



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 9, 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 [chaves70@yahoo.com](mailto:chaves70@yahoo.com).
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>

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

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

Secretary: Carmen Hayes (702) 371-7991 [chaves70@yahoo.com](mailto:chaves70@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

- III. Approval of Minutes for April 25, 2023. (For possible action)
- IV. Approval of the Agenda for May 9, 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. **TM-23-500042-BADURA ARBY 008, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 4.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Badura Avenue and the west side of Pioneer Way within Spring Valley. MN/md/syp (For possible action) **05/16/23 PC**
  
- 2. **UC-23-0165-BRUCE-ROCHELLE APARTMENT, LLC:**  
**USE PERMIT** for a swap meet (outdoor).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) landscaping.  
**DESIGN REVIEW** for a swap meet in conjunction with a vehicle repair facility on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 290 feet east of Duneville Street within Spring Valley. JJ/al/syp (For possible action) **06/06/23 PC**
  
- 3. **VS-23-0170-UNLV RESEARCH FOUNDATION:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Cimarron Road and Jim Rogers Way, and between Sunset Road and Patrick Lane within Spring Valley (description on file). MN/jgh/syp (For possible action) **06/06/23 PC**
  
- 4. **WS-23-0158-AMH NV4 DEVELOPMENT, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) non-standard improvements in the right of way on 8.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley. JJ/jud/syp (For possible action) **06/06/23 PC**
  
- 5. **UC-23-0182-WOW BUILD CO. ONE, L C:**  
**USE PERMITS** for the following: 1) reduce setbacks from a residential use; and 2) allow a service bay door facing a street without screening.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow non-standard improvements (landscaping) in the right-of-way; and 2) reduce landscaping.  
**DESIGN REVIEW** for a vehicle wash facility (automobile) on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action) **06/07/23 BCC**

6. **ZC-23-0171-KKAZ, LLC:**  
**ZONE CHANGE** to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.  
**USE PERMIT** for a vehicle (automobile) wash.  
**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative screening adjacent to a vehicle stacking lane.  
**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) vehicle wash; and 3) finished grade in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action) **06/07/23 BCC**
  
7. **VS-23-0172-KKAZ, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Robindale Road and Eldorado Lane (alignment) within Spring Valley (description on file). MN/md/syp (For possible action) **06/07/23 BCC**
  
8. **TM-23-500046-KKAZ, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 5.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action) **06/07/23 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 discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: May 30, 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>



05/16/23 PC AGENDA SHEET

BADURA WAREHOUSE  
(TITLE 30)

BADURA AVE/PIONEER WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500042-BADURA ARBY 008, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 4.2 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the south side of Badura Avenue and the west side of Pioneer Way within Spring Valley. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:  
176-03-302-008

LAND USE PLAN:  
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:  
Project Description  
General Summary

- Site Address: 7610 W. Arby Avenue
- Site Acreage: 4.2
- Number of Lots: 1
- Project Type: Office/warehouse

The plans depict a 1 lot commercial subdivision consisting of 4.2 acres for an office/warehouse complex that is currently under construction. Access to the site is granted via commercial driveways located adjacent to Arby Avenue, Badura Avenue, and Pioneer Way. A 5 foot wide detached sidewalk is provided along Badura Avenue, while 5 foot wide attached sidewalks are located adjacent to Pioneer Way and Arby Avenue.

Prior Land Use Requests

| Application Number           | Request   | Action          | Date          |
|------------------------------|---|-----------------|---------------|
| ET-21-400045<br>(ZC-18-0348) | First extension of time to commence an office/warehouse complex - development commenced | Approved by BCC | May 2021      |
| VS-20-0583                   | Vacated and abandoned easements - recorded  | Approved by PC  | February 2021 |

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date          |
|--------------------|---|-----------------|---------------|
| ZC-18-0348         | Reclassified 5 acres from R-E to M-D zoning, with waivers for reduced setbacks and to allow modified driveway design standards, and design reviews for an office/warehouse complex and lighting | Approved by BCC | December 2018 |

**Surrounding Land Use**

|                      | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---------------------------|-----------------|-------------------|
| North, South, & East | Business Employment       | C-2             | Undeveloped       |
| West                 | Business Employment       | M-D             | Undeveloped       |

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**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**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised 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 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**

- No comment.

**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 #0167-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** BADURA ARBY 008, LLC

**CONTACT:** BAUGHMAN & TURNER, INC., 1210 HINSON ST., LAS VEGAS, NV 89102

DRAFT







# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

|  |                |   |                              |
|--|----------------|---|------------------------------|
| APPLICATION TYPE                                       | DEPARTMENT USE | APP. NUMBER: <u>TM-23-500042</u>          | DATE FILED: <u>3/30/23</u>   |
|  |                | PLANNER ASSIGNED: <u>MAN</u>              | TAB/CAC DATE: <u>5/19/23</u> |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) |                | TAB/CAC: <u>SPRING VALLEY</u>             | <u>6:00 P.M.</u>             |
|  |                | PC MEETING DATE: <u>5/16/23 @ 7:00 PM</u> |                              |
|  |                | BCC MEETING DATE: <u>-</u>                |                              |
|  |                | FEE: <u>\$750.<sup>00</sup></u>           |                              |

|                |   |
|----------------|---|
| PROPERTY OWNER | NAME: <u>Badura Arby 008 LLC</u>                          |
|                | ADDRESS: <u>3925 W Sunset Rd</u>                          |
|                | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
|                | TELEPHONE: <u>818-516-4458</u> CELL: _____                |
|                | E-MAIL: <u>Jason@marbleexpresslv.com</u>                  |

|           |  |
|-----------|--|
| APPLICANT | NAME: <u>Badura Arby 008 LLC</u>                                 |
|           | ADDRESS: <u>3925 W Sunset Rd</u>                                 |
|           | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>        |
|           | TELEPHONE: <u>818-516-4458</u> CELL: _____                       |
|           | E-MAIL: <u>Jason@marbleexpresslv.com</u> REF CONTACT ID #: _____ |

|               |  |
|---------------|--|
| CORRESPONDENT | NAME: <u>Baughman &amp; Turner, Inc.</u>                                 |
|               | ADDRESS: <u>1210 Hinson St.</u>  |
|               | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u>                |
|               | TELEPHONE: <u>702-870-8771</u> CELL: <u>702-878-2695</u>                 |
|               | E-MAIL: <u>joshh@baughman-turner.com</u> REF CONTACT ID #: <u>137071</u> |

ASSESSOR'S PARCEL NUMBER(S): 176-03-302-008

PROPERTY ADDRESS and/or CROSS STREETS: Badura/Arby  
TENTATIVE MAP NAME: Badura Warehouse

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.

Jason Gerber  
Property Owner (Signature)\*

Jason Gerber, Managing Member  
Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark County

SUBSCRIBED AND SWORN BEFORE ME ON January 3<sup>rd</sup> 2023 (DATE)  
By Jason Gerber

NOTARY PUBLIC: Tassia Walczak



\*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.



06/06/23 PC AGENDA SHEET

SWAP MEET  
(TITLE 30)

SPRING MOUNTAIN RD/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-23-0165-BRUCE-ROCHELLE APARTMENT, LLC:

USE PERMIT for a swap meet (outdoor).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) landscaping.

DESIGN REVIEW for a swap meet in conjunction with a vehicle repair facility on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Spring Mountain Road, 290 feet east of Duneville Street within Spring Valley. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

163-13-203-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 38 spaces where a total of 54 spaces are required for a swap meet per Table 30.60.1 (a 29.6% reduction).
2.
  - a. Waive parking lot landscaping where required per Figure 30.64-14 (a 100% reduction).
  - b. Waive landscaping along a street where a minimum 15 foot wide landscape area is required behind an existing attached sidewalk per Section 30.64.030 (a 100% reduction).
  - c. Waive landscaping adjacent to a less intense use where landscaping per Figure 30.64-11 is required (a 100% reduction).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5701 Spring Mountain Road
- Site Acreage: 0.9
- Project Type: Outdoor swap meet in conjunction with an existing vehicle repair facility
- Number of Stories: 1
- Building Height (feet): 17 (vehicle repair facility)/9 (swap meet booths)

- Square Feet: 6,888 (vehicle repair facility)/3,800 (swap meet)
- Parking Required/Provided: 54/38

### Site Plans

The site is developed as a vehicle repair facility that records indicate was originally constructed in 1971. Access to the site is provided by a driveway located on the northwestern portion of the site. The building for the repair facility is located on the northeastern portion of the site. Parking is located along the western property line, along the west side of the northern portion of the building adjacent to the office area, and to the south of the building. The southern portion of the building is the service bays for the repair facility, which are accessed by 2 roll-up doors on the west side of the building. The proposed swap meet will consist of 38 booths located along the west side of the service/repair portion of the building and to the south of the building. The plans show that 7 booths will block access to the service and repair area. The repair facility requires 38 parking spaces and the swap meet generates the need for an additional 16 spaces for a total of 54 spaces. The plan depicts a total of 38 spaces on the site when the swap meet is operating. To mitigate the reduced parking, the applicant states the swap meet will only operate on weekends and holidays when the repair facility is closed.

