



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 28, 2024

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for May 14, 2024. (For possible action)
- IV. Approval of the Agenda for May 28, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **VS-24-0176-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/rg/ng (For possible action) **06/18/24 PC**
- 2. **WS-24-0173-ONE NEVADA CREDIT UNION:**
WAIVER OF DEVELOPMENT STANDARDS for residential adjacency standards.
DESIGN REVIEW for modification to an existing site on 1.78 acres in conjunction with an existing financial service business in a CG (Commercial General) Zone. Generally located on the south side of Spanish Ridge Avenue and the west side of Durango Drive within Spring Valley. JJ/rp/ng (For possible action) **06/18/24 PC**
- 3. **ET-24-400051 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME for the following: **1) increase building height; and 2) alternative landscaping.**
DESIGN REVIEWS for the following: **1) multi-family residential development; and 2) finished grade on 10.5 acres in an RM32 (Residential Multi-Family 32) Zone.** Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/nai/ng (For possible action) **06/18/24 BCC**
- 4. **ZC-24-0155-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**
ZONE CHANGE to reclassify 8.21 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible action) **06/18/24 BCC**
- 5. **VS-24-0157-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**
VACATE AND ABANDON a portion of a right-of-way being Badura Avenue located between Tenaya Way and Pioneer Way and a portion of right-of-way being Tenaya Way located between Arby Avenue and Badura Avenue within Spring Valley (description on file). MN/sd/ng (For possible action) **06/18/24 BCC**

6. **WS-24-0156-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce throat depth; and 3) reduce departure distance.
DESIGN REVIEW for a distribution center on 8.21 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Badura Avenue and Tenaya Way within Spring Valley. MN/sd/ng (For possible action) **06/18/24 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: June 11, 2024.

X. Adjournment.

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

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0176-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/rg/ng (For possible action)

RELATED INFORMATION:

APN:

163-30-518-002

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED USE

BACKGROUND:

Project Description

This is a request to vacate and abandon public access easements along the south of Tropicana Avenue and along the east of Grand Canyon Drive. The applicant states that the vacation would allow for the construction of the on-site and off-site improvements for a proposed convenience store and gas station.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|----------------|
| UC-23-0230 | Reduced separation from a gas station, convenience store, and outside dining to a residential use, and waiver for modified driveway standards | Approved by PC | September 2023 |
| WS-0821-02 (ET-0179-05) | Extension of time for a commercial shopping center and waiver for landscaping | Approved by BCC | September 2005 |
| VS-0664-03 | Vacated and abandoned patent easements | Approved by PC | June 2003 |
| WS-0821-02 | Landscaping and design review for a commercial shopping center | Approved by BCC | August 2002 |
| TM-0221-02 | commercial lot | Approved by PC | July 2002 |
| VS-0758-02 | Vacated and abandoned patent easements | Approved by PC | July 2002 |
| ZC-0217-02 | Reclassified from R-E to C-2 zoning | Approved by BCC | April 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|-------------------|
| North | Corridor Mixed-Use | CG | Vehicle wash |
| South | Corridor Mixed-Use | RM50 | Undeveloped |
| East | Corridor Mixed-Use | RM50 | Undeveloped |
| West | Corridor Mixed-Use | CG | Retail |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIVIL 360 PLANNING & ENGINEERING

CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN ROAD,
LAS VEGAS, NV 89146

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-30-518-002

PROPERTY ADDRESS/ CROSS STREETS: Tropicana Ave & Grand Canyon Drive

DETAILED SUMMARY PROJECT DESCRIPTION

5,200 SF Convenience store. Request vacation of existing public access easements along Tropicana Ave & Grand Canyon Drive.

PROPERTY OWNER INFORMATION

NAME: WPI-Grand Trop LLC and UAP-Grand Trop LLC
 ADDRESS: 1401 Quail St. Suite 140
 CITY: Newport Beach STATE: CA ZIP CODE: 92660
 TELEPHONE: 949-943-8550 EXT 852 CELL 949-326-3115 EMAIL: john.pham@world-premier.com; proman@uapcompanies.com

APPLICANT INFORMATION (must match online record)


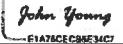
NAME: Shalane Baker
 ADDRESS: 10755 Sandhill Road
 CITY: Dallas STATE: TX ZIP CODE: 75238 REF CONTACT ID # _____
 TELEPHONE: 214-343-9400 CELL _____ EMAIL: sbaker@dimensiongroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Marissa Francisco
 ADDRESS: 6490 W. Desert Inn Rd
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-899-6068 CELL 702-628-2707 EMAIL: processing@civil360lv.com

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

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

| | | | |
|--|--|--|-------------------|
| DocuSigned by:  Andrew Sun <small>82003758431490</small> | DocuSigned by:  John Young <small>F1A78CE08E34C7</small> | Andrew Sun, Manager John Young, Manager Property Owner (Print) | 3/22/2024 Date |
|--|--|--|-------------------|

DEPARTMENT USE ONLY:

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

| | |
|---------------------------------------|--------------------------------|
| APPLICATION # (s) <u>VS-24-0176</u> | ACCEPTED BY <u>Tyles (Ind)</u> |
| PC MEETING DATE <u>6/18</u> | DATE <u>4/24/24</u> |
| BCC MEETING DATE _____ | FEES <u>\$1,200.00</u> |
| TAB/CAC LOCATION <u>Spring Valley</u> | DATE <u>5/28/24</u> |



March 22, 2024

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

**RE: Improvement Plans for Circle K at Tropicana & Grand Canyon. (APN: 163-30-518-002)
Justification Letter – Public Access Easement Vacation (CIVIL 360 Project No. 35-2109)**

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, WPI – Grand Trop LLC and UAP – Grand Trop LLC, on this request for vacation and abandonment of existing public access easements on the project parcel for the *Circle K at Tropicana Avenue & Grand Canyon Drive* project. The project site is located at the SEC of Tropicana Avenue and Grand Canyon Drive in Clark County. The proposed project will construct onsite and offsite improvements for the Circle K convenience store & gas station.

As a part of this vacation application, we are requesting the following:

- Vacation and abandonment of the public access easements located on APN: 163-30-518-002 comprised of two separate areas at the NEC of the project site bordering Tropicana Avenue and an area at the SWC of the project site bordering Grand Canyon Drive. The existing public access easements were granted on the *Final Map of SEC Tropicana/Grand Canyon* recorded in Book 115, Page 66 of Clark County Official Records. These easements are no longer needed or correct because the driveways providing ingress and egress into both Tropicana Avenue and Grand Canyon Drive are relocated. New public access easements will be granted via separate documents with the proposed driveways as shown in the *Improvement Plans for Circle K at Tropicana Avenue & Grand Canyon Drive* project.

