way width dedication of Tomsik Street to 48 feet where 60 feet is required per Section 30.52.030 (a 20% decrease).

**DESIGN REVIEWS:**

1. Planned Unit Development for detached single family residential homes.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Uniform Standard Drawing 222.1 (a 33% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 9.5
- Number of Lots: 95
- Density (du/ac): 9.9

- Minimum/Maximum Lot Size (square feet): 3,244 (gross/net)/3,833 (gross/net)
- Project Type: Planned Unit Development for single family detached residences
- Number of Stories: 2 and 3
- Building Height (feet): 35 maximum
- Square Feet: 2,255 (minimum)/3,074 (maximum)
- Open Space Required/Provided: 0.5 acres/0.6 acres

### Site Plans

This is a conforming zone change request from R-E zoning to R-2 zoning for a single family detached Planned Unit Development (PUD). The plans depict a residential development consisting of 95 lots on 9.5 acres with a density of 9.9 dwelling units per acre. The minimum and maximum lot sizes are 3,244 square feet and 3,833 square feet. The overall square footage for Lots 65 thru Lot 86 are below 3,300 square feet, which is the minimum lot size for the R-2 zoning district. Furthermore, the development will offer 0.6 acres of open space where 0.5 acres is required per Title 30. The open space areas will feature amenities such as, but not limited to, benches, dog waste stations, and pedestrian walkways.

Access to the site is provided via 1 private street between the southernmost property line along Patrick Lane, and the northernmost property line (Oquendo Road). In addition, Lots 1 thru Lot 31 on the west side of the development will face westward and residents will have access to these lots via Tomsik Street. Lots 32 thru Lot 95 and the centrally located open spaces (Common Lots A and B) will be accessed via the private street that is 43 feet wide on the eastern half of the subject parcel. The private street will have a 5 foot wide sidewalk on the east side of the street. In addition, pedestrian access is available for the open spaces via Tomsik Street. Immediately east of the subject parcel is a future Regional Flood Control District facility, approximately 205 feet west of Cimmaron Road. The applicant will install a protective wall along the easternmost perimeter wall to comply with Section 30.56.040(C)(#2).

Per Title 30, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Board of County Commissioners. The minimum setbacks for each of the single family units are as follows:

- Front garage – 20 feet
- Front portion of the residence – 10 feet
- Interior side setback – 5 feet
- Rear building setback – 15 feet
- Rear patio cover setback – 3 feet
- Corner – 10 feet
- Minimum lot size (square feet): 3,244 square feet

The submitted plans show that the applicant will reduce the building setback for rear patio covers from project perimeters to 3 feet where a minimum of 10 feet is required within Planned Unit Developments (PUD). This would affect the parcels along the easternmost property line only, and the rear yards face eastward toward the Clark County Regional Flood Control facility and are not abutting residences.



Lastly, the applicant is also showing a 4 foot retaining/6 foot screen wall as a part of the proposed protective wall as required by Public Works since there is a future Regional Flood Control facility to the west. The location of the 4 foot retaining/6 foot screen wall is along the perimeter of the easternmost property line of the development. There are no residences to the west, and this wall will support site drainage and increased finished grade requirements.

#### Landscaping

The plans depict detached sidewalks to be provided along Patrick Lane and Oquendo Road, and an attached sidewalk along Tomsik Street since this right-of-way will be reduced to be 48 feet wide. The proposed project will offer 0.6 acres (26,136 square feet) of open space within Common Lots A and B, where 0.5 acres (23,659 square feet) is required per Title 30. The open space areas will feature amenities such as, but not limited to, benches, dog waste stations, and pedestrian walkways.

#### Elevations

The elevation plans depict 7 total model residences; 2 plans are for 2 story residences; and 5 plans are for 3 story model homes with multiple elevation designs with a maximum building height of 35 feet. The proposed models depict stucco exterior walls, pitched roof styles, stucco pop-outs, and stone veneer. Balcony options will be featured on the front and rear elevation of the second and third story of some of the model residences.