### Landscaping

Over time landscaping on the site has died out and/or been removed to the point that the site is not in compliance with current requirements for landscaping; therefore, the applicant is requesting to waive the landscaping requirements. The plan is depicting a landscape area on the northwestern portion of the site consisting of groundcover and artificial (metal) Saguaro Cacti. There is an existing landscape area located along the west side of the northern portion of the building adjacent to the office area consisting of shrubs and groundcover.

### Elevations

The existing building is 1 story with a maximum height of 17 feet. The building has a flat roof behind a parapet wall. The northern portion of the building (office area) is painted yellow, and the repair area is painted blue. The booths will consist of a 9 foot high fabric canopy supported by 4 posts with tables setup under the canopies. These booths will be set-up for the days the swap meet is in operation and removed at the end of each weekend/holiday operation.

### Floor Plans

The existing building has an area of 6,888 square feet consisting of office area, repair bays, and storage areas. The booths for the swap meet will each have an area of 100 square feet and the plans depict 38 booths for a total of 3,800 square feet.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant owns and operates the existing vehicle repair facility on the property and would like to use the site for a swap meet on weekends and holidays when the repair business is closed. The proposed swap meet will provide vendors a safe and secure location to sell goods, which will provide residents in the area with an additional retail service. The swap meet and repair

facility will not be in operation at the same time so the site will have adequate parking for each use. This is an older developed site, and it would be very costly to bring the property up to current Code standards for landscaping.

**Prior Land Use Requests**

| Application Number | Request   | Action         | Date         |
|--------------------|---|----------------|--------------|
| UC-0210-13         | Vehicle repair and tire sales and installation in conjunction with vehicles sales | Approved by PC | July 2013    |
| UC-1086-06         | Tire sales and installation in conjunction with a minor auto body shop - expired  | Approved by PC | October 2006 |
| UC-0719-06         | Minor auto body shop - expired  | Approved by PC | June 2006    |

**Surrounding Land Use**

|              | Planned land Use Category                           | Zoning District | Existing Land Use         |
|--------------|---|-----------------|---------------------------|
| North & West | Corridor Mixed-Use                                  | C-2             | Commercial center         |
| South        | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-1             | Single family residential |
| East         | Corridor Mixed-Use                                  | 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  
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 site is located along a portion of Spring Mountain Road that is a busy commercial corridor. There is an existing single family residential development to the south of this site; however, the impacts of the proposed swap meet to the residential development can be mitigated by restricting the hours of operation for the swap meet. Staff finds the proposed use is compatible with existing uses in the area and that the location is appropriate for the use.

**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

The applicant is proposing to establish a swap meet on this property on weekends and holidays when the existing vehicle repair business is closed. Code requires that parking be provided for all uses on the property as if all of the uses are in operation at the same time. Based on this standard the site would require an additional 16 parking spaces, which is the reason for the request to reduce parking for the property by 29.6%. With the 2 uses operating at different times, the site will have adequate parking for each use. Therefore, staff can support the request for a parking reduction with a condition that the uses not be in operation at the same time.

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

Over time landscaping on the site has died out and/or been removed to the point that the site is not in compliance with Code for landscaping. Since the repair facility was approved, Code standards have been changed to require additional landscaping along streets and in parking areas. Because existing landscaping has been removed creating a noncompliance issue for the property, the site is required to be brought into conformance with current Code standards for landscaping and it is the request for the swap meet that has brought this situation to the attention of staff. The applicant is not proposing to provide additional landscaping with this project. Staff understands that it would be a costly endeavor to bring the site up to current Code standards, and that there are other existing commercial developments abutting this site that do not comply with the most current development standards for landscaping and screening. However, this site is located in an area that is at midlevel heat vulnerability and landscaping was removed and not replaced on the site. Staff could support a waiver request to provide some landscaping as an alternative to bringing the site up to current development standards. A review of the site plan and aerial photographs indicates that there are locations on the site where landscaping could be provided that would not interfere with the proposed site layout for the swap meet. Landscape areas for trees could be provided on the northwest, southwest, and southeast corners of the site. Additionally, landscaping areas could be provided along the east property line south of the building and to the north of the building along the street. Providing landscaping in these areas would help to improve the heat vulnerability of the area. Additionally, the adjacent developments to the east, west, and across the street to the north have provided landscaping along the street. Providing landscaping along the street would give the area a more uniform streetscape, which would improve the appearance of this site and the community. Therefore, staff does not support these waivers and since staff is not supporting these waivers staff cannot support the design review for the swap meet.

#### **Staff Recommendation**

Approval of the use permit and waiver of development standards #1; denial of waiver of development standards #2 and the design review.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- The swap meet and repair facility are not to operate at the same times;
- Hours of operation for the swap meet are limited from 8:00 a.m. to 7:00 p.m. weekends & holidays;
- No outside storage of the booths when the swap meet is not operating;
- Plant a minimum of 5, fifteen gallon medium trees per the Southern Nevada Regional Planning Coalition Regional Plant List on the northwestern portion of the site.
- 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**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT: MIN KIM**

**CONTACT: MIN KIM, LEE AUTO, 5701 SPRING MOUNTAIN ROAD, LAS VEGAS, NV  
89146**







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

|  |  |
|--|--|
| <b>APPLICATION TYPE</b><br><br><input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input checked="" type="checkbox"/> USE PERMIT (UC) <u>67500</u><br><input type="checkbox"/> VARIANCE (VC)<br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>47500</u><br><input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>67500</u><br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> ANNEXATION REQUEST (ARX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #)<br><input type="checkbox"/> APPLICATION REVIEW (AR)<br>(ORIGINAL APPLICATION #) | <b>STAFF</b><br>APP. NUMBER: <u>UC-23-0165</u> DATE FILED: <u>4-3-2023</u><br>PLANNER ASSIGNED: <u>PA</u><br>TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>5-9-2023</u><br>PC MEETING DATE: <u>6-6-2023</u><br>BCC MEETING DATE: _____<br>FEE: <u>\$1,825.00</u>            |
|  | <b>PROPERTY OWNER</b><br>NAME: <u>Young chan T. Choi</u><br>ADDRESS: <u>22516 Antique Plossom Ave.</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u><br>TELEPHONE: <u>702-809-3448</u> CELL: <u>702-209-3448</u><br>E-MAIL: <u>ted.c.44@gmail.com</u>         |
|  | <b>APPLICANT</b><br>NAME: <u>Mike Lee</u><br>ADDRESS: <u>5701 Spring Mountain Rd</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u><br>TELEPHONE: <u>702-276-3399</u> CELL: <u>702-295-6175</u><br>E-MAIL: <u>keecuto696@gmail.com</u> REF CONTACT ID #: _____ |
| <b>CORRESPONDENT</b><br>NAME: _____<br>ADDRESS: _____<br>CITY: _____      STATE: _____      ZIP: _____<br>TELEPHONE: _____      CELL: _____<br>E-MAIL: _____      REF CONTACT ID #: _____  |  |

ASSESSOR'S PARCEL NUMBER(S): 163-13-203-003      C-2 zone  
 PROPERTY ADDRESS and/or CROSS STREETS: 5701 Spring Mountain Rd Las Vegas NV 89146  
 PROJECT DESCRIPTION: Swap meet on every weekends (Saturdays and Sundays)

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

Young Chan T. Choi  
 Property Owner (Signature)      Young Chan T. Choi  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Jan 14th 2023 (DATE)

BY John King Yuan (Signature)  
 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.

APR-22-100837

# Justification Letter

To whom it may concern

I, Mike Lee, along with two other partners, Min C. Kim and Ji Nam Woo, would like to request a permanent permit for another business to run at 5701 Spring Mountain Rd. Las Vegas, NV 89146. I already am running an auto maintenance shop at this location, and would like to use unused lots for outdoor swap meet business for vendors who can afford spaces, which was uploaded in the application. We plan to set up spaces for vendors to sell their items in our lots on every weekend and holidays.

We provide spaces for vendors at more secure places to sell their products and items freely. We have planned out how to set up their tents accordingly for a simple and clean environment for both vendors and customers. We also have all the necessary documents and insurances ready to wrap up once we get permit issued to this location.

Thank you.

APR-22-100837

Sincerely,

Mike Lee

06/06/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SUNSET RD/CIMARRON RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-23-0170-UNLV RESEARCH FOUNDATION:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cimarron Road and Jim Rogers Way, and between Sunset Road and Patrick Lane within Spring Valley (description on file). MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:  
163-33-401-025

LAND USE PLAN:  
SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The subject parcel is located at the corner of Sunset Road and Cimarron Road. The applicant indicates this request is needed to replace a streetlight and traffic control easement. This application proposes to vacate a 3 foot streetlight and traffic control device easement which lies along Sunset Road.