The existing public access easements to be vacated as part of this development project and as described above are shown on the attached *Exhibit 'A' VS and Exhibit 'B'*. On behalf of the Applicant, we respectfully request your review and approval of this application.

If there is any question regarding the revision, please contact me direct at (702) 940-6942 or via email jescobedo@civil360lv.com.

Respectfully Submitted,

CIVIL 360 LLC

A handwritten signature in blue ink that reads 'Jennifer L. Escobedo'.

Jennifer L. Escobedo, P.E.
Principal

06/18/24 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0173-ONE NEVADA CREDIT UNION:

WAIVER OF DEVELOPMENT STANDARDS for residential adjacency standards.
DESIGN REVIEW for modification to an existing site on 1.78 acres in conjunction with an existing financial service business in a CG (Commercial General) Zone.

Generally located on the south side of Spanish Ridge Avenue and the west side of Durango Drive within Spring Valley. JJ/rp/ng (For possible action)

RELATED INFORMATION:

APN:
163-29-801-019

WAIVER OF DEVELOPMENT STANDARDS:
Allow drive-thru to be 122 feet from adjacent residential development where 200 feet is required per Section 30.04.06.E (a 39% reduction).

DESIGN REVIEW:
Modifications to an existing site in conjunction with an existing financial services business to accommodate a new drive-thru.

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: 5525 S. Durango Drive
- Site Acreage: 1.78
- Project Type: Financial service (bank)
- Building Height (feet): 11 (ATM)
- Square Feet: 11,000
- Parking Required/Provided: 28/72

History, Request, & Site Plan

WS-0989-14 was approved in 2014 for an office building (One Nevada Credit Union Mortgage and Contact Center) by Board of County Commissioners. This request is for the installation of the new drive-thru ATM in conjunction with an existing financial service business.

The plan depicts a financial service (One Nevada Credit Union Mortgage). The existing building is set back 69 feet from Durango Drive and 56 feet from Spanish Ridge Avenue. The existing covered parking spaces and the existing landscape located on the south side of the building will be removed to accommodate a new drive-thru lane. Access to the site is shown as 2 ingress/egress points, 1 on Durango Drive and the other on Spanish Ridge Avenue. The drive-thru width is 12 feet.

The new ATM will be located on the south side of the building and will be set back 122 feet from the west property line adjacent to the residential development, therefore, necessitating a waiver of development standard to allow drive-thru lanes less than 200 feet from the adjacent residential development. The drive-thru ATM will be located on the southeast side of the existing building.

The existing parking count is 82 spaces. Ten parking spaces will be eliminated to accommodate a new drive-thru which makes the new parking count 72 spaces, where 28 parking spaces are required.

Landscaping

The plan depicts no changes to the perimeter landscape or buffer. Twenty-eight new shrubs and 3 Nannorrhops Ritchieana Mazari Palms will be added to the drive-thru ATM.

Elevations

The plan depicts an ATM, 11 feet in height and the material is compatible with the building features.

Applicant's Justification

The applicant is requesting a waiver of development standards for the installation of the new exterior drive-thru ATM. The ATM will be located on the south side of the property and will have no impact to the building. The applicant indicated that, there will be no interruption or alteration to the existing flow of traffic and no changes to the perimeter landscape buffer. The applicant affirms that this proposal is consistent with the overall objectives of the Master Plan. Pedestrian and vehicular safety is ensured by separating the ATM drive aisle from the parking lot and installing contrasting pavement for the ATM drive aisle and new pedestrian cross walk. In addition of the ATM will have no impact on adjacent residential developments.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| DR-0174-16 | Comprehensive sign in conjunction with an approved financial services office building | Approved by BCC | May 2016 |
| WS-0989-14 | Waiver of development standards to allow an attached sidewalk, wavier of conditions of a zone change (ZC-0963-08) and design review for an office building | Approved by BCC | February 2015 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| ZC-0963-08 | Reclassified the site to C-1 zoning and a use permit for on-premises consumption of alcohol in conjunction with a supper club | Approved by BCC | November 2008 |
| SN-0958-05 | Street name change to Spanish Ridge Avenue | Approved by BCC | July 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------------------|---------------------------|-----------------------------|
| North | Compact Neighborhood (up to 18 du/ac) | RM18 | Multiple family residential |
| South | Neighborhood Commercial | CG | Office building |
| East | Public Use | PF | Detention Basin |
| West | Neighborhood Commercial | RS2 | Single-family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

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

Waiver of Development Standards & Design Review

The proposed drive-thru ATM is compatible with the building. Although the new design will eliminate 10 parking spaces to accommodate a new drive-thru, the remaining parking is complying with the minimum requirement. There is enough space for queuing of the cars. Staff finds that the reduced drive-thru setback will not negatively impact adjacent residential developments since there is no talk box or speaker; therefore, staff can support these requests.

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANNE JOHNSON

CONTACT: ANNE JOHNSON, SPARKFLIGHT STUDIOS, 1489 W. WARM SPRINGS ROAD, SUITE 110, HENDERSON, NV 89104



Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 16329801019

PROPERTY ADDRESS/ CROSS STREETS: 5525 S Durango Dr. Las Vegas, NV 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Existing building and site - add new ATM with drive-thru on exterior and minor interior tenant improvements to existing 11,000sq.ft. building.