#### Floor Plans

The floor plans depict 7 floor plans with area ranging between a minimum of 2,255 to a maximum of 3,074. The floor plans include bedrooms, bathrooms, balconies, a den, kitchen areas, and 2 car garages.

#### Applicant's Justification

The applicant is applying for a special use permit to allow for a Planned Unit Development (PUD), which will allow for 10 units per acre and the applicant is proposing 95 single family units on 9.5 gross acres, which is a density of 9.9 dwelling units per acre. Currently, the site is zoned R-E with a Land Use of Mid-Intensity Suburban Neighborhood, which allows up to 10 dwelling units per acre with a PUD. The applicant is proposing an R-2 PUD development, which is conforming to the current land use plan, and the proposed density is below 10 dwelling units per acre. The property is located on the north side of Patrick Lane, the south side of Oquendo Road, east of Tomsik Street and west of a future Regional Flood Control District facility. The design review is being requested to increase the finished grade over the maximum 36 inches allowed by Title 30. The current site is constrained by existing roadways on 3 of the 4 sides, and in order to provide positive drainage the site will have areas that require a maximum fill depth of 4 feet (48 inches). The proposed development is harmonious to the surrounding R-2 residences to the north and to the west.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-2	Single family residential, undeveloped, and future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Future Regional Flood Control District facility & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

Application Number	Request
VS-23-0123	A request to vacate and abandon portions of rights-of-way being Patrick Lane, Oquendo Road, and Tomsik Street is a companion item on this agenda.
TM-23-500024	A tentative map for 95 lots and 6 common elements for a Planned Unit Development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning  
Zone Change**

The applicants request to reclassify the subject parcel from R-E zoning to R-2 zoning is consistent to the existing R-2 zoned single family residential developments to the north, east, and west. This request is also a conforming zone change and is compatible to the approved land uses in the area. Staff supports this request.

**Use Permit #1 and Design Review #1**

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

A PUD is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and residential amenities. The plans show that Lots 32 thru Lot 95 face one another toward a private street oriented north to south, which creates a canyon like effect. However, the applicant implemented a centrally located open space area which is accessible via pedestrian access from Tomsik Street and via the private street. The location of the open space helps break the transition of consecutive residences along 1 street. Aside from implementing dog waste stations, walking paths, and benches within the open space, staff recommends that the applicant provide a

tot lot with shade structures within the open spaces so that these areas can be fully utilized by the residents, and it helps promote an area for neighbors to connect and provide a safe recreational space.

Lots 1 thru Lot 31 face existing R-2 zoned single family residences and Tomsik Street to the west. Staff finds that developing the subject parcel will allow for street improvements along Tomsik Street which include an attached sidewalk and promotes pedestrian safety. Furthermore, the proposed single family home interior side yard, corner side yard, and front yard setbacks are comparable to existing residences to the north, west, and east (adjacent to Cimmaron Road). Staff supports these requests.

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

#### Waiver of Development Standards #2

Staff has no objection in the reducing Tomsik Street from a 60 foot right-of-way to a 48 foot right-of-way as Tomsik Street ends to the north and south of the site.

#### Design Review #2

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

### **Department of Aviation**

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

### **Staff Recommendation**

#### **Approval.**

If this request is approved, the Board 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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a tot lot with shade structures within the open space areas;
- No roof top decks;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permit, waiver of development standards, and design reviews must commence within 4 years of approval date or they will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo, Cimarron Branch improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #01Y3-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PN II, INC**

**CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW  
BOULEVARD, LAS VEGAS, NV 89146**

DRAFT





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

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 <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input checked="" 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>2C-23-0122</u> DATE FILED: <u>3-7-23</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>4-11-23</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>5-3-23</u> FEE: <u>\$ 3,375</u>
	<b>PROPERTY OWNER</b>  NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>
	<b>APPLICANT</b>  NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>GCW / Jennifer Veras</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-201-018

PROPERTY ADDRESS and/or CROSS STREETS: Tomsik/Patrick/Oquendo

PROJECT DESCRIPTION: Residential Subdivision

(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.