**Prior Land Use Requests**

| Application Number             | Request  | Action          | Date           |
|--------------------------------|--|-----------------|----------------|
| ADET-23-900181<br>(UC-21-0065) | An administrative extension of time for a use permit to allow an office as a principal use   | Approved by ZA  | April 2023     |
| DR-22-0089                     | Finished grade in conjunction with an office building  | Approved by BCC | April 2022     |
| UC-21-0065                     | Office as a principal use  | Approved by BCC | April 2021     |
| VS-0746-16                     | Vacated and abandoned a portion of right-of-way being Cimarron Road - recorded   | Approved by BCC | January 2017   |
| WS-0745-16                     | Waived street landscaping and off-site improvements in conjunction with a design review for an office/warehouse building - expired | Approved by BCC | January 2017   |
| VS-0533-16                     | Vacation and abandonment of patent easements   | Withdrawn       | September 2016 |

**Prior Land Use Requests**

| Application Number      | Request  | Action          | Date          |
|-------------------------|--|-----------------|---------------|
| ZC-0245-16              | Reclassified 5.1 acres from R-E to M-D zoning for an office/warehouse building   | Approved by BCC | June 2016     |
| VS-0959-14              | Vacated and abandoned a portion of a cul-de-sac which was part of Jim Rogers Way - recorded  | Approved by PC  | February 2014 |
| UC-0448-08 (ET-0095-10) | First extension of time for public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allow alternative screening and buffering on a portion of 122 acres in CMA - expired | Approved by BCC | August 2010   |
| VS-1398-07 (ET-0356-09) | First extension of time to vacate patent easements and right-of-way for Gagnier Street and Sobb Avenue - recorded  | Approved by PC  | February 2010 |
| UC-0448-08              | Public/quasi-public buildings and facilities for offices, laboratories, manufacturing (pharmaceutical), university related facilities, and ancillary uses with a reduction in parking and allow alternative screening and buffering on a portion of 122 acres in CMA                                       | Approved by BCC | June 2008     |
| TM-0103-08              | UNLV Harry Reid Research and Technology campus - expired   | Approved by PC  | June 2008     |
| VS-1398-07              | Vacated patent easements and right-of-way for Gagnier Street and Sobb Avenue   | Approved by PC  | January 2008  |
| ZC-1715-05              | Reclassified 122 acres from R-E, R-2 & R-3 zoning to M-D zoning  | Approved by BCC | December 2005 |

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of streetlight and traffic control device easements that are not necessary for site, drainage, or roadway development.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised 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**

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

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GARDNER COMPANY

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





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

|  |                       |                                       |  |
|--|-----------------------|---------------------------------------|--|
| <b>APPLICATION TYPE</b><br><input type="checkbox"/> VACATION & ABANDONMENT (vs)<br><input checked="" type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #): | <b>DEPARTMENT USE</b> | <b>APP. NUMBER:</b> <u>VS-23-0170</u> | <b>DATE FILED:</b> <u>4/3/23</u>                 |
|  |                       | <b>PLANNER ASSIGNED:</b> <u>JG tt</u> | <b>TAB/CAC DATE:</b> <u>5/9/23</u><br><u>6pm</u> |
|  |                       | <b>TAB/CAC:</b> <u>Spring Valley</u>  |  |
|  |                       | <b>PC MEETING DATE:</b> <u>6/6/23</u> |  |
|  |                       | <b>BCC MEETING DATE:</b> _____        |  |
|  |                       | <b>FEE:</b> <u>\$ 875</u>             |  |

|                       |  |
|-----------------------|--|
| <b>PROPERTY OWNER</b> | <b>NAME:</b> <u>UNLV Research Foundation</u>                                   |
|                       | <b>ADDRESS:</b> <u>8400 W SUNSET RD., SUITE 400</u>                            |
|                       | <b>CITY:</b> <u>LAS VEGAS</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89113</u> |
|                       | <b>TELEPHONE:</b> <u>702-895-5598</u> <b>CELL:</b> _____                       |
|                       | <b>E-MAIL:</b> <u>ZACH.MILES@UNLV.EDU</u>                                      |

|                  |  |
|------------------|--|
| <b>APPLICANT</b> | <b>NAME:</b> <u>UNLV Research Foundation</u>                             |
|                  | <b>ADDRESS:</b> <u>8400 W Sunset Road., Suite 400</u>                    |
|                  | <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> _____  |
|                  | <b>TELEPHONE:</b> <u>702-895-5598</u> <b>CELL:</b> _____                 |
|                  | <b>E-MAIL:</b> <u>ZACH.MILES@UNLV.EDU</u> <b>REF CONTACT ID #:</b> _____ |


|                      |  |
|----------------------|--|
| <b>CORRESPONDENT</b> | <b>NAME:</b> <u>Tanya Steadham / Westwood Professional Services</u>            |
|                      | <b>ADDRESS:</b> <u>5725 W. Badura Ave. #100</u>                                |
|                      | <b>CITY:</b> <u>Las Vegas</u> <b>STATE:</b> <u>NV</u> <b>ZIP:</b> <u>89118</u> |
|                      | <b>TELEPHONE:</b> <u>702-284-5300</u> <b>CELL:</b> <u>702-971-1238</u>         |
|                      | <b>E-MAIL:</b> <u>lvproc@westwoodps.com</u> <b>REF CONTACT ID #:</b> _____     |

**ASSESSOR'S PARCEL NUMBER(S):** 163-33-401-025

**PROPERTY ADDRESS and/or CROSS STREETS:** Sunset / cimarron

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)  
 STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON NOVEMBER 14, 2022 (DATE)  
 By ZACH MILES  
 NOTARY PUBLIC: [Signature]

ZACH MILES  
 Property Owner (Print)  
  
**MEGAN SVARZ**  
 Notary Public-State of Nevada  
 APPT. NO. 15-3176-1  
 My Appt. Expires 08-15-2023

\*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.

V4-23-0170

**Westwood**

5725 W. Badura Ave, Suite 100  
Las Vegas, NV 89118

main (702) 284-5300

February 9, 2023

Clark County Public Works  
500 Grand Central Parkway  
Las Vegas, Nevada 80206

Re: UNLV Tech Park Building 2 – Easement Vacation  
File GCI2101.000

Dear Staff:

Westwood Professional Services on behalf of our client, Gardner Company, respectfully submits this justification letter with an application for the vacation of a 3' Streetlight & Traffic Control Device Easement. The vacation area is on the north side of W. Sunset Road between Jim Rogers Way and S. Cimarron Road. The APN number is 163-33-401-025.

This application is in response to a request by Clark County Public Works to apply for this vacation. With the vacation of 5 feet of right-of-way, this easement will no longer be adjacent to the property line and would overlap the replacement easements being provided in concurrence with civil improvement plans.

Please contact me if you have any questions.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Amber Allen, P.E.  
Assistant Project Manager

**PLAIN  
COPY**



4

06/06/23 PC AGENDA SHEET

SETBACKS/NON-STANDARD IMPROVEMENTS  
(TITLE 30)

NAPLES DR/LONE MESA DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-23-0158-AMH NV4 DEVELOPMENT, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) non-standard improvements in the right of way on 8.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the south side of Peace Way, 636 feet west of Lone Mesa Drive within Spring Valley. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

163-20-302-002; 163-20-304-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the rear setback for Lot 54 to 11 feet where 15 feet is required per Table 30.40-2 (a 24.4% reduction)
2. Allow non-standard improvements (irrigation sleeve) within the right-of-way where not permitted per Section 30.52.050.

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 8.7
- Number of Lots/Units: 69
- Project Type: Rear setback reduction and non-standard improvements in the right-of-way
- Number of Stories: 2

**History & Site Plans**

The approved plans depict essentially 2 separate subdivisions. The first being on the north side of Naples Drive and the second on the south side of Naples Drive. Subdivision 1 (north) is comprised of 37 lots ranging in size from 3,376 square feet to 4,893 square feet on approximately 4.6 acres. Access to this subdivision is via a 48 foot wide public street with 5 foot wide sidewalks on both sides of the street that runs between Peace Way and Naples Drive.

Interior to the subdivision are 2 stub streets that end in hammerhead turnarounds. Five lots are proposed to directly access Naples Drive.

Subdivision 2 (south) is comprised of 32 lots ranging in size from 3,328 square feet to 5,748 square feet on 4.1 acres. Access to this subdivision is via a 48 foot wide public street with 5 foot wide sidewalks on both sides of the street that runs between Naples Drive and Scallop Reef Avenue. Interior to the subdivision is 1 stub street that ends in a hammerhead turnaround.

The applicant is requesting to reduce the rear setback of Lot 54 from 15 feet to 11 feet. This reduction will be needed for the southwest corner of the lot.

Additionally the applicant is requesting to allow non-standard improvements located within the public right-of-way (irrigation sleeves). The proposed irrigation crossings, seven in total, are found throughout the development. They will consist of two 4 inch or one 6 inch schedule 40 PVC pipe. These pipes will be used to irrigate the perimeter landscaping.

#### Landscaping

The approved plans for the north side of Naples Drive show a 6 foot wide planter with an attached sidewalk along Peace Way, and a 6 foot wide planter behind an attached sidewalk for a portion of the north side of Naples Drive. Interior to the site is a 14,505 square foot common element that has 2 separate 3,120 square foot grass areas with a gathering area in the center. The entire area is surrounded by 24 inch to 36 inch box trees. The project south of Naples Drive has 6 foot wide planters behind attached sidewalks on both Naples Drive and Scallop Reef Avenue.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant is requesting the rear setback reduction to allow for a house plan to fit on the lot. The rear setback reduction is due to the unusual shape of the overall lot and the CC-215 right-of-way that clips the back corner of the lot. To off-set this request, Lot 54 has been widened, this allows for a 14 foot wide side yard; which is almost triple the required width. Furthermore, the applicant states that even though this is a self-imposed hardship, it is due to the narrowness of the overall parcel and the constraints of the design and affects only 1 lot of the subdivision.

#### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b> |
|---------------------------|---|-----------------|-------------|
| VS-22-0047                | Vacated and abandoned easements                               | Approved by BCC | March 2022  |
| ZC-22-0046                | Reclassified 8.7 acres for a 69 lot single family subdivision | Approved by BCC | March 2022  |
| TM-22-500021              | 69 lot single family residential subdivision                  | Approved by BCC | March 2022  |

**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) | R-1 & R-2              | Single family residential               |
| South, East, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 & R-E              | Single family residential & 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 #1

The plans show the location of the rear setback reduction will reduce the length of a portion of 1 lot within the development, which affects the rear yard setback for the southwest corner of the lot. This is due to the CC-215 tapering down by the southwest corner of Lot 54. Staff finds this is a special circumstance creating a unique situation for this proposed development and can support the proposed setback reduction.

**Public Works - Development Review**

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 irrigation crossing 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**

- 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: AMH DEVELOPMENT, LLC**

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

VEHICLE WASH  
(TITLE 30)

DURANGO DR/DESERT INN RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0182-WOW BUILD CO. ONE, L C:**

**USE PERMITS** for the following: 1) reduce setbacks from a residential use, and 2) allow a service bay door facing a street without screening.

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

**DESIGN REVIEW** for a vehicle wash facility (automobile) on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

163-09-412-006

**USE PERMITS:**

1. Reduce the setback of a vehicle wash (automobile) from a residential use to 137 feet where a minimum of 200 feet is required per Table 30.44-1 (a 32% reduction).
2. Allow a service bay door facing a street without screening where screening is required per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow non-standard improvements (existing landscaping) within the right-of-way (Durango Drive).
2. Reduce the required number of trees within street landscaping where the number of trees is required per Section 30.64.030.

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8580 W. Desert Inn Road
- Site Acreage: 1.2

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814 (building)/4,129 (vacuum canopy)/1,293 (pay canopy)
- Parking Required/Provided: 1,004/1,414 (entire shopping center); 5/6 (pad site)

#### Site Plan

The plan depicts a vehicle wash on 1.2 acres that will replace an existing bank building at the corner of Durango Drive and Desert Inn Road in Spring Valley. The proposed vehicle wash is located on the west portion of the pad site, adjacent to the street landscaping. A vacuum canopy is located on the east side of the building, and a pay canopy is located on the east side of the vacuum canopy. There are 17 dedicated vacuum spaces and 6 parking spaces, including a van accessible space between the building and the queuing lanes. Vehicle entry is from the north and the 3 queuing lanes travel south to the pay station. The 3 entry lanes converge into a single lane parallel to Desert Inn Road to the entrance to the vehicle wash at the southwest corner of the property. Vehicles exit the wash at the northwest corner of the property then move east and south to enter the vacuum canopy area and 30 foot wide drive aisle. Access to the site is from Durango Drive, following a 115 foot long area of curb and landscaping separating the drive aisle and the pad site, to the on-site driveway entrance at the northeast corner of the property. There is an existing driveway from Desert Inn Road, just east of the vehicle wash.

#### Landscaping

The plans depict existing attached sidewalks adjacent to Durango Drive and Desert Inn Road with 17 feet of landscaping adjacent to Durango Drive and 15 feet of landscaping adjacent to Desert Inn Road. Two trees are provided on Durango Drive where 8 large trees are required. Five trees are provided on Desert Inn Road where 7 trees are required. The trees along Desert Inn Road are not located in front of the entrance of the service bay, which necessitates the waiver for screening the service bay from the street. The plans indicate a screen wall will be placed within the landscaping area along Desert Inn Road, in order to screen the entrance.

#### Elevations

The plans depict a 31 foot high structure for the vehicle wash, composed of EIFS siding, decorative metal accents, and pacific clay thin lined brick façade treatments. Mechanical units are roof mounted with screening behind a parapet wall at 23 feet in height. Aluminum glazed storefront and entry are located at the southeast corner of the vehicle wash building. The vacuum canopy is 11 feet high and projects 10 feet inward to the interior access drive from both sides. The pay canopy is designed to cover the pay stations from direct sunlight.

#### Floor Plan

The plan depicts a vehicle wash tunnel, restroom, office, vending area, equipment room and electrical room. The customer service entrance area is located on the southeast corner of the building.

#### Signage

Signage is not a part of this request.

**Applicant's Justification**

The applicant is proposing a water efficient and environmentally friendly vehicle wash at the northeast corner of Durango Drive and Desert Inn Road. The vehicle wash will not increase the traffic flow in the area and an adequate queuing lane is provided for vehicles entering the vehicle wash area. The facility has internal space for more than 30 vehicles to wait in-line for a wash or vacuum. Existing landscaping is kept along Durango Drive and Desert Inn Road, with new landscaping added along the east property line. A 3 foot wall is proposed as screening at the south end of the service bay door. The design of the building and site is similar to other WOW style car washes in the City and County. There is adequate parking proposed for employees and 17 vacuum spaces provided.

**Prior Land Use Requests**

| Application Number      | Request   | Action          | Date          |
|-------------------------|---|-----------------|---------------|
| UC-0388-13              | Reduced the separation from an on-premises consumption of alcohol establishment (supper club and brew pub) to a residential use - expired | Approved by PC  | August 2013   |
| DR-0510-11              | New bank building   | Approved by PC  | December 2011 |
| DR-1490-98 (ET-0354-00) | Second extension of time for a shopping center subject to 2 additional years to commence  | Approved by PC  | October 2000  |
| DR-1490-98 (ET-0393-99) | First extension of time for a shopping center subject to 1 additional year to commence  | Approved by PC  | November 1999 |
| DR-1490-98              | Shopping center   | Approved by PC  | October 1998  |
| ZC-1270-97              | Reclassified the site from R-E to C-2 zoning  | Approved by BCC | August 1997   |

**Surrounding Land Use**

|              | Planned Land Use Category | Zoning District | Existing Land Use  |
|--------------|---------------------------|-----------------|--|
| North & East | Corridor Mixed-Use        | C-2             | Commercial buildings within portions of the same shopping center |
| South        | Public Facilities         | P-F             | Desert Breeze Park soccer fields                                 |
| West         | City of Las Vegas         | R-CL            | Single family residential  |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Use Permits

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.

#### 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.

#### Use Permit #1

Durango Drive is located within the separation distance between the single family residential development and the vehicle wash building. The 100 foot arterial street will provide an adequate buffer so that the vehicle wash will not negatively impact the residential use to the west. Staff can support this request.

#### Use Permit #2 & Waiver of Development Standards #2

Master Plan Policy 1.4.5 buffers and transitions supports standardized requirements for buffers and development transitions to mitigate the impacts of higher intensity uses. The vehicle wash is a higher intensity use than the previous bank and should meet minimum buffering standards, including the correct number of trees and screening. The wall is 3 feet high, the street is higher than the finished grade of the vehicle wash. While staff could support the waiver for screening the service bay, the applicant has not indicated why additional trees cannot be provided along the street frontages. The trees will help screen the vacuum areas from Desert Inn Road, provide an aesthetically pleasing streetscape and reduce the heat island effect. Staff cannot support these requests.

#### Design Review

Staff agrees the vehicle wash is an appropriate use at this location and does accommodate appropriate space for access and on-site vacuum facilities. Staff can support the design review, provided appropriate landscaping is planted along the street frontages.

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

##### Waiver of Development Standards #1

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 #1 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 of use permit #1, waiver of development standards #1, and design review; denial of use permit #2 and waiver of development standards #2.



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:**

If approved:

**Comprehensive Planning**

- Shrubs shall be maintained on the street side of the screen wall within the landscaped area along Desert Inn Road;
- A decorative finish shall be applied to the screen wall and painted to match the shopping center;
- 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 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;
- 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)**

- 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 #0143-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: WOW BUILD CO. ONE, LLC**

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

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 type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (KZC)</p> <p><input checked="" type="radio"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="radio"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="radio"/> 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 style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> | <b>STAFF</b>          | <p>APP. NUMBER: <u>UC/WS/DR-23-0182</u>      DATE FILED: <u>4-6-2023</u></p> <p>PLANNER ASSIGNED: <u>BBB</u></p> <p>TAB/CAC: <u>Spring Valley</u>      TAB/CAC DATE: <u>5-9-2023</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>6-7-2023</u>      750' rule u</p> <p>FEE: <u>\$1,375</u>      750</p> |
|   | <b>PROPERTY OWNER</b> | <p>NAME: <u>WOW BUILD CO. ONE, LLC</u></p> <p>ADDRESS: <u>1215 S. Fort Apache Rd., Suite 210</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89117</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____</p>  |
|   | <b>APPLICANT</b>      | <p>NAME: <u>WOW Build Co. One, LLC</u></p> <p>ADDRESS: <u>1215 S. Fort Apache Rd. Suite 210</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89117</u></p> <p>TELEPHONE: _____      CELL: _____</p> <p>E-MAIL: _____      REF CONTACT ID #: _____</p>  |
|   | <b>CORRESPONDENT</b>  | <p>NAME: <u>Kaempfer Crowell - Liz Olson</u></p> <p>ADDRESS: <u>1960 Festival Plaza Dr., Suite 650</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-893-4262</u>      CELL: _____</p> <p>E-MAIL: <u>palect@kcnvstv.com</u>      REF CONTACT ID #: _____</p>   |

ASSESSOR'S PARCEL NUMBER(S): 163-09-412-006

PROPERTY ADDRESS and/or CROSS STREETS: 6580 W DESERT INN RD

PROJECT DESCRIPTION: Design Review, Use Permit, Waivers

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 notifying the public of the proposed application.