PROPERTY OWNER INFORMATION

NAME: One Nevada Credit Union

ADDRESS: 2645 S Mojave Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: 702-641-4243

CELL _____

EMAIL: paulp@onenevada.org

APPLICANT INFORMATION (must match online record)

NAME: Paul Parrish, One Nevada Credit Union

ADDRESS: 2645 S Mojave Rd. Bldg. A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

REF CONTACT ID # _____

TELEPHONE: (702) 641-4363

CELL (_____

EMAIL: paulp@onenevada.org

CORRESPONDENT INFORMATION (must match online record)

NAME: Anne Johnson

ADDRESS: 1489 W Warm Springs Rd. Ste 110

CITY: Henderson

STATE: NV

ZIP CODE: 89104

REF CONTACT ID # _____

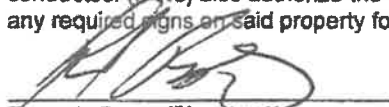
TELEPHONE: (702) 553-3323

CELL _____

EMAIL: sparkflightstudios@gmail.com

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

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


Property Owner (Signature)

Paul Parrish, President/CEO
Property Owner (Print)

March 6, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0173

PC MEETING DATE 06/18/2024

BCC MEETING DATE _____

TAB/CAC LOCATION Spring Valley

ACCEPTED BY JUD

DATE 04/25/2024

FEES \$1300⁰⁰

DATE 05/28/2024



April 22, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway
P.O. Box 551741
Las Vegas, NV 89155-1741

Re: APN 163-29-801-019
5525 S Durango Dr.
Las Vegas, Nevada 89113
Application Number: ~~23-101434~~ WS-24-0173

To Whom It May Concern:

INFORMATION

Our office respectfully submits this Design Review request and a Waiver of Development Standards for the installation of a new exterior drive-thru ATM, alongside a request for a Design Review for a pedestrian sidewalk reduction at 5525 S Durango Dr, Las Vegas, Nevada 89113.

The ATM will be located on the south side of the property and will have no impact to the building.

- Parking spaces will be reduced. Existing parking count is 82 spaces, new parking count will be 72 spaces. 28 spaces are required by code.
- No interruptions or alterations to the existing flow of traffic.
- No zoning changes are required.
- No changes to perimeter landscape buffers.

Design Review for reduced pedestrian sidewalk located on the southern portion of the existing building, adjacent to the proposed ATM drive-thru.

- A portion of the pedestrian sidewalk will be 3'-6" where 5'-0" is required per 30.04.05(D)

Reasoning for Waiver of Development Standards:

- Drive-thru lane will be 122' from adjacent residential development where 200' is required per 30.04.06.E

FINDINGS

Applicant affirms that this proposal is consistent with the overall objectives of Clark County's plan. Pedestrian and vehicular safety is ensured by separating the ATM drive aisle from the parking lot and installing contrasting pavement for the ATM drive aisle and new pedestrian cross walk. Addition of the ATM will have no impact on adjacent residential development.



Please contact me at (702) 553-3323, or sparkflightstudios@gmail.com if you require additional information.

Sincerely,

Anne Johnson, AIA, NCARB, LEED AP
Representative filing on behalf of Applicant

cc: One Nevada Credit Union, Paula Woolman – NDL Group Inc., file

06/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400051 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FOURTH EXTENSION OF TIME for the following: 1) increase building height; and 2) alternative landscaping.

DESIGN REVIEWS for the following: 1) multi-family residential development; and 2) finished grade on 10.5 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley, MN/nai/ng (For possible action)

RELATED INFORMATION:

APN:

176-04-301-001; 176-04-301-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed multi-family residential development to 42 feet where 35 feet is allowed (a 20% increase).
2.
 - a. Allow a 5 foot wide attached sidewalk with no landscaping along Durango Drive where a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-17 or 30.64-18 is required.
 - b. Allow a 5 foot wide attached sidewalk with no landscaping along Durango Drive where 15 feet of landscape area with a detached sidewalk along the street frontage with medium trees, 24 inch box in size, and shrubs to cover 50% of the landscape area is required along collector and arterial streets.

DESIGN REVIEWS:

1. A multi-family residential development.
2. Increase the finished grade for a proposed multi-family residential development to 6 feet where a maximum of 36 inches (was previously 18 inches) is the standard (a 300% increase).

LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.5
- Project Type: Multiple family residential

- Number of Lots/Units: 224
- Density (du/ac): 21.4
- Number of Stories: 3
- Building Height (feet): Up to 42 feet 7 inches
- Open Space Required/Provided (square feet): 23,700/56,706
- Parking Required/Provided: 432/432

Site Plans

The approved plans depict a site that was previously approved via ZC-0146-12 and WS-0793-16 for a multiple family residential development located on the east side of Durango Drive and on the north side of Badura Avenue. The development consists of 224 units on a 10.5 acre site with a density of 21.4 dwelling units per acre. Access to the site is located via a driveway entrance/exit along Durango Drive and Maule Ave. The site includes 7 residential buildings, leasing office, lounge, fitness center, and a centrally located swimming pool. Parking is located throughout the site and includes tenant garages and covered parking.

Landscaping

The approved plans depict an existing 5 foot wide attached sidewalk and an existing 45 foot wide drainage easement along Durango Drive. Shrubs and groundcover are located in the drainage easement; however, no trees are allowed because of planting restrictions per Clark County Public Works. A 5 foot wide landscape area with additional shrubs and groundcover is located along the eastern boundary of the drainage easement. Waiver of development standards #2 and the waiver of conditions that was previously approved with WS-0793-16 are required to address this design. A 15 foot wide landscape area with a detached sidewalk is located along Badura Avenue. A 6 foot wide landscape area is located adjacent to an attached sidewalk along Maule Avenue to the north and a 10 foot wide intense landscape area is located adjacent to the eastern property line. The landscape materials in these areas include trees, shrubs, and groundcover as required by Title 30. Interior parking lot trees are generally distributed throughout the site. There is a dog park and centrally located pool area.

Elevations

The approved plans depict 5 building types. The buildings are 3 stories and ranging in height from 32 feet to 39 feet 9 inches at the parapets, with architectural features ranging in height from 41 feet 4 inches to 42 feet 7 inches. Waiver of development standards #1 was requested to allow the increase in height to 42 feet. The facades include stucco siding with various colors, stone veneer, archways, balconies, and patios.

Floor Plans

The approved plans depict 5 building types with a mixture of 1 and 2 bedroom units between 732 square feet and 1,226 square feet. There are a total of 133 attached garages. A 2,216 square foot leasing office, 1,224 square foot business center, 2,506 square foot clubhouse, 2,089 square foot fitness center, 366 square foot yoga room, and 1,600 square foot lounge are located on the first floor of Building 5.

Previous Conditions of Approval

Listed below are the approved conditions for: ET-22-400021 (WS-0793-16):

Current Planning

- Until April 19, 2024 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions:
- Coordinate with Public Works - Design Division for the Maule Avenue/Badura Avenue Connection-Tenaya Way to El Capitan improvement project;
- Coordinate with Public Works - Traffic Division for the Traffic Signal System improvement project;
- Dedicate any right-of-way and easements necessary for the above-mentioned projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and for the above-mentioned projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for the above-mentioned projects.

Listed below are the approved conditions for: ET-19-400172 (WS-0793-16):

Current Planning

- Until April 20, 2022, to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for: ADET-19-900191 (WS-0793-16):

Current Planning

- Until April 19, 2020, to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time

may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for: WS-0793-16:

Current Planning

- Provide small trees 20 feet apart within the landscape area/drainage easement along Durango Drive;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date, or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Badura Avenue, 30 feet for Maule Avenue, 30 feet for Butler Street, and associated spandrels;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant is advised that the installation of detached sidewalks on Badura Avenue will require dedication to back of curb and on Durango Drive will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for nonstandard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Applicant's Justification

The applicant is requesting a 4th extension of time for WS-0793-16. The applicant states that they have approved early grading permits and will commence with the grading. The applicant is requesting an additional 2 year extension to commence this project.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|------------|
| ET-22-400021 (WS-0793-16) | Third extension of time for a multiple family residential development | Approved by BCC | April 2022 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-----------------------------|--|-----------------|---------------|
| VS-22-0566 | Vacated and abandoned easements | Approved by PC | December 2022 |
| VS-19-0996 | Vacated and abandoned easements - expired | Approved by BCC | February 2020 |
| ET-19-400172 (WS-0793-16) | Second extension of time for a multiple family residential development | Approved by BCC | April 2020 |
| ADET-19-900191 (WS-0793-16) | First administrative extension of time for a multiple family residential development | Approved by ZA | April 2019 |
| WS-0793-16 | Increased building height and allowed alternative landscaping, waived conditions of a zone change for detached sidewalks and enhanced landscaping, design review for a multiple family development, and increased finished grade | Approved by BCC | April 2017 |
| ZC-0146-12 | Reclassified 10.5 acres of the site from R-E and C-2 to R-4 zoning for a multiple family residential development | Approved by BCC | May 2012 |
| CP-0979-11 (PA-0011-11) | Amendment to the Spring Valley Land Use Plan designating the subject parcels to Residential Urban Center | Adopted by BCC | March 2012 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|------------------------|
| North | Corridor Mixed-Use | CC | Uncommons |
| South | Business Employment | CG | Shopping center |
| East | Business Employment | CC | Undeveloped |
| West | Entertainment Mixed-Use | CR (PC) | Durango Hotel & Casino |

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that there is an approved drainage study (PW23-19092) and an approved early grading permit (PW23-19092-EG01 and BD24-02802). Staff also finds there is an active subdivision map still in process (MSM21-600087) and an off-site improvement has been issued (PW22-20017). In the Notice of Final Action for WS-0793-16 a condition is listed for the project to commence within 2 years of approval date. One of the ways Title 30 defines the word commence, is for the grading of the site to be completed. Although the applicant has an approved early grading permit, an approved grading permit will meet the commence definition. The early grading permit does not qualify as commencement. Although this is the 4th extension of time, there has been progression made for this project to commence. As a result, staff can support this request.

Public Works - Development Review

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

Staff Recommendation

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

- Until April 19, 2026 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KAEMPFER CROWELL

**CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
STE. 650, LAS VEGAS, NV 89135**

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

3

Application Number: ET-24-400051 (WS-0793-16)

Property Owner or Subdivision Name: TPG/CORE ACQUISITIONS 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) Spring Valley TAB: 5/28/2024 & BCC 6/18/2024
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: 1500)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$800
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: \$500 is for the Extention of Time public hearing 1500 radius notification. Also an additional \$300 necessary for the Design Review.

Change initiated by: NAI Date: 4/25/2024

Change authorized by: MND Date: 4/25/24

Change processed by: SMM Date: 04/25/2024

Follow up assigned to: NAI Instructions: Return to NAI

Parcel Number(s): 17604301001 & 176-04-301-002

Town Board(s): Spring Valley

06/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0155-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):

ZONE CHANGE to reclassify 8.21 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible action)

RELATED INFORMATION:

APN:

176-03-302-014

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.21
- Existing Land Use: Business Employment

Applicant's Justification

The applicant has submitted an application for a zone change of the referenced parcel from the current zoning of CG (Commercial General) to IP (Industrial Park) Zone for a new warehouse/distribution center. The surrounding properties are primarily zoned Commercial General with the adjacent property to the west zoned Industrial Park. The planned land use for the immediate area is BE (Business Employment). The requested zone change will allow for the applicant to build a warehouse/distribution building that allows this use as a permitted use.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---------------------------|---------------------------|-------------------|
| North & East | Business Employment | CG | Undeveloped |
| South | Business Employment | CG & RS20 | Undeveloped |
| West | Business Employment | IP | Office/warehouse |

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

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-24-0156 | Waiver of development standards for street landscaping, throat depth, departure distance and design review for a warehouse/distribution center is a companion item on this agenda. |
| VS-24-0157 | A request to vacate and abandon a right-of-way is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the requested zone change will have no significant impacts to the surrounding area. The Planned Land Use for this parcel and those adjacent is Business Employment, which allows for IP (Industrial Park) Zone. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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 #0207-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO III, LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 176-03-302-014

PROPERTY ADDRESS/ CROSS STREETS: SWC TENAYA/BADURA

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 127,500 sq ft WAREHOUSE/DISTRIBUTION BUILDING

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (Lease)
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION

NAME: MAJESTIC EJM ARROYO III
ADDRESS: 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP
ADDRESS: 62 SWAN CIRCLE
CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449
TELEPHONE: (702) 321-8229 CELL _____ EMAIL: john@vornsandconsulting.com

*Correspondent will receive all project communication

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

[Signature]
Property Owner (Signature)*

Rodman C. Martin
Property Owner (Print)
Registered Agent

1/12/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 2C-24-0155

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 4/10/24

BCC MEETING DATE 6/5/

TAB/CAC LOCATION Spring Valley DATE 5/14/24

\$1,200

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: john@vornsandconsulting.com

20-24-0155

March 17, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

**RE: Justification Letter for Zone Change, Design Review & Waiver of
Development Standards APN 176-03-302-014**

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Arroyo III LLC. The Applicant is proposing to develop a warehouse/distribution building on 8.21 acres located on the South side of Badura Avenue and the West side of Tenaya Way. The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park), a Design Review and Waiver of Development Standards as described in the project summary/description below.

Project Description:

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park). The planned land use for the area is BE (Business Employment).

The requested land use includes both onsite and offsite improvements. Onsite improvements consist of a warehouse/distribution building containing 127,500 square feet.

Offsite improvements consist of frontage half-street improvements along Badura Ave. and Arby Ave. including, but not limited to: Right-of-Way Vacations, dedications, typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), curb gutter, sidewalk, public utilities (i.e. storm drain, sewer, water, dry utilities, etc.), streetlights and traffic control devices. Tenaya Way is already fully developed to the back of sidewalk. The scope of Work along both Badura Ave. and Arby Ave. will consist of half street improvements with over-pave and public utility main extensions along the property frontage per the local design criteria.

The site is bounded by properties with existing Zoning classifications as follows:

- South across Arby Avenue: A vacant property zoned CG (adjacent to West half) and a vacant property zoned RS20 (adjacent to East half). Both properties are designated on the land use plan as Business Employment.
- East across Tenaya Way: A vacant property zoned CG. Designated on the land use plan as Business Employment.
- North across Badura Avenue: A vacant property zoned CG. Designated on the land use plan as Business Employment.
- West: An existing industrial development zoned IP.

Parking conforms to Title 30 requirements with 138 parking spaces provided where a minimum of 106 spaces are required. The maximum allowed parking per Title 30 is 122. Of the 138 parking spaces provided, 108 parking spaces are counted toward the maximum parking count per Title 30. Therefore, the proposed parking design is in conformance with current Title 30 design criteria. Bicycle parking is also proposed in conformance to Title 30 requirements.

Drivable access to the development is proposed from Arby Avenue, Badura Avenue and Tenaya Way. Pedestrian access to the development is proposed from Arby Ave. and Tenaya Way with direct access to the building from the frontage parking along the north end of the building. Cross access is not required for this application. The adjacent developed property to the west did not require cross access. Typical signed and notarized Permission-to-Grade, Drain and/or construct will be obtained (as needed) during the permit review process for temporary construction access to tie the proposed improvements into the existing boundary conditions.

The building is designed as a possible multi-tenant building with office entrances facing Tenaya Way. In conformance with Title 30.04.05.G(3), the entrance area consists of the following architectural elements:

- 42' tall glazed parapets;
- Glazed office entrance doors recessed approximately 16 feet wide and 4'-8" from the exterior face of the panel—forming an "L" entry glazing system at the corner of the building facing the frontage streets.

All mechanical equipment will be screened from the public Right-of-Way in conformance with Title 30. Site Lighting will conform to the requires of the Title 30 and will be located in intentional locations throughout the site and along the perimeter of the property to provide sufficient illumination while not impacting any of the adjoining properties. All lights along the building façade will be flush-mounted so as not to impose or "spill" onto adjoining properties. All other site lighting fixtures include illumination screening or shielding to mitigate light trespassing.

Landscaping and building setbacks are proposed on Arby Avenue, Badura Avenue and Tenaya Way with landscaping provided throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List.

The applicant has completed the Sustainability Provision form summarizing the maximum "points" achievable within reasonable means for the proposed development. Please refer to the completed Sustainability Provision form for reference. A maximum of 5.75 points is achievable for this development where 7 points is encouraged per Title 30.04.05.J. The sustainable architectural elements include daylighting strategies, low-emissivity glass installation, and electric bicycle parking areas. Please refer to the architectural Site Plan, Floor Plan and Elevation views for further detail.

The sustainable landscaping elements include increasing the proposed tree count beyond code minimum, increasing water-efficient plantings, increasing landscape buffer width, increasing mature tree canopies in paved parking areas. A detailed summary of these sustainable design initiatives illustrated on the Landscape plans and summarized below:

1. Trees: 10% more than required
 - Required Street Trees: 50
 - Provided Street Trees: 66 (32%)
 - Required Parking Lot Trees: 40
 - Provided Parking Lot Trees: 47 (17%)
2. Water Efficient Planting: 95% or more of Plans have Low or Very Low Water Needs:
 - Trees/Shrubs on Plan: 561
 - Trees/Shrubs with low/very low water needs: 532 (95%)

3. Landscape Buffer: Exceed Required Buffer Width by 10% or 20%
 - Street Landscape Buffer Requirements: 15' wide
 - Street Landscape Buffer Provided: 18' wide (20%)

4. Parking Lot Trees: Mature Trees Canopies Cover at Least 50% of Paved Parking
 - Parking Spaces Provided: 138
 - Square Foot of each Space: 162
 - Parking Lot Square Footage: 22,356
 - Canopies of Parking Lot Trees:
 - Palo Verde: 368 SF Mastic Tree: 236 SF
 - Palo Verdes Provided in Parking Lot: 19 (6,992 SF)
 - Mastic Trees Provided in Parking Lot: 29 (6,844 SF)
 - Total Canopy Coverage: 13,836 SF (62% of Parking Lot)

Land Use Application Requests:

Zone Change:

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park).

Design Review

A Design Review is requested to construct a distribution building containing 127,500 square feet. The building is concrete tilt-up construction at a maximum overall height of 42 feet. The loading dock areas will be screened by a combination of landscaping, building projections and concrete stem walls.

The proposed development meets 5.75 Sustainability Provision points of the minimum 7 points (~82%) encouraged per Title 30. Due to the optimal building orientation, proposed industrial use, north facing access, and limited windows and building access points in general, additional sustainability points are difficult to achieve for this development.

Waiver of Development Standards #1

Easternmost Driveway along Arby Ave. - Reduce throat depth to 10 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1.

Justification: A majority of Traffic for the auto parking field is expected to come from Tenaya Way; therefore, the driveway access point along Arby Ave. is not anticipated to generate high volumes of traffic based on the proposed land use. Additionally, the secondary thru-movement site access/circulation is optimal from a truck and fire access and circulation standpoint. Additional throat depth is provided onsite via extended drive aisles to the north and east, as well as incorporated landscape buffer (landscape islands) between the driveway and the parking stalls.

Driveway along Badura Ave. - Reduce throat depth to 3 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1.

Justification: A majority of Traffic for the auto parking field is expected to come from Tenaya Way; therefore, the driveway access point along Badura Ave. is not anticipated to generate high volumes of auto traffic based on the proposed land use. This driveway is intended to serve primarily for truck access with a thru-movement north/south across the site. Additional throat depth is provided onsite via extended drive aisles to the south and east, as well as incorporated landscape buffer between the driveway and the nearest auto parking stalls.