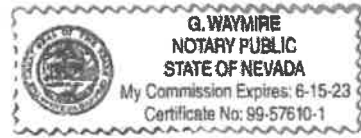
[Signature]  
Property Owner (Signature)\*

BREWIN ANDERSON  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9 1 22 (DATE)

By Brewin Anderson  
NOTARY PUBLIC: [Signature]



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

764-A231

February 8, 2023

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

**RE: Department of Aviation Sales Unit 5 Parcel 3 APN's 163-33-201-018, Approximately 9.17 +/- Gross Acres  
Request for Design Review, Waivers, Zone Change, and Vacation**

To whom it may concern:

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

**Project Description:**

The project is located on the current Department of Aviation site with approved zoning of R-E (2 units per acre). The property is located on the north side of Patrick Lane, the south side of Oquendo Road, east of Tomsik Street and west of a future Clark County Regional Flood Control District Facility.

**Zone Change**

Currently the site is zoned R-E with a Land Use of Mid-Intensity Suburban Neighborhood, which allows up to 8 du/acre or 10 du/acre with a PUD. We are proposing to change the zoning to R-2 PUD, which is conforming to the current land use, and the proposed density is 9.97 du/acre.

**Design Review:**

The Design Review is being requested to increase the finished grade over the maximum 36" per Clark County Title 30.32.40.a.9.b. The current site is a parcel from the September DOA auction and is constrained by existing roadways on 3 of the 4 sides, and in order to provide positive drainage the site will have areas that require a maximum fill depth of 4'.

**Use Permit (PUD):**

The applicant is applying for a special use permit to allow for a Planned Unit Development (PUD), which will allow for 10 units per acre and the applicant is proposing 95 single-family units on 9.53 gross acres, which is a density of 9.97 du/acre. Currently, the applicant is planning for single-family detached units with a 2-car garage. The minimum lot size is 3,244 square feet and the maximum lot size is 3,833 square feet. The proposed subdivision will have homes fronting on Tomsik Street, with a parallel road with access points on Patrick Lane and Oquendo Road. The setbacks will conform to the R-2 Setbacks in Title 30.40. The site is offering 7 floor plans – 2 plans are 2-story (2622 and 2623), and 5 plans are 3-story (2626-2, 2630-2, 3027-1, 3029-1 and 3030-2). The livable square footage ranges from 2,255 sqft to 3,074 sqft and the maximum height for all of the plans is 35'.

The proposed development has open space centrally located in the community, with a pedestrian access point to Tomsik Street. The open space is large and centrally located for the residents to utilize.





The proposed open space amenities are to include but are not limited to the following:

- Benches
- Dog waste station
- Pedestrian walkways to provide connectivity.

Below are the proposed setbacks for the proposed Single Family detached product:5

20' – Front garage

10' – Front forward living

5'– Side

15' – Rear

3'– Rear patio

10' – Corner

Minimum Lot size – 3,240 sqft

**Deviations from Standard Code:**

**1. Title 30.64.050 – Retaining Wall Height – (falls under PUD)**

Standard: 3' of retaining wall with 6' screen wall.

Requested Waiver: Allow 4' of retaining wall with 6' screen wall.

Justification: This condition is at the east side of the site where the future CCRFCD Facility will be constructed. Currently, the grading quantities are near a balance, and the additional height will allow the quantities to remain near balance.

**Waivers**

**1. Title 30.52.030a-1D – Street Requirements – Dedication of Right of Way**

Standard: Dedicate Right of Way for local streets minimum 60 feet in width – Tomsik St

Requested Waiver: Reduce Right of Way to 48' from Patrick Lane to Oquendo Rd (38' Back of Curb to Back of Curb with 5' Sidewalk both sides)

Justification: Tomsik Street terminates at Patrick Lane and Oquendo Road at this location. Tomsik St will function as a subdivision street and will not require the larger right-of-way..

**Tentative Map and Vacation:**

We are also submitting the Tentative Map proposing the 95 single-family units along with a Vacation application package. The vacation application is for the following:

- North 5' along Patrick Lane – This vacation of right-or-way along Patrick Lane is being requested to permit the required detached sidewalk along the north side of Patrick Lane.



- South 5' along Oquendo Road – This vacation of right-of-way along Oquendo Road is being requested to permit the required detached sidewalk along the south side of Oquendo Road.
- East 12' along Tomsik St – This vacation of right-of-way along Tomsik St is being requested to reduce the right of way from 60' to 48'. A companion waiver application has been submitted to reduce this right-of-way.

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

Cordially,



Wesley T. Petty, PE  
Vice President



8

05/03/23 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

PATRICK LN/TOMSIK ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-23-0123-PN II, INC.:

**VACATE AND ABANDON** a portion of right-of-way being Oquendo Road located between Tomsik Street and Cimarron Road; a portion of right-of-way being Patrick Lane located between Tomsik Street and Cimarron Road; and a portion of right-of-way being Tomsik Street located between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/jor/syp  
(For possible action)

RELATED INFORMATION:

APN:  
163-33-201-018

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

BACKGROUND:

**Project Description**

The submitted plans depict the vacation and abandonment of portions of rights-of-way being Patrick Lane, Oquendo Road, and Tomsik Street. Five feet of right-of-way will be vacated along Patrick Lane and Oquendo Road to allow the construction of detached sidewalks. The east 12 feet of right-of-way along Tomsik Street will be vacated to reduce the street width to 48 feet.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-2	Single family residential, undeveloped, & future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Future Regional Flood Control District facility & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

## Related Applications

Application Number	Request
ZC-23-0122	A zone change to reclassify 9.5 acres from R-E zoning to R-2 zoning for a Planned Unit Development is a companion item on this agenda.
TM-23-500024	A tentative map for 95 lots and 6 common elements for a Planned Unit Development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

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

#### Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo, Cimarron Branch improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC

**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW  
BOULEVARD, LAS VEGAS, NV 89146

DRAFT





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-23-0123</u>	DATE FILED: <u>3-7-23</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>GRC</u>	TAB/CAC DATE: <u>4-11-23</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>5-3-23</u>	
		FEE: <u>\$875</u>	

<b>PROPERTY OWNER</b>	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u>

<b>APPLICANT</b>	NAME: <u>PN II, Inc.</u>
	ADDRESS: <u>7255 S Tenaya Way, Suite 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>GCW / Jennifer Veras</u>
	ADDRESS: <u>1555 S Rainbow Blvd</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2096</u> CELL: _____
	E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-201-018

PROPERTY ADDRESS and/or CROSS STREETS: Tomsik/Patrick/Oquendo

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.

[Signature]  
Property Owner (Signature)\*

BRENDA ANDERSON  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON 9-1-22 (DATE)  
By Brenda Anderson  
NOTARY PUBLIC: G. Waymire



\*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.

764-A231

January 25, 2023

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

**RE: Department of Aviation Sales Unit 5 Parcel 3 APN's 163-33-201-018, Approximately 9.17 +/- Gross Acres  
Request for Design Review, Walvers, Zone Change, and Vacation**

To whom it may concern:

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

**Project Description:**

The project is located on the current Department of Aviation site with approved zoning of R-E (2 units per acre). The property is located on the north side of Patrick Lane, the south side of Oquendo Road, east of Tomsik Street and west of a future Clark County Regional Flood Control District Facility.

**Vacation:**

The proposed vacation is for the following:

- North 5' along Patrick Lane – This vacation of right-of-way along Patrick Lane is being requested to permit the required detached sidewalk along the north side of Patrick Lane.
- South 5' along Oquendo Road – This vacation of right-of-way along Oquendo Road is being requested to permit the required detached sidewalk along the south side of Oquendo Road.
- East 12' along Tomsik St – This vacation of right-of-way along Tomsik St is being requested to reduce the right of way from 60' to 48'. A companion waiver application has been submitted to reduce this right-of-way.