Todd Bender      Todd Bender

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

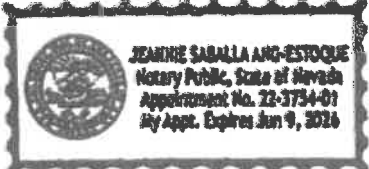
STATE OF Nevada

COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 15, 2022 (DATE)

By Todd Douglas Bender

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.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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| <p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="radio"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="radio"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="radio"/> 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 style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (AR)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> | <b>STAFF</b>          | <p>APP. NUMBER: _____ DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: _____ TAB/CAC DATE: _____</p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: _____</p> <p>FEE: _____</p>  |
|  | <b>PROPERTY OWNER</b> | <p>NAME: <u>WOW BUILD CO. ONE, LLC</u></p> <p>ADDRESS: <u>1215 S. Fort Apache Rd., Suite 210</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>   |
|  | <b>APPLICANT</b>      | <p>NAME: <u>WOW Build Co. One, LLC</u></p> <p>ADDRESS: <u>1215 S. Fort Apache Rd. Suite 210</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>  |
|  | <b>CONSPONSOR</b>     | <p>NAME: <u>Keempfer Crowell - Liz Olson</u></p> <p>ADDRESS: <u>1980 Festival Plaza Dr., Suite 650</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: <u>702-893-4262</u> CELL: _____</p> <p>E-MAIL: <u>paleck@kcrvafw.com</u> REF CONTACT ID #: _____</p> |

ASSESSOR'S PARCEL NUMBER(S): 163-09-412-006

PROPERTY ADDRESS and/or CROSS STREETS: 8580 W DESERT INN RD

PROJECT DESCRIPTION: Design Review, Use Permit, Waivers

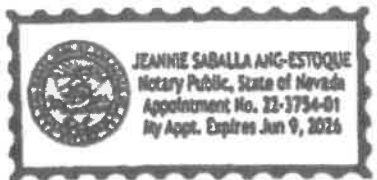
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Todd Bender \_\_\_\_\_  
 Property Owner (Signature)\* Todd Bender  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 15, 2022 (DATE)  
 By Todd Bender

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.



ATTORNEYS AT LAW

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Fax: 775.327.2011

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Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

January 23, 2023

**VIA ONLINE SUBMITTAL**

PLANNING  
COPY

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

**Re: Justification Letter – Special Use Permit, Design Review and Waiver  
APN: 163-09-412-006  
S.T. Enterprises, LLC - WOW Car Wash**

To Whom It May Concern:

This firm represents S.T. Enterprises, LLC (the “Applicant”) in the above referenced matter. This application is a request for a special use permit, design review and waiver to allow for a full service car wash facility on property located on 1.23 acres on the northeast corner of South Durango Drive and West Desert Inn Road (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 163-09-412-006. The Property is zoned General Commercial (C-2) and master planned Corridor Mixed-Use (CM).

The Site was formerly a Chase Bank location. The Applicant purchased the property in 2022, with the hard corner an ideal piece of property for a new WOW Car Wash facility. The Site is surrounded to the east and north with C-2 uses; compact residential in City of Las Vegas jurisdiction to the west; and public facility to the south. The Applicant has designed the project in such a way to create the least impact possible to the adjacent residential neighborhood, which is also buffered by South Durango Drive, as discussed in more detail below. Moreover, the proposed car wash use is an appropriate commercial use and is less intense than other potential uses permitted on the Site. Additionally, WOW has been a community partner and good neighbor in the communities they have entered throughout the Las Vegas Valley, and will continue to do so here.

**A. Special Use Permit**

Car wash facilities are permitted within C-2 zoned districts so long as certain conditions are met. The Site fronts onto West Desert Inn Road, a heavily travelled 100-foot right of way and is adjacent to existing restaurant uses to the east, with mixed restaurant and clinic uses to the north. To the west of the Site is an existing R-CL development within the City of Las Vegas jurisdiction. Car wash facilities within C-2 zoned districts are to be a minimum of 200-feet from residential unless a special use permit is approved to allow a reduction to that distance. Here, the

residential to the west is located 137-feet from the car wash tunnel and therefore requires a special use permit. The residential use is significantly buffered by South Durango Drive, a heavily travelled 100-foot right of way, a bus stop and significant landscaping along the western property line. Additionally, the tunnel is situated vertically on the Site to ensure the tunnel blowers do not face the residential. The Applicant has several existing and under construction car wash locations within the City of Las Vegas, Clark County and Henderson and wishes to continue to expand its business within another location on the subject Site.

Additionally, the Applicant is requesting a special use permit to allow for the entrance to the car wash tunnel to face Desert Inn. A screen wall and landscaping has been provided to ensure adequate screening is provided. The screen wall and landscaping will ensure the tail lights of the cars entering the tunnel are shielded from the right-of-way, meeting the overall intent of the Code.

The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year.

The proposed car wash will not increase the traffic flow along South Durango Drive or West Desert Inn, as they are both already heavily travelled right of ways. Rather, the facility will simply act as an impulse stop, similar to stopping at a gas station. Furthermore, placing the car wash less than a mile from the various commercial and public facility uses to the west will assist with convenience for its customers, as many travelers tend to wash their cars while out running errands.

## **B. Design Review**

The proposed car wash includes a 4,814 square foot car wash tunnel and 17 vacuum bays. The car wash tunnel will be a maximum of 135-feet and meets all setback requirements. The building will have a flat roofline and be comprised of painted concrete, brick accents and large, decorative windows.

The Site has existing landscaping along the street frontages that will remain, with new landscaping being added to the eastern driveway access to provide a buffer between the car wash entry line and the private driveway. The project will include 5 employee parking spaces where 5 parking spaces are required, as well as 1 covered handicapped parking space. Access to the Site will be from South Durango Drive with queuing along the eastern property line. There will be an egress driveway along the interior of the Site for any customers that may have issues and cannot continue through the tunnel. Customers that continue through the tunnel will then exit through the driveway on South Durango Drive or West Desert Inn.

**C. Waiver**

Finally, the Applicant is requesting a waiver to allow for non-standard improvements (landscaping) within the right of way along Durango. The landscaping within the right-of-way is existing and was previously approved. This waiver is therefore a clean-up item to ensure the Site is up to current Code. If approved, the Applicant will enter into a License and Maintenance Agreement to compensate for this request.

Thank you in advance for your consideration. We look forward to discussing the proposal in more detail at the pre-application meeting. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson





6

06/07/23 BCC AGENDA SHEET

VEHICLE WASH  
(TITLE 30)

DURANGO DR/ROBINDALE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
ZC-23-0171-KKAZ, LLC:

**ZONE CHANGE** to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

**USE PERMIT** for a vehicle (automobile) wash.

**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative screening adjacent to a vehicle stacking lane.

**DESIGN REVIEWS** for the following: 1) alternative parking lot landscaping; 2) vehicle wash; and 3) finished grade in the CMA Design Overlay District.

Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:  
176-09-201-001

**DESIGN REVIEWS:**

1. Alternative parking lot landscaping.
2. Vehicle (automobile) wash.
3. Increase finished grade to 65 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 80.6% increase).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.5 (vehicle wash site)/5.1 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814
- Parking Required/Provided: 5/5

### Site Plan

This request is for a conforming zone boundary amendment to a C-1 zoning district for a proposed vehicle (automobile) wash on a 1.5 acre portion of a 5.1 acre site. The vehicle wash is located on the north portion of the parcel while the residual portion of the site will be developed at a future date. The building features the following setbacks: 1) 65.5 feet from the west property line along Durango Drive; 2) 134.5 feet from the north property line adjacent to the James Regional Sports Complex; 3) 78 feet from the east property line adjacent to the Sports Complex; and 4) 25 feet from the future south property line (a commercial subdivision is proposed with this project). A separation of 220 feet is provided between the vehicle wash and the property line of the single family residential development to the west, across Durango Drive. The vehicle wash is located in the south portion of the site. Two rows of covered vacuum spaces, separated by a 35 foot wide drive aisle, are located immediately north of the vehicle wash. A pay station canopy for the vehicle wash is located immediately north of the vacuum spaces and features the following setbacks: 1) 90 feet from the west property line; 2) 7.5 feet from the north property line; 3) 162 feet from the east property line; and 4) 144 feet from the future south property line. A 14.5 foot high CMU block screen/fire separation wall is located immediately to the north of the pay station canopy and is set back 7 feet from the north property line. Five parking spaces are required where 5 parking spaces are provided. Access to the site is granted via a single commercial driveway along Durango Drive. Cross access is provided between the vehicle wash and the future commercial development to the south. A design review to increase finished grade to a maximum of 65 inches is requested. The increase in finished grade is located within the center and toward the east of the site.