Waiver of Development Standards #2:

A Waiver of Development Standards to reduce the min. Departure length from the intersection of Arby Ave. and Tenaya Way from 190 feet (min. required) to 87 feet.

Justification:

The Applicant proposes to construct the driveway off of Arby Ave. in-line with the proposed onsite circulation loop. Relative to the adjacent site to the South, the driveway is also positioned central to the south lot and offsite from the existing driveways on the South side of Arby Ave. so as not to impede left turn movements or create potential conflicts at north and south driveway access points along Arby Ave. This area is planned for industrial development and anticipated to generate low traffic volumes along Arby Ave. There is also over 320 feet of separation between

the proposed driveways along the property frontage. Therefore, we do not anticipate substantial queuing conflicts within the proposed Departure distance from the Arby Ave. and Tenaya Way intersection.

Waiver of Development Standards #3:

Reduce landscaping along frontage street where utility service infrastructure will be installed (precise locations TBD)

Justification: For detached sidewalk conditions, the Code requires a minimum of 15 feet of landscaping (including 5' sidewalk) per Title 30.04. This development will require utility infrastructure including (but not limited to), fire backflow devices, meters, and possible power infrastructure such as switch gear. At the time of this application, the utility design/development and coordination with the municipalities remains underway. It is understood this infrastructure will require easements per the agency standard design requirements that cannot include any landscaping materials within the easement areas. In these limited locations, the Applicant requests a waiver to allow landscaping to be excluded and offset elsewhere along the property frontage.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP

06/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0157-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO DL LLC (LEASE):

VACATE AND ABANDON a portion of a right-of-way being Badura Avenue located between Tenaya Way and Pioneer Way and a portion of right-of-way being Tenaya Way located between Arby Avenue and Badura Avenue within Spring Valley (description on file). MN/sd/ng (For possible action)

RELATED INFORMATION:

APN:

176-03-302-014

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans submitted depict the vacation and abandonment of 5 feet of right-of-way being Badura Avenue and 5 feet of right-of-way being Tenaya Way. The vacation of rights-of-way will allow for detached sidewalks and off-site improvements.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|----------------------------------|----------------------------------|--------------------------|
| North & East | Business Employment | CG | Undeveloped |
| South | Business Employment | CG & RS20 | Undeveloped |
| West | Business Employment | IP | Office/warehouse |

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

Related Applications

| Application Number | Request |
|---------------------------|--|
| WS-24-0156 | Waiver of development standards for street landscaping, throat depth, departure distance and design review for a warehouse/distribution center is a companion item on this agenda. |
| ZC-24-0155 | Zone change from CG to IP zoning is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Badura Avenue improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO III, LLC
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT



Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 176-03-302-014

PROPERTY ADDRESS/ CROSS STREETS: SWC TENAYA/BADURA

DETAILED SUMMARY PROJECT DESCRIPTION

VACATION APPLICATION,

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (Lease)

ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION

NAME: MAJESTIC EJM ARROYO III

ADDRESS: 4050 W. SUNSET ROAD STE H

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP

ADDRESS: 62 SWAN CIRCLE

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

REF CONTACT ID # 165449

TELEPHONE: (702) 321-8229 CELL _____ EMAIL: john@vornsandconsulting.com

*Correspondent will receive all project communication

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

Shauna Bradley
Property Owner (Signature)*

Shauna Bradley, Acting Director-RPM
Property Owner (Print)

02/05/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-24-0157

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 4/10/24

BCC MEETING DATE 6/5/24

TAB/CAC LOCATION Spring Valley DATE 5/14/24

\$1,200

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: john@vornsandconsulting.com

March 6, 2024

VS-24-0157

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

RE: Majestic EJM Arroyo III – Building 1 (APR-23-101574)
Justification Letter for Vacation Application APN: 176-03-302-014

To Whom it May Concern,

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Realty Company. The Applicant is proposing to develop a warehouse/distribution center located at the southwest corner of Badura Ave. and Tenaya Way. (APN: 176-03-302-014). The Applicant is requesting Right-of-Way Vacations as described in the project summary/description below to meet the current Clark County design criteria.

Project Description:

The ±8.2 acre site is currently vacant, undeveloped land zoned CG (Commercial General). The requested land use includes both onsite and offsite improvements. Onsite improvements consist of one (1) distribution building with an area of 127,500 square feet.

Based on the current Title Report and completed boundary survey, we are requesting to vacate portions of the existing Right-of-Way (ROW) along Badura Ave, and Tenaya Way to meet the current Clark County ROW dedication requirements for detached sidewalk conditions.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,



John Vornsand, AICP

6

6/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0156-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO HL LLC (LEASE):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce throat depth; and 3) reduce departure distance.

DESIGN REVIEW for a distribution center on 8.21 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Badura Avenue and Tenaya Way within Spring Valley. MN/sd/ng (For possible action)

RELATED INFORMATION:

APN:

176-03-302-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping in areas with future utility improvements.
2.
 - a. Reduce the throat depth along Badura Avenue to 3 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
 - b. Reduce the throat depth along Arby Avenue to 10 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
3. Reduce the departure distance along Arby Avenue to 87 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 54% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.21
- Project Type: Distribution center
- Building Height (feet): 42
- Square Feet: 127,500
- Parking Required/Provided: 106/138
- Sustainability Required/Provided: 7/5.75

Site Plans

The plans submitted depict a new 127,500 square foot distribution building on 8.21 acres. Per the plans, access is from Badura Avenue, Tenaya Way, and Arby Avenue. Pedestrian access to the development is proposed from Arby Avenue and Tenaya Way. The loading dock areas will be screened by a combination of landscaping, building projections, and concrete stem walls. The building is designed as a possible multi-tenant building with office entrances facing Tenaya Way. As part of the development, 4 electric vehicle parking spaces are provided adjacent to Tenaya Way.

Landscaping

The plans depict proposed detached sidewalks on all streets with trees spaced 30 feet on center with shrubs in between the trees. The plan also shows landscape finger islands throughout the parking lot. The applicant is requesting to reduce portions of the street landscape areas to accommodate future easements for utilities and additional infrastructure, although no specific areas are identified. Lastly, the plans depict that there will be 112 trees.

Elevations

The elevation plans depict an overall building height of 42 feet to the top of the parapet. The exterior architectural details include varied rooflines, tilt-up concrete panels with black anodized aluminum, recessed glaze windows, and pop outs. Roll-up doors are shown along the west exterior and face towards the adjacent warehouse facility.

Floor Plans

The overall area of the proposed building is 127,500 square feet. The floor plan depicts an open area for storage of goods for the distribution center and includes offices.

Applicant's Justification

The applicant states this application is for a new warehouse and distribution building at the corner of Badura Avenue and Tenaya Way. The applicant is requesting a conforming zone change from CG (General Commercial) to IP (Industrial Park), a design review and waiver of development standards.

The waiver requested to reduce street landscaping is due to the utility infrastructure including fire backflow devices, meters, and possible power infrastructure such as switch gear and will require easements where there is landscaping. The applicant has stated that this will be in limited locations and will provide off-set landscaping offset along the property frontage.

A waiver for the reduction of the required departure distance along Arby Avenue is requested so the driveway can be off-set from the existing driveways on the south side of Arby Avenue. The request for reduction of throat depth for both Badura Avenue and Arby Avenue as will not impact the area as they do not anticipate large volumes of traffic at these driveways.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|----------------------------------|----------------------------------|--------------------------|
| North & East | Business Employment | CG | Undeveloped |
| South | Business Employment | CG & RS20 | Undeveloped |
| West | Business Employment | IP | Office/warehouse |

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

Related Applications

| Application Number | Request |
|---------------------------|--|
| ZC-24-0155 | Zone change from CG to IP zoning is a companion item on this agenda. |
| VS-24-0157 | A request to vacate and abandon a right-of-way is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that this is request appropriate since development of the site may need additional mechanical equipment, public infrastructure, and public utilities. The applicant is proposing to install 142 trees with 64 trees planted along the street and will include landscape strips varying in width between 15 feet to 71 feet. Staff can support this request since the applicant provided a substantial amount of landscaping throughout the site.

Design Review

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

The proposed distribution center will be compatible with the surrounding area as the majority of the land uses are warehouse facilities and undeveloped land. The proposed facility includes horizontal articulation on all 4 sides. Pedestrian connectivity is provided between the public sidewalks, building entrances, internal walkways and parking areas with parking lot landscaping. Building materials include the use of glass, decorative metal, concrete, and stucco. The building facades which are visible from the streets feature wall reveals, changes in surface colors, and materials with popouts and parapet walls. Staff can support the proposed design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the eastern driveway on Arby Avenue and the driveway on Badura Avenue. The applicant has reduced potential conflicts by providing extra landscape planters on the drive aisle to provide drivers with more distance before they encounter parking spaces.

Waiver of Development Standards #3

Staff cannot support the reduction in departure distance for the eastern commercial driveway on Arby Avenue. The site is currently undeveloped, and a site redesign would allow the driveway to meet the minimum departure distance standards.

Staff Recommendation

Approval of waivers of development standards #1 and #2 and the Design Review; denial of waiver of development standards #3.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Division and to dedicate any necessary right-of-way and easements for the Badura Avenue improvement project.
- 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)

- 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 #0207-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO III, LLC

CONTACT: JOHN VORNS AND, 62 SWAN CIRCLE, HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

6

ASSESSOR PARCEL #(s): 176-03-302-014

PROPERTY ADDRESS/ CROSS STREETS: SWC TENAYA/BADURA

DETAILED SUMMARY PROJECT DESCRIPTION

40 CONSTRUCT A 127,500 sq ft WAREHOUSE/DISTRIBUTION

WAIVER OF DEVELOPMENT STANDARDS. # Design Review

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III LLC (Lease)
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION

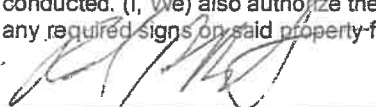
NAME: MAJESTIC EJM ARROYO III
ADDRESS: 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION

NAME: JOHN VORNSAND, AICP
ADDRESS: 62 SWAN CIRCLE
CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449
TELEPHONE: (702) 321-8229 CELL _____ EMAIL: john@vornsandconsulting.com

*Correspondent will receive all project communication

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


Property Owner (Signature)*

Rodman C. Martin
Property Owner (Print)
Registered Agent

1/12/24
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) WS-24-0156

ACCEPTED BY 
DATE

PC MEETING DATE _____

BCC MEETING DATE 6/5/24

TAB/CAC LOCATION Spring Valley DATE 5-14-24

\$1,300

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: john@vornsandconsulting.com

March 17, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

WS-24-0156

**RE: Justification Letter for Zone Change, Design Review & Waiver of
Development Standards APN 176-03-302-014**

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Arroyo III LLC. The Applicant is proposing to develop a warehouse/distribution building on 8.21 acres located on the South side of Badura Avenue and the West side of Tenaya Way. The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park), a Design Review and Waiver of Development Standards as described in the project summary/description below.

Project Description:

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park). The planned land use for the area is BE (Business Employment).

The requested land use includes both onsite and offsite improvements. Onsite improvements consist of a warehouse/distribution building containing 127,500 square feet.

Offsite improvements consist of frontage half-street improvements along Badura Ave. and Arby Ave. including, but not limited to: Right-of-Way Vacations, dedications, typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), curb gutter, sidewalk, public utilities (i.e. storm drain, sewer, water, dry utilities, etc.), streetlights and traffic control devices. Tenaya Way is already fully developed to the back of sidewalk. The scope of Work along both Badura Ave. and Arby Ave. will consist of half street improvements with over-pave and public utility main extensions along the property frontage per the local design criteria.

The site is bounded by properties with existing Zoning classifications as follows:

- South across Arby Avenue: A vacant property zoned CG (adjacent to West half) and a vacant property zoned RS20 (adjacent to East half). Both properties are designated on the land use plan as Business Employment.
- East across Tenaya Way: A vacant property zoned CG. Designated on the land use plan as Business Employment.
- North across Badura Avenue: A vacant property zoned CG. Designated on the land use plan as Business Employment.
- West: An existing industrial development zoned IP.

Parking conforms to Title 30 requirements with 138 parking spaces provided where a minimum of 106 spaces are required. The maximum allowed parking per Title 30 is 122. Of the 138 parking spaces provided, 108 parking spaces are counted toward the maximum parking count per Title 30. Therefore, the proposed parking design is in conformance with current Title 30 design criteria. Bicycle parking is also proposed in conformance to Title 30 requirements.

Drivable access to the development is proposed from Arby Avenue, Badura Avenue and Tenaya Way. Pedestrian access to the development is proposed from Arby Ave. and Tenaya Way with direct access to the building from the frontage parking along the north end of the building. Cross access is not required for this application. The adjacent developed property to the west did not require cross access. Typical signed and notarized Permission-to-Grade, Drain and/or construct will be obtained (as needed) during the permit review process for temporary construction access to tie the proposed improvements into the existing boundary conditions.

The building is designed as a possible multi-tenant building with office entrances facing Tenaya Way. In conformance with Title 30.04.05.G(3), the entrance area consists of the following architectural elements:

- 42' tall glazed parapets;
- Glazed office entrance doors recessed approximately 16 feet wide and 4'-8" from the exterior face of the panel—forming an "L" entry glazing system at the corner of the building facing the frontage streets.

All mechanical equipment will be screened from the public Right-of-Way in conformance with Title 30. Site Lighting will conform to the requires of the Title 30 and will be located in intentional locations throughout the site and along the perimeter of the property to provide sufficient illumination while not impacting any of the adjoining properties. All lights along the building façade will be flush-mounted so as not to impose or "spill" onto adjoining properties. All other site lighting fixtures include illumination screening or shielding to mitigate light trespassing.

Landscaping and building setbacks are proposed on Arby Avenue, Badura Avenue and Tenaya Way with landscaping provided throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List.

The applicant has completed the Sustainability Provision form summarizing the maximum "points" achievable within reasonable means for the proposed development. Please refer to the completed Sustainability Provision form for reference. A maximum of 5.75 points is achievable for this development where 7 points is encouraged per Title 30.04.05.J. The sustainable architectural elements include daylighting strategies, low-emissivity glass installation, and electric bicycle parking areas. Please refer to the architectural Site Plan, Floor Plan and Elevation views for further detail.

The sustainable landscaping elements include increasing the proposed tree count beyond code minimum, increasing water-efficient plantings, increasing landscape buffer width, increasing mature tree canopies in paved parking areas. A detailed summary of these sustainable design initiatives illustrated on the Landscape plans and summarized below:

1. Trees: 10% more than required
 - Required Street Trees: 50
 - Provided Street Trees: 66 (32%)
 - Required Parking Lot Trees: 40
 - Provided Parking Lot Trees: 47 (17%)
2. Water Efficient Planting: 95% or more of Plans have Low or Very Low Water Needs:
 - Trees/Shrubs on Plan: 561
 - Trees/Shrubs with low/very low water needs: 532 (95%)

3. Landscape Buffer: Exceed Required Buffer Width by 10% or 20%
 - Street Landscape Buffer Requirements: 15' wide
 - Street Landscape Buffer Provided: 18' wide (20%)

4. Parking Lot Trees: Mature Trees Canopies Cover at Least 50% of Paved Parking
 - Parking Spaces Provided: 138
 - Square Foot of each Space: 162
 - Parking Lot Square Footage: 22,356
 - Canopies of Parking Lot Trees:
 - Palo Verde: 368 SF Mastic Tree: 236 SF
 - Palo Verdes Provided in Parking Lot: 19 (6,992 SF)
 - Mastic Trees Provided in Parking Lot: 29 (6,844 SF)
 - Total Canopy Coverage: 13,836 SF (62% of Parking Lot)

Land Use Application Requests:

Zone Change:

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park).

Design Review

A Design Review is requested to construct a distribution building containing 127,500 square feet. The building is concrete tilt-up construction at a maximum overall height of 42 feet. The loading dock areas will be screened by a combination of landscaping, building projections and concrete stem walls.

The proposed development meets 5.75 Sustainability Provision points of the minimum 7 points (~82%) encouraged per Title 30. Due to the optimal building orientation, proposed industrial use, north facing access, and limited windows and building access points in general, additional sustainability points are difficult to achieve for this development.

Waiver of Development Standards #1

Easternmost Driveway along Arby Ave. - Reduce throat depth to 10 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1.

Justification: A majority of Traffic for the auto parking field is expected to come from Tenaya Way; therefore, the driveway access point along Arby Ave. is not anticipated to generate high volumes of traffic based on the proposed land use. Additionally, the secondary thru-movement site access/circulation is optimal from a truck and fire access and circulation standpoint. Additional throat depth is provided onsite via extended drive aisles to the north and east, as well as incorporated landscape buffer (landscape islands) between the driveway and the parking stalls.

Driveway along Badura Ave. - Reduce throat depth to 3 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1.

Justification: A majority of Traffic for the auto parking field is expected to come from Tenaya Way; therefore, the driveway access point along Badura Ave. is not anticipated to generate high volumes of auto traffic based on the proposed land use. This driveway is intended to serve primarily for truck access with a thru-movement north/south across the site. Additional throat depth is provided onsite via extended drive aisles to the south and east, as well as incorporated landscape buffer between the driveway and the nearest auto parking stalls.

Waiver of Development Standards #2:

A Waiver of Development Standards to reduce the min. Departure length from the intersection of Arby Ave. and Tenaya Way from 190 feet (min. required) to 87 feet.

Justification:

The Applicant proposes to construct the driveway off of Arby Ave. in-line with the proposed onsite circulation loop. Relative to the adjacent site to the South, the driveway is also positioned central to the south lot and offsite from the existing driveways on the South side of Arby Ave. so as not to impede left turn movements or create potential conflicts at north and south driveway access points along Arby Ave. This area is planned for industrial development and anticipated to generate low traffic volumes along Arby Ave. There is also over 320 feet of separation between

the proposed driveways along the property frontage. Therefore, we do not anticipate substantial queuing conflicts within the proposed Departure distance from the Arby Ave. and Tenaya Way intersection.

Waiver of Development Standards #3:

Reduce landscaping along frontage street where utility service infrastructure will be installed (precise locations TBD)

Justification: For detached sidewalk conditions, the Code requires a minimum of 15 feet of landscaping (including 5' sidewalk) per Title 30.04. This development will require utility infrastructure including (but not limited to), fire backflow devices, meters, and possible power infrastructure such as switch gear. At the time of this application, the utility design/development and coordination with the municipalities remains underway. It is understood this infrastructure will require easements per the agency standard design requirements that cannot include any landscaping materials within the easement areas. In these limited locations, the Applicant requests a waiver to allow landscaping to be excluded and offset elsewhere along the property frontage.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP