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

Cordially,



Wesley T. Petty, PE  
Vice President





CIMARRON & PATRICK PHASE 3  
(TITLE 30)

PATRICK LN/TOMSIK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500024-PN II, INC:**

**TENTATIVE MAP** consisting of 95 lots and 6 common lots on 9.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley. MN/jor/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-33-201-018

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Acreage: 9.5
- Number of Lots: 95
- Density (du/ac): 9.9
- Minimum/Maximum Lot Size (square feet): 3,244 (gross/net)/3,833 (gross/net)
- Project Type: Planned Unit Development for single family residences
- Open Space Required/Provided: 0.5 acres/0.6 acres

**Project Description**

The applicant is proposing a Planned Unit Development (PUD) for single family detached residences to be constructed on APN 163-33-201-018. The site has an overall total acreage of 9.5 acres with a density of 9.9 dwelling units per acre where 10 dwelling units per acre is the maximum density allowed per Table 30.24-1. Furthermore, the development will offer 95 single family residential lots with 6 common elements, and 0.6 acres of open space where 0.5 acres is required per Title 30. Access to the site is provided via 1 private street between the southernmost property line along Patrick Lane, and the northernmost property line (Oquendo Road). In addition, Lots 1 thru Lot 31 on the west side of the development will face westward and residents will have access to these lots via Tomsik Street. Lots 32 thru Lot 95 and the centrally located open spaces (Common Lots A and B) will be accessed via the private street that is 43 feet wide on the eastern half of subject parcel. The private street will have a 5 foot wide sidewalk on the east side of the street. In addition, pedestrian access is available for the open spaces via Tomsik Street. The open space areas will feature amenities such as, but not limited to, benches, dog waste stations, and pedestrian walkways. The plans depict detached sidewalks to

be provided along Patrick Lane and Oquendo Road adjacent to the development, and an attached sidewalk along Tomsik Street since this right-of-way is only 48 feet wide. Immediately east of the subject parcel is a future Regional Flood Control District facility, approximately 205 feet west of Cimmaron Road.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-2	Single family residential, undeveloped, & future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Future Regional Flood Control District facility & undeveloped parcels
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-23-0122	A zone change to reclassify 9.5 acres from R-E zoning to R-2 zoning for a Planned Unit Development is a companion item on this agenda.
VS-23-0123	A request to vacate and abandon portions of rights-of-way being Patrick Lane, Oquendo Road, and Tomsik Street 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**

**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo, Cimarron Branch improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Comprehensive Planning - Addressing**

- No comments.

### **Department of Aviation**

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

### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PN II, INC

**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW  
BOULEVARD, LAS VEGAS, NV 89146

DRAFT



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-23-500024</u> DATE FILED: <u>3-7-23</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>4-11-23</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>5-3-23</u> FEE: <u>\$750</u>

<b>PROPERTY OWNER</b>	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u>
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<b>APPLICANT</b>	NAME: <u>PN II, Inc.</u> ADDRESS: <u>7255 S Tenaya Way, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>kendra.saffle@pultegroup.com</u> REF CONTACT ID #: _____
------------------	---

<b>CORRESPONDENT</b>	NAME: <u>GCW / Jennifer Veras</u> ADDRESS: <u>1555 S Rainbow Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2096</u> CELL: _____ E-MAIL: <u>jveras@gcwengineering.com</u> REF CONTACT ID #: _____
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ASSESSOR'S PARCEL NUMBER(S): 163-33-201-018

PROPERTY ADDRESS and/or CROSS STREETS: Tomsik/Patrick/Oquendo

TENTATIVE MAP NAME: Tentative Map for Cimarron and Patrick Phase 3

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)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-1-22 (DATE)  
 By Brenna Anderson  
 NOTARY PUBLIC: G. Waymire

G. WAYMIRE  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 My Commission Expires: 8-15-23  
 Certificate No: 99-57610-1

\*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.