The one-way vehicle queuing lane, measuring 24 feet in width, begins at the northeast corner of the vehicle wash facility. The vehicle queuing lane transitions into a 3 lane stacking area, with each lane measuring a minimum of 9 feet in width, along the north side of the site. Per the site plan, the stacking area can accommodate up to 24 vehicles at any given time. Three covered pay kiosks are located at the end of the stacking lane. The 3 lane stacking area transitions into a single drive aisle measuring 14.5 feet in width, located along the west and southwest portion of the site, where automobiles enter the vehicle wash and exit the facility at the southeast portion of the site via a 14.5 foot wide drive aisle. Vehicles then exit to a 36 foot wide east/west drive aisle connecting to Durango Drive.

### Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Durango Drive. The street landscape area consists of 24 inch box trees, shrubs, and groundcover. A 3 foot high decorative screen wall is located behind the street landscape area and the vehicle stacking lane for the vehicle wash. A waiver of development standards is required to permit the decorative screen wall in lieu of the required intense landscape buffer adjacent to the vehicle stacking lane. A 6 foot high decorative block wall, including a 10 foot wide landscape area with Evergreen trees planted 20 feet on center, is located along the north and east property lines adjacent to the existing park. A 14.5 foot high CMU block screen/fire separation wall is located within a portion of the landscape area along the north property line of the site. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The

development requires 4 trees within the interior of the parking lot where 4 trees are distributed throughout the interior of the site.

#### Elevations

The plans depict a vehicle wash with a height ranging from 17 feet to 31 feet to the top of the parapet wall. Contrasting building materials consisting of decorative metal, fiber cement panels, clay thin brick, and CMU block are utilized on the exterior of the building. An aluminum storefront window system is located on a portion of the north and west elevation of the building. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The vacuum canopies, located within the interior of the parking lot, measure 11 feet in height. The pay station canopy measures 11 feet in height and is constructed with metal support columns and a metal roof. The pay station canopy is screened by an adjacent, 14.5 foot high CMU block screen/fire separation wall.

#### Floor Plans

The plans depict a vehicle wash measuring 4,814 square feet in area consisting of a wash bay, equipment room, and office.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The site is not directly adjacent to residential developments and shares a property line with existing C-1 uses which makes the requested zone change appropriate and compatible for the site and surrounding uses. The site fronts onto Durango Drive, a heavily travelled 100 foot right-of-way and is adjacent to existing commercial uses to the south. The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year. The proposed car wash will not increase the traffic flow along Durango Drive as it is an already heavily travelled right-of-way. Rather, the facility will simply act as an impulse stop, similar to stopping at a gas station. Furthermore, placing the car wash adjacent to an existing gas station and other commercial uses to the south, will assist with convenience for its customers, as many travelers tend to wash their cars while out running errands. The applicant states the required parking lot trees will be distributed throughout the interior of the site, necessitating a design review for alternative parking lot landscaping. The applicant indicates a 3 foot high decorative block wall will be provided behind the required street landscaping adjacent to Durango Drive, in lieu of an intense landscape buffer. Landscaping coupled with the screen wall meets the intent under the Code to appropriately screen the stacking lane. Due to the topography of the site, additional fill is needed in order to appropriately develop the site and provide the needed drainage. The increase is located in the center and toward the east side of the site; therefore, not impacting the residential to the west.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>                    | <b>Zoning District</b> | <b>Existing Land Use</b>      |
|--------------|---|------------------------|-------------------------------|
| North & East | Public Use  | P-F                    | James Regional Sports Complex |
| South        | Neighborhood Commercial                             | C-1                    | Mini-warehouse                |
| West         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 & P-F              | Single family residential     |

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

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| TM-23-500046              | A tentative map for a 1 lot commercial subdivision is a companion item on this agenda. |
| VS-23-0172                | A request to vacate and abandon patent easements 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 Neighborhood Commercial land use category allows a mix of retail, restaurants, offices, service commercial, and other professional services. The designated land use is intended to provide opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the surrounding neighborhoods. The requested conforming zone boundary amendment is within the range of non-residential intensities anticipated for the project site by the Master Plan. Local Business (C-1) zoning conforms to the Neighborhood Commercial land use category, and C-1 zoning is consistent and compatible with the surrounding commercial related uses in the area; therefore, staff can support the conforming zone boundary amendment.

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.

Staff has no objection to the proposed vehicle wash as the service bay door is set back 220 feet from the property line of the nearest single family residence, across Durango Drive. Furthermore, the service bay will be screened by the required street landscaping, in addition to a 3 foot high decorative block wall located behind the landscape area. Staff finds the proposed use should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

### Waiver of Development Standards

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

Staff finds the request to allow alternative screening adjacent to the vehicle stacking lane associated with the vehicle wash reasonable. The applicant is proposing a 3 foot high decorative block wall, located behind the required street landscaping, as an alternative to the required intense landscape buffer. The decorative block wall, in conjunction with the required street landscaping and building setback, should mitigate any impact the vehicle wash may have on the surround land uses and properties. Therefore, staff recommends approval.

### Design Review #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees within the interior of the site complies with the Master Plan by encouraging screened parking areas and extensive landscaping. The vehicle wash requires a total of 4 trees within the interior of the parking lot where 4 trees are provided. The required parking lot trees are located at the southwest corner of the vehicle wash and the northwest corner of the vacuum space area. Staff finds the request to permit alternative parking landscaping within the interior of the site reasonable and; therefore, recommends approval.

### Design Review #2

The proposed vehicle wash features varying rooflines up to 31 feet in height, contrasting building materials including decorative metal, fiber cement panels, clay thin brick, and CMU block. The proposed design complies with the CMA Design Overlay District standards, which promote and ensure high quality non-residential developments. The layout of the proposed vehicle wash drive-thru lane is functional and provides immediate cross access to the adjacent commercial site upon vehicles exiting the wash bay. Therefore, staff recommends approval.

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

#### 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;
- Design review for the remaining undeveloped portion of the site;
- 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 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;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **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 #0144-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: S.T. ENTERPRISES**

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS,  
NV 89135**

DRAFT







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

|   |   |
|---|---|
| <b>APPLICATION TYPE</b><br><br><input type="checkbox"/> TEXT AMENDMENT (TA)<br><input checked="" type="checkbox"/> ZONE CHANGE<br><input checked="" type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><br><input checked="" type="checkbox"/> USE PERMIT (UC)<br><br><input type="checkbox"/> VARIANCE (VC)<br><br><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><br>(ORIGINAL APPLICATION #)<br><br><input type="checkbox"/> APPLICATION REVIEW (AR)<br><br>(ORIGINAL APPLICATION #) | <b>STAFF</b><br><br>APP. NUMBER: <u>ZC-23-0171</u> DATE FILED: <u>4/3/23</u><br>PLANNER ASSIGNED: <u>MNO</u><br>TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>5/9/23</u><br>PC MEETING DATE: <u>-</u> <u>6:00</u><br>BCC MEETING DATE: <u>6/7/23 @ 9:00 A.M.</u><br>FEE: <u>\$2,875.00</u> |
|   | <b>PROPERTY OWNER</b><br><br>NAME: <u>KKAZ LLC</u><br>ADDRESS: <u>10 Cascade Creek Lane</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u><br>TELEPHONE: _____      CELL: _____<br>E-MAIL: _____  |
|   | <b>APPLICANT</b><br><br>NAME: <u>S.T. Enterprises LLC</u><br>ADDRESS: <u>755 E. Yosemite Avenue, Suite J</u><br>CITY: <u>Merced</u> STATE: <u>CA</u> ZIP: <u>95340</u><br>TELEPHONE: _____      CELL: _____<br>E-MAIL: _____      REF CONTACT ID #: _____                                   |
| <b>CORRESPONDENT</b><br><br>NAME: <u>Kaempfer Crowell - Liz Olson</u><br>ADDRESS: <u>1980 Festival Plaza Dr., Suite 650</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u><br>TELEPHONE: <u>702-693-4262</u> CELL: _____<br>E-MAIL: <u>psieck@kcnavalw.com</u> REF CONTACT ID #: _____  |   |

ASSESSOR'S PARCEL NUMBER(S): 176-09-201-001

PROPERTY ADDRESS and/or CROSS STREETS: 7508 S DURANGO DR

PROJECT DESCRIPTION: Zone Change, Use Permit, Design Review, and Waivers for Vehicle Wash

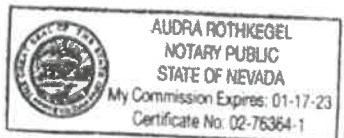
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

  
 Property Owner (Signature)\*      RAMIN FATHIE  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 22, 2022 (DATE)  
 By Ramin Fathie

NOTARY PUBLIC: Audra Rothkegel



\*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.

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ELISABETH E. OLSON**  
[solson@kenvlaw.com](mailto:solson@kenvlaw.com)  
702.792.7000

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas, NV 89135  
Tel: 702.792.7000  
Fax: 702.796.7181

**RENO OFFICE**  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel: 775.852.3900  
Fax: 775.327.2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.684.8300  
Fax: 775.682.0257

February 21, 2023

VIA ONLINE SUBMITTAL

20-23-0171

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

PLANNING  
COPY

**Re: *Justification Letter – Zone Change, Tentative Map, Special Use Permit,  
Waiver and Design Review for Car Wash  
APN: 176-09-201-001  
S.T. Enterprises, LLC - WOW Car Wash***

To Whom It May Concern:

This firm represents S.T. Enterprises, LLC (the “Applicant”) in the above referenced matter. This application is a request for a zone change, tentative map, special use permit, waiver and design review to allow for a vehicle wash on property located on a portion of 5.1 acres near the northeast corner of Robindale Road and Durango Drive (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 176-09-201-001. The Property is zoned Rural Estates Residential (R-E) and master planned Neighborhood Commercial (NC).

The Site fronts onto Durango, a heavily travelled, 100-foot right-of-way, and is adjacent to the James Regional Park to the north and east and an existing mini-storage and gas station to the south. The Applicant has designed the project in such a way to create the least impact possible to the residential neighborhood across Durango to the West, which is also buffered by Durango Drive, as discussed in more detail below. Moreover, the proposed car wash use is an appropriate neighborhood commercial use and is less intense than other potential uses permitted on the Site. Additionally, WOW has been a community partner and good neighbor in the communities they have entered throughout the Las Vegas Valley, and will continue to do so here.

**A. Zone Change**

The Applicant is requesting a zone change from R-E to Local Business (C-1). C-1 is a conforming zoning district under the NC master plan designation. The Site is not directly adjacent to residential and shares a property line with existing C-1 uses which makes the requested zone change appropriate and compatible for the Site and surrounding uses.

**B. Tentative Map**

The Applicant is requesting the submittal of a tentative map to allow for a single lot commercial subdivision. The proposed car wash will utilize the northern portion of the Site. The remaining portion of the Site will be developed at a later time.

**C. Special Use Permit**

Car wash facilities are permitted within C-1 zoned districts upon the approval of a special use permit. The Site fronts onto Durango Drive, a heavily travelled 100-foot right of way and is adjacent to existing commercial uses to the south. The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year.

The proposed car wash will not increase the traffic flow along Durango Drive as it's an already heavily travelled right of way. Rather, the facility will simply act as an impulse stop, similar to stopping at a gas station. Furthermore, placing the car wash adjacent to an existing gas station and other commercial uses to the south, will assist with convenience for its customers, as many travelers tend to wash their cars while out running errands.

To address Section 30.44, service bay doors facing a street, the Applicant has provided a 3-foot, decorative screen wall, in addition to the proposed landscaping, to screen the service bay door from the right of way.

**D. Design Review**

The proposed car wash includes a 4,814 square foot car wash tunnel and 21 self-service vacuum bays. The car wash tunnel will be a maximum of 31-feet and will be comprised of painted concrete, brick accents and large, decorative windows. The Applicant is providing the required landscaping along the perimeter of the Site. The project will include 7 employee parking spaces where 5 parking spaces are required, as well as 2 covered handicapped parking spaces. Access to the Site will be from Durango Drive with queuing along the eastern, northern and western property lines.

The Applicant is also requesting a design review to allow for increased fill up to 65 inches where 36 inches is the maximum permitted. Due to the topography of the Site, additional fill is needed in order to appropriately develop the Site and provide the needed drainage. The increase is located in the center and toward the east side of the Site, therefore not impacting the residential to the west.

Car wash facilities must be setback a minimum of 200-feet from any existing residential under the C-1 zoning district. Here, the car wash tunnel is setback approximately 220-feet from the property line of the residential to the west across Durango Drive. Additionally, car wash

PLANNER  
COPY

tunnel bays must be appropriately screened from the right of way. Here, the Applicant is providing a screen wall located at the back of the landscaping along Durango Drive where the entrance to the tunnel is located.

The Applicant is also requesting a design review for alternative parking lot landscaping per Figure 30.64-14, which requires a terminating landscape finger island at the end of the northern row of vacuum and parking stalls. To compensate for this request, the Applicant is providing the overall number of required trees for the Site distributed throughout the project.

#### **E. Waiver**

The Applicant is also requesting a waiver to Figure 30.64-12 which requires an intense landscape buffer adjacent to the stacking lane along Durango Drive. To compensate for this request, the Applicant is providing the required detached sidewalks with landscaping along Durango and a decorative screen wall to appropriately screen the stacking lane from the right-of-way. The 10-feet of landscaping coupled with the screen wall meets the intent under the Code to appropriately screen the stacking lane.

#### **F. Vacation**

Finally, the Applicant is requesting the vacation of existing government patent easements on the Site as they are no longer required or needed for development. The required vacation documents have been submitted along with this application.

The Applicant has several existing and under construction car wash locations within the City of Las Vegas, Clark County, North Las Vegas and Henderson and wishes to continue to expand its business within another location on the subject Site.

Thank you in advance for your consideration. We look forward to discussing the proposal in more detail at the pre-application meeting. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PLANNER  
COPY



**AGENDA LOG AMENDMENT**  
Department of Comprehensive Planning

Application Number: ZC-23-0171

Property Owner or Subdivision Name: KKAZ LLC

Public Hearing: Yes  No

Staff Report already created: Yes  No

Delete this application from the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

Add this application to the: TAB/CAC \_\_\_\_\_ PC \_\_\_\_\_ BCC \_\_\_\_\_

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

Held no date specific

Withdrawn

No change to meeting(s) 5/9/23 Spring Valley TAB/CAC; 6/7/23 BCC

Amend Write-up

Renotify

Make a public hearing (Radius: 1000)

Rescheduling

Other: \_\_\_\_\_

Additional fees – \$AMOUNT OF ADDITIONAL FEES: \_\_\_\_\_

Refund

80%

100% (please include justification for full refund below)

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

Reason for Change: Incorrect Public Hearing Notice of 1500 feet was selected in Accela. Correct Public Hearing Notice to 1000 feet. Correct fees were charged.

Change initiated by: MND Date: 4/10/23

Change authorized by: ROK Date: 4/10/23

Change processed by: ds Date: 4/10/23

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

Parcel Number(s): 176-09-201-001

Town Board(s): Spring Valley



06/07/23 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

DURANGO DR/ROBINDALE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
VS-23-0172-KKAZ, LLC:

**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Cimarron Road, and between Robindale Road and Eldorado Lane (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:  
176-09-201-001

LAND USE PLAN:  
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the north, south, and east portions of the project site. The patent easements are no longer necessary for right-of-way or utility purposes.

**Surrounding Land Use**

|              | Planned Land Use Category                           | Zoning District | Existing Land Use             |
|--------------|---|-----------------|-------------------------------|
| North & East | Public Use  | P-F             | James Regional Sports Complex |
| South        | Neighborhood Commercial                             | C-1             | Mini-warehouse                |
| West         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 & P-F       | Single family residential     |

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| ZC-23-0171         | A conforming zone change to C-1 zoning, use permit for a vehicle (automobile wash), waiver of development standards for alternative screening, and design reviews for alternative parking lot landscaping and finished grade is a companion item on this agenda. |
| TM-23-500046       | A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.   |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised 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 45 feet to the back of curb for Durango Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT: S.T. ENTERPRISES**

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV  
89135**

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-23-0172</u>             | DATE FILED: <u>4/3/23</u>             |
| <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)<br><input checked="" type="checkbox"/> EASEMENT(S)<br><input type="checkbox"/> RIGHT(S)-OF-WAY<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #): _____ |  |                       | PLANNER ASSIGNED: <u>MNO</u>               | TAB/CAC DATE: <u>5/9/23</u><br>@ 6:00 |
|  |  |                       | TAB/CAC: <u>SPRING VALLEY</u>              |                                       |
|  |  |                       | PC MEETING DATE: <u>-</u>                  |                                       |
|  |  |                       | BCC MEETING DATE: <u>6/7/23 @ 9:00 AM.</u> |                                       |
|  |  |                       | FEE: <u>\$875.00</u>                       |                                       |

|                       |   |
|-----------------------|---|
| <b>PROPERTY OWNER</b> | NAME: <u>KKAZ LLC</u>                                     |
|                       | ADDRESS: <u>10 Cascade Creek Lane</u>                     |
|                       | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> |
|                       | TELEPHONE: _____ CELL: _____                              |
|                       | E-MAIL: _____   |

|                  |  |
|------------------|--|
| <b>APPLICANT</b> | NAME: <u>S.T. Enterprises LLC</u>                      |
|                  | ADDRESS: <u>755 E. Yosemite Avenue, Suite J</u>        |
|                  | CITY: <u>Merced</u> STATE: <u>CA</u> ZIP: <u>95340</u> |
|                  | TELEPHONE: _____ CELL: _____                           |
|                  | E-MAIL: _____ REF CONTACT ID #: _____                  |

|                      |   |
|----------------------|---|
| <b>CORRESPONDENT</b> | NAME: <u>Kaempfer Crowell - Liz Olson</u>                 |
|                      | ADDRESS: <u>1980 Festival Plaza Dr., Suite 650</u>        |
|                      | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> |
|                      | TELEPHONE: <u>702-693-4262</u> CELL: _____                |
|                      | E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 176-09-201-001

PROPERTY ADDRESS and/or CROSS STREETS: 7508 S DURANGO DR

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)\*

STATE OF NEVADA  
COUNTY OF CLARK

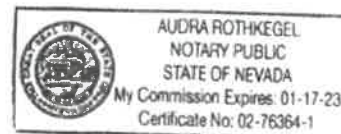
SUBSCRIBED AND SWORN BEFORE ME ON November 30, 2022 (DATE)

By Ramin Fathie

NOTARY PUBLIC: Audra Rothkegel

RAMIN FATHIE

Property Owner (Print)



\*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.

**KAEMPFER**

**CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**ELISABETH E. OLSON**

[oolson@kcmlaw.com](mailto:oolson@kcmlaw.com)  
702.792.7000

LAS VEGAS OFFICE  
1980 Festival Plaza Drive  
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Fax 702 796 7161

RENO OFFICE  
50 West Liberty Street  
Suite 700  
Reno, NV 89501  
Tel 775 852 3900  
Fax 775 327 2011

CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel 775 884 8300  
Fax 775 882 0257

February 21, 2023

**VIA ONLINE SUBMITTAL**

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

PLANNER  
COPY

VS-23-0172

**Re: *Justification Letter – Zone Change, Tentative Map, Special Use Permit,  
Waiver and Design Review for Car Wash  
APN: 176-09-201-001  
S.T. Enterprises, LLC - WOW Car Wash***

To Whom It May Concern:

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The Site fronts onto Durango, a heavily travelled, 100-foot right-of-way, and is adjacent to the James Regional Park to the north and east and an existing mini-storage and gas station to the south. The Applicant has designed the project in such a way to create the least impact possible to the residential neighborhood across Durango to the West, which is also buffered by Durango Drive, as discussed in more detail below. Moreover, the proposed car wash use is an appropriate neighborhood commercial use and is less intense than other potential uses permitted on the Site. Additionally, WOW has been a community partner and good neighbor in the communities they have entered throughout the Las Vegas Valley, and will continue to do so here.

**A. Zone Change**

The Applicant is requesting a zone change from R-E to Local Business (C-1). C-1 is a conforming zoning district under the NC master plan designation. The Site is not directly adjacent to residential and shares a property line with existing C-1 uses which makes the requested zone change appropriate and compatible for the Site and surrounding uses.

### **B. Tentative Map**

The Applicant is requesting the submittal of a tentative map to allow for a single lot commercial subdivision. The proposed car wash will utilize the northern portion of the Site. The remaining portion of the Site will be developed at a later time.

### **C. Special Use Permit**

Car wash facilities are permitted within C-1 zoned districts upon the approval of a special use permit. The Site fronts onto Durango Drive, a heavily travelled 100-foot right of way and is adjacent to existing commercial uses to the south. The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year.

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To address Section 30.44, service bay doors facing a street, the Applicant has provided a 3-foot, decorative screen wall, in addition to the proposed landscaping, to screen the service bay door from the right of way.

### **D. Design Review**

The proposed car wash includes a 4,814 square foot car wash tunnel and 21 self-service vacuum bays. The car wash tunnel will be a maximum of 31-feet and will be comprised of painted concrete, brick accents and large, decorative windows. The Applicant is providing the required landscaping along the perimeter of the Site. The project will include 7 employee parking spaces where 5 parking spaces are required, as well as 2 covered handicapped parking spaces. Access to the Site will be from Durango Drive with queuing along the eastern, northern and western property lines.

The Applicant is also requesting a design review to allow for increased fill up to 65 inches where 36 inches is the maximum permitted. Due to the topography of the Site, additional fill is needed in order to appropriately develop the Site and provide the needed drainage. The increase is located in the center and toward the east side of the Site, therefore not impacting the residential to the west.

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tunnel bays must be appropriately screened from the right of way. Here, the Applicant is providing a screen wall located at the back of the landscaping along Durango Drive where the entrance to the tunnel is located.

The Applicant is also requesting a design review for alternative parking lot landscaping per Figure 30.64-14, which requires a terminating landscape finger island at the end of the northern row of vacuum and parking stalls. To compensate for this request, the Applicant is providing the overall number of required trees for the Site distributed throughout the project.

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Finally, the Applicant is requesting the vacation of existing government patent easements on the Site as they are no longer required or needed for development. The required vacation documents have been submitted along with this application.

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Thank you in advance for your consideration. We look forward to discussing the proposal in more detail at the pre-application meeting. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PLANNED  
COPY

8

WOW CAR WASH @ DURANGO & ROBINDALE  
(TITLE 30)

DURANGO DR/ROBINDALE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-23-500046-KKAZ, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 5.1 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley. MN/md/syp (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-09-201-001

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.1
- Project Type: Vehicle wash

The plans depict a 1 lot commercial subdivision consisting of 5.1 acres for a proposed vehicle wash on the north portion of the site and a future commercial development on the south portion of the parcel. Access to the site is granted via a single commercial driveway located adjacent to Durango Drive.

**Landscaping**

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Durango Drive. The street landscape area consists of 24 inch box trees, shrubs, and groundcover. A 3 foot high decorative screen wall is located behind the street landscape area and the vehicle stacking lane for the vehicle wash. A 6 foot high decorative block wall, including a 10 foot wide landscape area with Evergreen trees planted 20 feet on center, is located along the north and east property lines adjacent to the existing park. The required parking lot trees have been distributed throughout the interior of the site.

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b>                    | <b>Zoning District</b> | <b>Existing Land Use</b>      |
|--------------|---|------------------------|-------------------------------|
| North & East | Public Use  | P-F                    | James Regional Sports Complex |
| South        | Neighborhood Commercial                             | C-1                    | Mini-warehouse                |
| West         | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 & P-F              | Single family residential     |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| ZC-23-0171                | A conforming zone change to C-1 zoning, use permit for a vehicle (automobile wash), waiver of development standards for alternative screening, and design reviews for alternative parking lot landscaping and finished grade is a companion item on this agenda. |
| VS-23-0172                | A request to vacate and abandon patent easements 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**

- 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 45 feet to the back of curb for Durango Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Comprehensive Planning - Addressing**

- No comment.

**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 #0144-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: S.T. ENTERPRISES**

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135**





# 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-23-500046</u> DATE FILED: <u>4/3/23</u>   |
| <input checked="" type="checkbox"/> TENTATIVE MAP (TM) |                       | PLANNER ASSIGNED: <u>MND</u><br>TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>5/9/23</u><br>PC MEETING DATE: <u>-</u> @ <u>6:00 P.M.</u><br>BCC MEETING DATE: <u>6/7/23 @ 9:00 A.M.</u><br>FEE: <u>\$750.00</u> |

|                       |   |
|-----------------------|---|
| <b>PROPERTY OWNER</b> | NAME: <u>KKAZ LLC</u><br>ADDRESS: <u>10 Cascade Creek Lane</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u><br>TELEPHONE: _____      CELL: _____<br>E-MAIL: _____ |
|-----------------------|---|

|                  |   |
|------------------|---|
| <b>APPLICANT</b> | NAME: <u>S.T. Enterprises LLC</u><br>ADDRESS: <u>755 E. Yosemite Avenue, Suite J</u><br>CITY: <u>Merced</u> STATE: <u>CA</u> ZIP: <u>95340</u><br>TELEPHONE: _____      CELL: _____<br>E-MAIL: _____      REF CONTACT ID #: _____ |
|------------------|---|

|                      |   |
|----------------------|---|
| <b>CORRESPONDENT</b> | NAME: <u>Kaempfer Crowell - Liz Olson</u><br>ADDRESS: <u>1980 Festival Plaza Dr., Suite 650</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u><br>TELEPHONE: <u>702-693-4262</u> CELL: _____<br>E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: _____ |
|----------------------|---|

ASSESSOR'S PARCEL NUMBER(S): 176-09-201-001

PROPERTY ADDRESS and/or CROSS STREETS: 7508 S DURANGO DR

TENTATIVE MAP NAME: \_\_\_\_\_

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)\*
 

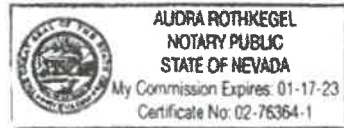
RAMIN FATHIE  
 \_\_\_\_\_  
 Property Owner (Print)

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON November 30, 2023 (DATE)

By Ramin Fathie

NOTARY PUBLIC: Audra Rothkegel



\*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON

[olson@kcnylaw.com](mailto:olson@kcnylaw.com)

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CARSON CITY OFFICE  
510 West Fourth Street  
Carson City, NV 89703  
Tel 775 884 8300  
Fax 775 882 0257

February 21, 2023

**VIA ONLINE SUBMITTAL**

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

Ty-23-400046

**Re: Justification Letter – Request to Hold Tentative Map Application**  
**APN: 176-09-201-001**  
**S.T. Enterprises, LLC - WOW Car Wash**

To Whom It May Concern:

This firm represents S.T. Enterprises, LLC (the “Applicant”) in the above referenced matter. A request has been submitted for a zone change, tentative map, special use permit, waiver and design review to allow for a vehicle wash on property located on a portion of 5.1 acres near the northeast corner of Robindale Road and Durango Drive (the “Site”). The Site is more particularly described as Assessor’s Parcel Number 176-09-201-001. The Property is

The Applicant is requesting the tentative map portion of the project be held to the same Board of County Commissioners meeting as the zone change and corresponding design review, special use permit and waiver applications.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson