



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 31, 2022

6:00pm

## AGENDA

### Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or [chayes70@yahoo.com](mailto:chayes70@yahoo.com).
  - Supporting material is/will also be 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: Yvette Williams, Chair  
 Rodney Bell  
 Brian A. Morris  
 Catherine Godges, Vice Chair  
 John Getter

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

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

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

- III. Approval of Minutes for April 26, 2022 and May 10, 2022. (For possible action)
- IV. Approval of the Agenda for May 31, 2022 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)
    - Transform Clark County is an effort to develop a cohesive vision for Clark County by updating the Master Plan and Title 30. The goal of the Development Code (Title 30) rewrite is to clarify what is expected of any development proposal. The Development Code Assessment report can be reviewed at <https://www.transformclarkcounty.com/documents>

VI. Planning and Zoning

- 1. **NZC-22-0090-BELTWAY DEWEY, LLC:**  
**AMENDED HOLDOVER ZONE CHANGE** to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone (previously notified as R-5 (Apartment Residential) Zone).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce landscaping; and **3)** alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** multiple family residential development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action) **06/07/22 PC**
- 2. **UC-22-0221-9295 BROOKS LLC:**  
**USE PERMIT** for an 80 foot high communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced parking; and **2)** reduced parking lot landscaping.  
**DESIGN REVIEW** for an 80 foot high communication tower in conjunction with an existing recreational (skating) facility on 4.2 acres in the C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Flamingo Road, approximately 800 feet east of Fort Apache Road within Spring Valley. JJ/nr/syp (For possible action) **06/07/22 PC**
- 3. **ZC-22-0234-PN II, INC.:**  
**ZONE CHANGE** to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**USE PERMITS** for the following: **1)** a detached residential planned unit development; and **2)** reduce the building setback from project perimeters.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street intersection off-set; and **2)** allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) a detached single family residential planned unit development; and 2) hammerhead street design in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**

4. **VS-22-0235-PN II, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Pioneer Way (alignment), and between Diablo Drive and Russell Road; and portion of right-of-way being Russell Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**
5. **TM-22-500081-PN II, INC.:**  
**TENTATIVE MAP** consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action) **06/08/22 BCC**
6. **ET-22-400065 (VS-20-0112)-PICERNE QUARTERHORSE, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Quarterhorse Lane and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane within Spring Valley (description on file). JJ/nr/syp (For possible action) **06/21/22 PC**
7. **ET-22-400068 (UC-20-0212)-RW BUFFALO, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a recreational facility with accessory retail and snack bar use.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.  
**DESIGN REVIEW** for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/syp (For possible action) **06/21/22 PC**
8. **WS-22-0269-LV MAULE, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements (landscaping) within the right-of-way on 13.9 acres in an R-4 (Multiple Family Residential – High Density) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/jgh/jo (For possible action) **06/21/22 PC**
9. **WS-22-0270-LMM LIVING TRUST & MUELLER LEE W & MICHELE G TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following; 1) setbacks; and 2) increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone. Generally located on the east side of Conquistador Street, 532 feet south of Reno Avenue within Spring Valley. JJ/nr/syp (For possible action) **06/21/22 PC**

VII. General Business

1. None.

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

IX. Next Meeting Date: June 14, 2022.

X. Adjournment.

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



# Spring Valley Town Advisory Board

April 26, 2022

## MINUTES

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Board Members:	Yvette Williams, Chair - <b>PRESENT</b> Rodney Bell - <b>PRESENT</b> Brian A. Morris - <b>PRESENT</b>	Catherine Godges, Vice Chair - <b>PRESENT</b> John Getter - <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chaves@yahoo.com">chaves@yahoo.com</a>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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

**Yvette Williams called the meeting to order at 6:04pm.  
Steve DeMerritt, Current Planner**

II. Public Comment

- **None**

III. Approval of **April 12, 2022** Minutes (For possible action).

Motion by: **Rodney Bell**  
Action: **Approve**  
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **April 26, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**  
Action: **Approve as amended**  
Vote: **5/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events.  
(for discussion)

**None**

VI. Planning & Zoning

1. **DR-22-0171-JAMD, LLC:**

**DESIGN REVIEW** for a retail and restaurant building on a 1.5 acre portion of a 13.6 acre site located in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/sd/syp (For possible action) 05/17/22 PC

Motion by: **Catherine Godges**

Action: **Approve with staff conditions**

Vote: **5/0 Unanimous**

2. **VS-22-0155-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Lindell Road and Westwind Road within Spring Valley (description on file). MN/rk/jo (For possible action) 05/17/22 PC

Motion by: **Rodney Bell**

Action: **Approve with staff conditions**

Vote: **5/0 Unanimous**

3. **ET-22-400039 (ZC-19-0343)-MATTER UNCOMMONS LLC, ET AL:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 32.5 acres from an R-E (Rural Estates Residential) Zone and a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

**USE PERMITS** for the following: 1) High Impact Project; 2) modified pedestrian realm; 3) reduce separation from alcohol, on-premises consumption to a residential use; 4) childcare institution; 5) college or university; 6) farmer's market; 7) food cart/booth not within an enclosed building; 8) kennel; 9) live entertainment; 10) outside dining, drinking, and cooking; 11) public/quasi-public buildings and facilities; 12) temporary outdoor commercial events; 13) training facility (major); and 14) training facility (minor).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce separation from outdoor live entertainment to a residential use; 2) reduce setback to a right-of-way; 3) reduce throat depths; and 4) allow non-standard improvements in the right-of-way.

**DESIGN REVIEWS** for the following: 1) a High Impact Project and mixed-use project; and 2) finished grade. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley (description on file). MN/hw/syp (For possible action) 05/18/22 BCC

Motion by: **Rodney Bell**

Action: **Approve with staff conditions, until June 20, 2025**

Vote: **5/0 Unanimous**

4. **ET-22-400040 (WS-20-0099)-MATTER UNCOMMONS LLC, ET AL:**

**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) landscaping; and 2) alternative parking lot design.

**DESIGN REVIEW** for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/hw/syp (For possible action) 05/18/22 BCC

Motion by: **Brian Morris**

Action: **Approve with staff conditions, until June 20, 2025**

Vote: **5/0 Unanimous**

5. **ET-22-400041 (DR-20-0098)-MATTER UNCOMMONS LLC, ET AL:**  
**DESIGN REVIEWS FIRST EXTENTION OF TIME** for the following: 1) outdoor theater; and 2) modifications to a previously approved High Impact Project and mixed-use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the south side of the CC 215 within Spring Valley. MN/hw/syp (For possible action) **05/18/22 BCC**

Motion by: **Rodney Bell**

Action: **Approve with staff conditions, until June 20, 2025**

Vote: **5/0 Unanimous**

VII General Business

- **None**

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

- **Yvette Williams expressed appreciation for current construction work in Section 10 and 11 as well as improvements along Desert Inn. Yvette also thanked County staff for assisting with a successful Block Party on April 24, 2022 intended to enhance unity and community goodwill.**
- **Rodney Bell announced he will be working the upcoming elections and thus will need to be excused from the Spring Valley Town Advisory Board meeting on June 14, 2022.**

IX. Next Meeting Date:

**The next regular meeting will be May 10, 2022 at 6:00pm.**

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 Unanimous**

**The meeting was adjourned at 6:40pm.**

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.  
Helen Meyer Community Center, 4525 New Forest Dr.  
Spring Valley Library, 4280 S. Jones  
West Flamingo Senior Center, 6255 W. Flamingo  
<https://notice.nv.gov/>







# Spring Valley Town Advisory Board

May 10, 2022

## MINUTES

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Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - EXCUSED Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> PRESENT	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> EXCUSED	

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

II. Public Comment

III. The meeting was called to order at 6:05 p.m.

IV. Lorena Phegley, Current Planning

- None

V. Approval of **April 26, 2022** Minutes

**Draft minutes not available – will be presented at May 31, 2022 TAB meeting**

VI. Approval of Agenda for **May 10, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **John Getter**

Action: **APPROVE** as published.

Vote: **PASSED 4/0 Unanimous**

VII. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

- None

VI. Planning & Zoning

1. **TM-22-500065-TWO FIFTEEN WEST, LLC:**

**TENTATIVE MAP** for a commercial subdivision on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/syp (For possible action) **05/17/22 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: **4/0 Unanimous**

2. **ET-22-400047 (VS-19-0245)-CHARTER FACILITY SUPPORT FOUNDATION LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file) MN/jud/syp (For possible action) **06/07/22 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: **4/0 Unanimous**

3. **NZC-22-0200-HUALAPAI 215 APTS LLC:**

**ZONE CHANGE** to reclassify 2.6 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

**USE PERMIT** for a senior housing project.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce setback; **3)** modified wall requirements; and **4)** modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** senior housing project with associated structures and uses; and **2)** alternative parking lot landscaping. Generally located on the north side of Milagro Court, 260 feet east of Hualapai Way within Spring Valley (description on file). JJ/rk/jo (For possible action) **06/07/22 PC**

Motion by: **John Getter**

Action: **APPROVE** as presented per staff if approved conditions

Vote: **2/2 NAY – Williams, Godges**

**MOTION FAILED – MOTION WILL ADVANCE WITH NO RECOMMENDATION**

4. **VS-22-0201-HUALAPAI 215 APTS LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Milagro Court and CC 215, and between Hualapai Way and Eula Street (alignment) within Spring Valley (description on file). JJ/rk/jo (For possible action) **06/07/22 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions

Vote: **4/0 Unanimous**

5. **NZC-22-0208-ELDORADO LANE LLC:**  
**ZONE CHANGE** to reclassify 1.0 acre from a C-1 (Local Business) Zone to an M-D (Designed Manufacturing) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modified CMA Design Overlay District Standards; 2) permit access to a local street where not permitted; 3) modified driveway design standards; and 4) modified street standards.  
**DESIGN REVIEW** for an office/warehouse building with accessory outside storage in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Eldorado Lane within Spring Valley (description on file). MN/md/jo (For possible action) **06/07/22 PC**

Motion by: **Yvette Williams**  
Action: **DENY**  
Vote: **3/1 NAY - Morris**

6. **NZC-22-0231-ROY FAMILY LLC:**  
**ZONE CHANGE** to reclassify 3.4 acres from an R-E (Rural Estates Residential) Zone to a C-2 (General Commercial) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) Reduce approach distance; 2) reduce departure distance; 3) reduce throat depth; 4) waive cross access; 5) reduce landscaping width; 6) allow landscaping in the right-of-way; 7) reduce setbacks; 8) reduce parking lot landscaping.  
**DESIGN REVIEW** for a convenience store with gasoline sales, a vehicle wash, and an office building. Generally located on the south side of Sunset Road and the west side of Buffalo Drive within Spring Valley (description on file). MN/jvm/jo (For possible action) **06/07/22 PC**

Motion by: **Brian Morris**  
Action: **DENY**  
Vote: **4/0 Unanimous**

7. **VS-22-0232-ROY FAMILY, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Warbonnet Way and between Sunset Road and Rafael Rivera Way; and a portion of right-of-way being Sunset Road located between Buffalo Drive and Warbonnet Way; and a portion of right-of-way being Buffalo Drive located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jt/jo (For possible action) **06/07/22 PC**

Motion by: **John Getter**  
Action: **APPROVE** per staff conditions  
Vote: **4/0 Unanimous**

8. **UC-22-0221-9295 BROOKS LLC:**  
**USE PERMIT** for an 80 foot high communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; and 2) reduced parking lot landscaping.  
**DESIGN REVIEW** for an 80 foot high communication tower in conjunction with an existing skating facility on 4.2 acres in the C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Flamingo Road, approximately 800 feet east of Fort Apache Road within Spring Valley. JJ/nr/syp (For possible action) **06/07/22 PC**

Applicant agreed to a **HOLD** to Spring Valley TAB meeting on May 31, 2022 to get clarification on parking.

9. **UC-22-0230-DISCOVERY GATEWAY PARK LLC:**  
**USE PERMIT** to allow a vehicle maintenance (window tinting) establishment within an existing office/warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 690 feet east of CC 215 within Spring Valley. JJ/jgh/syp (For possible action) **06/07/22 PC**

Motion by: **Yvette Williams**  
Action: **APPROVE** per staff conditions  
Vote: **4/0 Unanimous**

10. **VS-22-0197-SIMMONS COLTYN & MINDY:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Mohawk Street, and between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/lm/jo (For possible action) **06/07/22 PC**

Motion by: **John Getter**  
Action: **APPROVE** per staff conditions  
Vote: **4/0 Unanimous**

11. **VS-22-0206-UNLV RESEARCH FOUNDATION:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Post Road and Briova Drive (alignment) and between Durango Drive and Jim Rogers Way within Spring Valley (description on file). MN/jgh/jo (For possible action) **06/07/22 PC**

Motion by: **John Getter**  
Action: **APPROVE** per staff conditions  
Vote: **4/0 Unanimous**

12. **WS-22-0211-5330 DURANGO LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) setbacks; 2) wall height; and 3) cross access.  
**DESIGN REVIEW** for site modifications for an existing office complex on 8.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Durango Drive and the south side of Hacienda Avenue within Spring Valley. MN/nr/jo (For possible action) **06/07/22 PC**

Motion by: **John Getter**  
Action: **APPROVE** per staff conditions  
Vote: **4/0 Unanimous**

13. **UC-22-0213-DESERT PALM PLAZA, LLC:**  
**USE PERMIT** to allow vehicle repair.  
**DESIGN REVIEW** for a vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action) **06/08/22 BCC**

Motion by: **John Getter**  
Action: **APPROVE** with staff if approved conditions  
Vote: **4/0 Unanimous**

14. **WC-22-400060 (ZC-0274-03)-DESERT PALM PLAZA, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring all future buildings shall incorporate a common design theme and incorporate like architectural features and materials in conjunction with a proposed vehicle maintenance and vehicle repair establishment on a 0.3 acre portion of 36.0 acres of an existing shopping and office center in a C-2 (General Commercial) and a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Warm Springs Road, 1,120 feet east of Durango Drive within Spring Valley. MN/jor/jo (For possible action) **06/08/22 BCC**

Motion by: **John Getter**  
Action: **DENY**  
Vote: **4/0 Unanimous**

15. **ZC-22-0234-PN II, INC.:**  
**ZONE CHANGE** to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.  
**USE PERMITS** for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) a detached single family residential planned unit development; and 2) hammerhead street design in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**

Applicant has requested a **HOLD** to Spring Valley TAB meeting on May 31, 2022.

16. **VS-22-0235-PN II, INC.:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Pioneer Way (alignment), and between Diablo Drive and Russell Road; and portion of right-of-way being Russell Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/md/jo (For possible action) **06/08/22 BCC**

Applicant has requested a **HOLD** to Spring Valley TAB meeting on May 31, 2022.

17. **TM-22-500081-PN II, INC.:**  
**TENTATIVE MAP** consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action) **06/08/22 BCC**

Applicant has requested a **HOLD** to Spring Valley TAB meeting on May 31, 2022.

## VII General Business

1. None.

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

- None.

IX. Next Meeting Date: May 31, 2022

X Adjournment 9:05pm

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

MULTIPLE FAMILY  
RESIDENTIAL DEVELOPMENT  
(TITLE 30)

HACIENDA AVE/JERRY TARKANIAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0090-BELTWAY DEWEY, LLC:

**AMENDED HOLDOVER ZONE CHANGE** to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an **R-4 (Multiple Family Residential - High Density) Zone (previously notified as R-5 (Apartment Residential) Zone).**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce landscaping; and 3) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) multiple family residential development; and 2) finished grade in the CMA Design Overlay District.

Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action)

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RELATED INFORMATION:

**APN:**

163-29-301-013; 163-29-301-014; 163-29-315-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. **Increase building height to 38 feet where 35 feet is the maximum per Table 30.40-3 (a 9% increase) (previously notified as an increased building height to 60 feet where 50 feet is the maximum per Table 30.40-3 (a 20% increase).**
2.
  - a. Reduce landscaping to a less intense use where landscaping per Figure 30.64-11 with 1 tree per 30 feet is required.
  - b. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required **(no longer needed).**
3. Reduce the setback to a call box to 61 feet where 100 feet or more is required depending on a traffic study per Uniform Standard Drawing 222.1 (a 39% reduction).

**DESIGN REVIEWS:**

1. Multiple family residential development.
2. **Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase) (previously notified as an increased finished grade to 103 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 186% increase)).**

## **LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 10.3
- Number of Units: **235**
- Density (du/ac): **23**
- Project Type: Multiple family residential development
- Number of Stories: **3**
- Building Height (feet): **38**
- Open Space Required/Provided: **23,500/80,212**
- Parking Required/Provided: **416/424**

#### **Neighborhood Meeting Summary**

Notices were mailed to property owners within a 1,500 foot radius of the site notifying them of a neighborhood meeting on December 13, 2021 at the Desert Breeze Community Center. Three neighbors attended the meeting, and the neighbors' concerns included traffic, height of the building, density, and views from the multiple family units into the single family residential houses to the west.

#### Site Plan

The site plan depicts 11 multiple family residential buildings with a centrally located clubhouse on the linear, north/south oriented site. Overall setbacks for the residential buildings include 113 feet to the north property line along Hacienda Avenue, 79 feet to the east property line along Jerry Tarkanian Way, 79 feet to the south property line along Diablo Drive, and 86 feet to the west property line.

Gated ingress/egress is provided from a driveway that is centrally located along Jerry Tarkanian Way. A waiver of development standards is necessary to reduce the setback for the call box. An additional exit-only gated driveway is provided on the north side of the site to Hacienda Avenue, and an additional exit-only gated driveway is provided on the south side of the site to Diablo Drive. Parking spaces (many of which include carport shade covers), drive aisles, and trash enclosure are located around the perimeter of the site.

A utility/drainage easement located along the west side of the site ranges in width from 20 feet to 30 feet. This utility/drainage easement will remain open to function as a pedestrian path and open area buffer between the multiple family residential development and the single family subdivisions to the west.

#### Landscaping

Landscaping along the east side of the site, adjacent to Jerry Tarkanian Way, includes a 15 foot wide landscape area with a detached sidewalk. A 6 foot high perimeter wrought iron fence with



CMU block columns is provided behind the 15 foot wide landscape area, and an additional 8 foot wide landscape area is provided behind the fence. A detached sidewalk with a 15 foot wide landscape area is provided along the north property line, adjacent to Hacienda Avenue. The 6 foot high fence is provided behind the 15 foot wide landscape area along Hacienda Avenue, and an additional 8 foot wide landscape area is provided behind the fence.

Landscaping along the south property line, adjacent to Diablo Drive, includes an attached sidewalk, a 10 foot wide landscape area, a 6 foot high fence, and an additional 8 foot wide landscape area behind the fence.

**A 10 foot wide intense landscape buffer is provided on the east side of a utility/drainage easement, which is located on the west side of the site. A waiver of development standards is necessary since a wrought iron fence is provided with the intense landscape buffer instead of the required decorate wall.**

Landscaping is also provided throughout the parking lots, around the base of the buildings, and within courtyards between the buildings. A total of 80,212 square feet of open space is provided where 23,500 square feet is required. Open space includes a dog park, pool, courtyards, and other amenities.

#### Elevations

The 3 story residential buildings extend up to 38 feet in height, and exterior materials include painted stucco, stone veneer, and fiber cement board with a cedar finish. Parapet walls along the roofline vary in height, and off-set surface planes help reduce the visual mass of the building. The design of the residential buildings meets the 3:1 height/setback requirement adjacent to single family residences to the west. Lastly, the single story clubhouse includes similar exterior materials with the residential buildings and extends up to a height of 21 feet.

#### Floor Plans

The residential buildings include 132 one bedroom units, 95 two bedroom units, and 8 three bedroom units. The units range in size from 706 square feet for the one bedroom units to 1,414 square feet for the three bedroom units. Included in the 5,600 square foot clubhouse are a lounge, offices, mailroom, restrooms, and a fitness area. A utility building is 525 square feet, and it includes a pool equipment room, a storage room, and 2 exterior showers.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

According to the applicant, the multiple family residential development is appropriate since the site is adjacent to Jerry Tarkanian Way and the CC 215. In addition, the increase in building height will not create any negative visual impacts since the increase is for architectural details and screening along the roofline, which enhances the appearance of the buildings. Similarly, the applicant indicates that most of the increase in finished grade will occur along the east portion of the site, which will not create any additional impacts to the single family residences to the west. The increase in finished grade is necessary to allow for proper drainage.

Furthermore, the applicant indicates that the other waivers of development standards will not create any negative impacts. For example, the reduced distance to the call box is necessary due to the linear, north/south orientation of the site and the shallow east/west distance. Additional stacking of vehicles is allowed on-site since the gates are not located directly next to the call box. As a result, vehicles will not stack onto Jerry Tarkanian Way. Moreover, 2 exit-only driveways are provided on the north and south sides of the site.

Lastly, the wrought iron fence will improve visibility and security along the utility/drainage easement rather than providing a solid wall. Also, the easement will be utilized as a pedestrian path connecting Hacienda Avenue and Diablo Drive along the west side of the site.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400154 (NZN-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	February 2021
ZC-20-0301	Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site	Withdrawn	August 2020
VS-20-0302	Vacation and abandonment of easements	Withdrawn	August 2020
TM-20-500100	1 lot commercial tentative map	Withdrawn	August 2020
ET-20-400043 (NZN-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
NZN-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZN-0624-13	Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single family residential development	Approved by BCC	December 2013

#### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-2 & C-2	Single family residential & office building
East	Business Employment	C-2	CC 215 & office complex

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

**An increased demand for housing is a change in trends since the most recent adoption of the Spring Valley Land Use Plan. Reclassifying the site to R-4 zoning will allow for a multiple family residential development, which will provide additional residential units in the area.**

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

**R-4 zoning will allow a residential density up to 25 units per acre. This level of intensity is compatible with the R-4 zoned multiple family residential complex to the north, the CC 215 to the east, and the C-2 zoned office building to the south. Furthermore, R-4 zoning is an appropriate transition between the R-2 zoned single family subdivisions to the west and the CC 215 to the east.**

- 3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from public utility purveyors that the proposed nonconforming zone change will negatively impact public facilities and services. Furthermore, the Clark County School District indicates that enrollment at the elementary school, middle school, and high school that service this area are all under capacity.

- 4. The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The proposed R-4 zoning does conform to applicable policies in the Master Plan. For example, Policy 1.4.4 encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Here, R-4 zoning would allow development that is compatible with the scale and intensity of the single family subdivisions to the west. Furthermore, Policy 6.2.3 encourages appropriate transitions for character of development and neighborhood compatibility. Here, an R-4 zoned property adjacent to R-2 zoned single family subdivisions will allow for the proper transitions in density and height without creating negative impacts for the existing residents. As a result, the nonconforming zone boundary amendment does not comply with applicable policies in the Master Plan.

## **Summary**

### Zone Change

There has been changes in trends since the most recent adoption of the Master Plan that would make the nonconforming zone boundary amendment appropriate, and the request is compatible with the existing single family residential subdivisions to the west. Furthermore, there has been no indication that the proposed nonconforming zone boundary amendment would create any negative impacts on public utilities and services, and the request does comply with policies in the Master Plan. As a result, staff can support the request.

### Waivers of Development Standards

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

### Waiver of Development Standards #1

Policy 6.2.1 encourages context-sensitive design of new development that is compatible with established neighborhoods in terms of height and scale. The increase in height is for architectural elements and screening that will enhance the appearance of the buildings from all 4 sides. Moreover, the buildings meet the 3:1 height/setback ratio from the adjacent single family residences, and an intense landscape buffer is provided on the west portion of the site. As a result, staff can support the increased building height.

### Waiver of Development Standards #2

The intense landscaping along the east side of the utility/drainage easement located on the west side of the site provides positive environmental impacts, and the trees help create an additional visual buffer between the residences to the west and the proposed development on the subject parcel. Furthermore, the wrought iron fence will also allow visibility into and out of the utility/drainage easement, which will improve security, rather than creating a canyon effect with block walls along the easement. Therefore, staff can support the waiver of development standards.

### Design Review #1

Overall, the proposed multiple family residential development is an appropriate transition between the single family subdivisions to the west and the CC 215 to the east. The site design and the building elevations create an orderly and aesthetically pleasing environment that is harmonious and compatible with development in the area. As a result, staff can support the design review.

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

#### Waiver of Development Standards #3

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

### Design Review #2

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

### **Department of Aviation**

APN 163-29-301-013 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

### **Staff Recommendation**

**Approval.** This item will be forwarded to the Board of County Commissioners' meeting for final action on **June 8, 2022** at 9:00 a.m., unless otherwise announced.

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:**

### **Current Planning**

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Director's Office for the Beltway Frontage Road Phase 1 improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road Phase 1 improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Beltway Frontage Road Phase 1 improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Beltway Frontage Road Phase 1 improvement project;
- Vacate any unnecessary easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-301-013.

**Fire Prevention Bureau**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**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 #0384-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - denial.

**APPROVALS:** 2 cards

**PROTESTS:** 10 cards, 1 letter

**PLANNING COMMISSION ACTION:** April 19, 2022 – HELD – To 05/03/22 – per the applicant.

**PLANNING COMMISSION ACTION:** May 3, 2022 – HELD – To 06/07/22 – per the applicant to rewrite/re-notify.

**APPLICANT:** LENNAR MULTIFAMILY COMMUNITIES, LLC

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







**AGENDA LOG AMENDMENT**  
Department of Comprehensive Planning

Application Number: NZC-22-0090

Property Owner or Subdivision Name: Gragson Lone Mesa II, LLC, ET AL.

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 5/31 PC \_\_\_\_\_ BCC \_\_\_\_\_

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

- Held no date specific
  - Withdrawn
  - No change to meeting(s) 5/18 BCC (will be held at this meeting); 6/7/22 PC
  - Amend Write-up
  - Renotify
  - Make a public hearing (Radius: \_\_\_\_\_)
  - Rescheduling
  - Other: \_\_\_\_\_
  - Additional fees – \$AMOUNT OF ADDITIONAL FEES: 1,050 (\$850 re-notification + \$200 sign fee)
  - Refund
    - 80%
    - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: \_\_\_\_\_

**Reason for Change:** Applicant revised the plans, which need to be re-notified, and the application needs to go back to the TAB. Please change the meeting dates in Accela after the 5/18 BCC.

Change initiated by: JCT Date: 5/9/2022  
 Change authorized by: MND Date: 5/9/2022  
 Change processed by: ds Date: 5/9/2022  
 Follow up assigned to: JCT Instructions: Write-up

Parcel Number(s): 163-29-301-013 & 014; 163-29-315-019

Town Board(s): Spring Valley



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06/07/22 PC AGENDA SHEET

COMMUNICATION TOWER  
(TITLE 30)

FLAMINGO RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0221-9295 BROOKS LLC:

USE PERMIT for an 80 foot high communication tower.

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

DESIGN REVIEW for an 80 foot high communication tower in conjunction with an existing recreational (skating) facility on 4.2 acres in the C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the south side of Flamingo Road, approximately 800 feet east of Fort Apache Road within Spring Valley. JJ/nr/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

163-20-101-036

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 248 spaces where 272 spaces were previously approved with WS-0688-04.
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9295 W. Flamingo Road
- Site Acreage: 4.2
- Project Type: Communication tower
- Height (feet): 80
- Parking Required/Provided: 272/248

Site Plans

The plans show a skating rink facility on the west side of the site with parking on the north and west sides of the facility. The tower will be located within a current landscape island on the northwestern side of the site where a trash enclosure is currently located. The trash enclosure will

be relocated to the eastern side of the site. The installation of the communication tower and relocation of the trash enclosure will further reduce the parking by 2 spaces and remove a terminus landscape island. Access to the site is from Flamingo Road to the north and Nevso Drive to the south.

**Landscaping**

Street landscaping and terminus landscape islands are located along Flamingo Road. Interior to the site are 8 landscape islands within the parking area. One of the terminus landscape islands will be removed to accommodate the proposed communication tower.

**Elevations**

The plans show an 80 foot high mono-pine with equipment enclosure. The equipment area will be surrounded by an 8 foot high CMU wall with access gate facing to the west.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates that the proposed communication tower meets Title 30 requirements and the tower will not have a negative effect on the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0688-04	Reduced parking for a skating facility	Approved by PC	May 2004
UC-1700-03	Check cashing	Approved by	December 2003
WS-1267-02	Reduced parking for an in-line commercial building (no longer part of the parcel)	Approved by PC	October 2002
ZC-0305-97	Reclassified the site to C-1 zoning and a portion of C-2 zoning	Approved by BCC	March 1999
UC-2117-96	Skating rink, tavern, and reduced parking	Approved by PC	January 1997
ZC-1137-96	Reclassified the site to C-1 zoning for a retail and office complex	Approved by BCC	September 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	C-1 & C-2	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East	Neighborhood Commercial	C-1	Commercial center & mini-warehouse
West	Corridor Mixed Use	C-2	Mini-warehouse

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permit, Waivers of Development Standards & Design Review

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

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

The proposed communication tower meets Title 30 requirements. The placement on the site would reduce parking on the site and remove parking lot landscaping. Staff generally does not support waivers to reduce parking lot landscaping and reduce parking. Without landscaping to break-up the parking area, this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping could also increase stormwater runoff during storm events; however, the parking on this site has been reduced three previous times with no apparent negative effect. Overall staff finds this request is in keeping with the commercial, established auto related land use character of the area. The proposed communication tower conforms to Title 30 standards and although reduced parking and landscaping are not generally supported by staff, the overall design works with existing site conditions. Therefore, staff can support the 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:**

#### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower,

provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMY TOLLEFSON

**CONTACT:** AMY TOLLEFSON, YOUNG DESIGN CORP, 10245 EAST VIA LINDA, SCOTTSDALE, AZ 85258.

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 81
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,240/5,100
- Project Type: Detached (single family residential) planned unit development
- Number of Stories: 2 to 3
- Building Height (feet): Up to 37
- Square Feet: 2,025 to 3,074
- Open Space Required/Provided: 20,474/23,087

#### Site Plan

This is a conforming zone change request from an R-E to R-2 zoning district for single family detached planned unit development. The plans depict a residential development consisting of 81 lots on 9.3 acres with a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,240 square feet and 5,100 square feet, respectively. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive, an east/west 60 foot wide public street connecting 4 internal private streets measuring 43 feet in width. A 5 foot wide attached sidewalk is located immediately adjacent to Dewey Drive. The development consists of an internal network of private streets, each measuring 43 feet in width. Private Street A, oriented in a north/south direction, connects to Dewey Drive. Private Street B and Street D are designed as east/west streets connecting to private Street A and Street C. Private Street D terminates as a stub street at the southeast corner of the site, adjacent to Lot 19 through Lot 21, and at the southwest corner of the site, adjacent to Lot 34 through Lot 37. Private Street C is oriented in a north/south direction and terminates in a hammerhead design adjacent to Lot 47 through Lot 50, requiring a design review. A 5 foot wide sidewalk has been provided on the west side of Street A, the east side of Street C, the south side of Street B, and the north side of Street D. A 5 foot wide detached sidewalk is provided along Russell Road. The proposed development requires 20,474 square feet of open space where 23,087 square feet of open space is provided. The open space area (common element C) is centrally located within the project site dividing 2 rows of residences, Lot 62 through Lot 71 and Lot 72 through Lot 81. The open space area measures a minimum of 25 feet in width. Two points of pedestrian access, consisting of 5 foot wide sidewalks located between Lot 21 and Lot 22 and Lot 33 and Lot 34, connect to Russell Road. A waiver is required to reduce the street intersection off-set between the intersections of private Street A/Dewey Drive and Crestlock Drive/Dewey Drive. A second waiver is requested to reduce the driveway setback from back of curb return for Lot 8, located at the northeast corner of the development, adjacent to Dewey Drive. The minimum setbacks and building height for the detached single family residences are as follows:

- Maximum height of single family residence - 37 feet
- Front garage - 20 feet
- Front portion of residence - 10 feet

- Interior Side Setback - 5 feet
- Side Street Corner Setback - 10 feet
- Rear - 15 feet
- Rear Patio - 5 feet\*

\*A special use permit is required to reduce the perimeter setback for Lot 36 through Lot 49 and Lot 9 through Lot 20.

### Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are located within the street landscape area. Per Code requirements, 20,474 square feet of open space is required for the development where 23,087 square feet is provided. Common lots featuring landscaping are located between Lot 61 and Private Street A, and Lot 9 and Dewey Drive.

### Elevations

The plans depict 2 to 3 story model homes with multiple elevations with a height ranging from 24.5 feet to 37 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs. Balconies will also be featured on the front elevation, second or third story, of several model residences. Only 1 model features a second story balcony on the rear elevation.

### Floor Plans

The plans depict 2 story model homes with multiple floor plans ranging between 2,025 square feet to 3,074 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a gathering room. All models feature 2 car garages.

### Applicant's Justification

The use permit to reduce the perimeter setback is necessary to maintain a 5 foot rear yard setback for a patio cover. The reduced setback applies to all perimeter lots. The applicant states each 2 car garage requires a 16 foot wide driveway, and will be 5.5 feet from the curb return. The applicant indicates Street A is located at the low point of the site, for sewer and storm flow, at the intersection of Dewey Drive. The residents from the site will turn right onto Dewey Drive and head east, and the residents exiting Crestlock Drive will turn left onto Dewey Drive and head east since Dewey Drive terminates approximately 350 feet west of Street A. This will eliminate any conflicting left turns. The applicant states that the proposed hammerhead cul-de-sac is justified utilizing the following factors for consideration:

1. Each lot will have a 2 car garage with a full 20 foot driveway, which will accommodate 2 cars. Currently, this will allow 162 garage spaces and 162 driveway spaces for a total of 324 spaces. Also, the proposed street section allows for on street parking, which is not included in the total provided parking number. This will exceed the required parking by 17 spaces, which is 2 parking spaces per residence, 162 parking spaces and 1 parking space per 5 residential units for a total of 179 parking spaces.



2. The proposed driveways for this site are 20 foot minimum, and 18 foot minimum for cul-de-sac lots.
3. The site is proposing one hammerhead at the northwest corner of the site where there is no access to Dewey Drive.
4. The proposed lots are a minimum of 3,240 square feet.
5. Dewey Drive ends about approximately 220 feet short of the western property line of the proposed site. The proposed hammer head is at this location where there is no frontage onto Dewey Drive.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The site and the surrounding properties are within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-22-500081	A tentative map for an 81 lot single family residential development is a companion item on this agenda.
VS-22-0235	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The request to R-2 zoning conforms to the Spring Valley Planned Land Use Map which designates this parcel as Mid-Intensity Suburban Neighborhood (up to 8 du/ac). Staff finds the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

Use Permits

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

### Use Permits & Design Review #1

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The open space provided within the planned unit development exceeds Code requirements by 2,613 square feet. However, staff is concerned with the configuration of the open space as it divides 2 rows of residences, Lot 62 through Lot 71 and Lot 72 through Lot 81, creating a canyon effect. The design of the open space area, located between the residential lots, could potentially create defensible space issues for law enforcement. The proposed configuration of the open space is not practical and is partially isolated from the remainder of the development. Staff finds the open space should have a unified design, either through a series of connected green space areas within the subdivision or a centrally located area within the development that is both visible and easily accessible for all residents. Furthermore, staff is concerned with the proposed 3 story model homes with a maximum height of 37 feet. The existing single family development located along the east and west perimeters of the proposed development are single story residences. Therefore, staff recommends a condition for 2 story single family residences only for Lot 36 through Lot 48 (west property line) and for Lot 9 through Lot 20 (east property line). The intent of the perimeter setback is to ensure a minimum distance and buffer is maintained between a planned unit development and adjacent parcels to mitigate any potential impact. The request to reduce the required setback is a self-imposed burden and could be eliminated by increasing the length of the perimeter lots by 5 additional feet. Staff cannot support the request for the planned unit development and associated design review due to concerns with the open space configuration, the reduced perimeter setback, and the hammerhead cul-de-sac design; therefore, staff recommends denial.

### Waivers of Development Standards

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

### Design Review #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of the private street within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. The hammerhead design potentially impedes vehicular maneuverability and access for emergency vehicles within the portion of the subdivision servicing Lot 48 and Lot 49. Staff finds the applicant has not provided compelling justification for the proposed street design; therefore, cannot support this request.

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

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

Staff does not object to the request to reduce the distance from the driveway to the point of tangent for Lot 8 nor does staff object to the reduction for the street intersection off-set between Crestlock Drive and A Street. Dewey Drive terminates in a cul-de-sac on the north-central side of the site. As a result, there will be a limited amount of vehicular traffic adjacent to the development. However, since Planning does not support the overall design of the site, and the waivers are directly related to the proposed design, staff cannot support this request.

### **Department of Aviation**

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

### **Staff Recommendation**

Approval of the zone change; denial of the use permits, waivers of development standards #1 and #2, and the design reviews.

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:**

#### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 2 story single family residences only for Lot 36 through Lot 49 and for Lot 9 through Lot 20.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

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

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

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JENNIFER VERAS**

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

PLANNED UNIT DEVELOPMENT  
(TITLE 30)

RUSSELL RD/BUFFALO DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0234-PN II, INC.:

**ZONE CHANGE** to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

**USE PERMITS** for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street intersection off-set; and 2) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) a detached single family residential planned unit development; and 2) hammerhead street design in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley (description on file). MN/md/jo (For possible action)

**RELATED INFORMATION:**

**APN:**

163-27-402-009

**USE PERMITS:**

1. Detached single family residential planned unit development.
2. Reduce the building setback from project perimeters to 5 feet where a minimum of 10 feet is required per Section 30.24.060 (a 50% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce street intersection off-set to 50 feet where 125 feet is required per Chapter 30.52 (a 60% reduction).
2. Reduce the driveway setback from back of curb return to 5 feet where 12 feet is required per Uniform Standard Drawing 222 (a 58.3% reduction).

**DESIGN REVIEWS:**

1. Detached single family residential planned unit development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.

**LAND USE PLAN:**

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 81
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,240/5,100
- Project Type: Detached (single family residential) planned unit development
- Number of Stories: 2 to 3
- Building Height (feet): Up to 37
- Square Feet: 2,025 to 3,074
- Open Space Required/Provided: 20,474/23,087

#### Site Plan

This is a conforming zone change request from an R-E to R-2 zoning district for single family detached planned unit development. The plans depict a residential development consisting of 81 lots on 9.3 acres with a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,240 square feet and 5,100 square feet, respectively. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive, an east/west 60 foot wide public street connecting 4 internal private streets measuring 43 feet in width. A 5 foot wide attached sidewalk is located immediately adjacent to Dewey Drive. The development consists of an internal network of private streets, each measuring 43 feet in width. Private Street A, oriented in a north/south direction, connects to Dewey Drive. Private Street B and Street D are designed as east/west streets connecting to private Street A and Street C. Private Street D terminates as a stub street at the southeast corner of the site, adjacent to Lot 19 through Lot 21, and at the southwest corner of the site, adjacent to Lot 34 through Lot 37. Private Street C is oriented in a north/south direction and terminates in a hammerhead design adjacent to Lot 47 through Lot 50, requiring a design review. A 5 foot wide sidewalk has been provided on the west side of Street A, the east side of Street C, the south side of Street B, and the north side of Street D. A 5 foot wide detached sidewalk is provided along Russell Road. The proposed development requires 20,474 square feet of open space where 23,087 square feet of open space is provided. The open space area (common element C) is centrally located within the project site dividing 2 rows of residences, Lot 62 through Lot 71 and Lot 72 through Lot 81. The open space area measures a minimum of 25 feet in width. Two points of pedestrian access, consisting of 5 foot wide sidewalks located between Lot 21 and Lot 22 and Lot 33 and Lot 34, connect to Russell Road. A waiver is required to reduce the street intersection off-set between the intersections of private Street A/Dewey Drive and Crestlock Drive/Dewey Drive. A second waiver is requested to reduce the driveway setback from back of curb return for Lot 8, located at the northeast corner of the development, adjacent to Dewey Drive. The minimum setbacks and building height for the detached single family residences are as follows:

- Maximum height of single family residence - 37 feet
- Front garage - 20 feet
- Front portion of residence - 10 feet

- Interior Side Setback - 5 feet
- Side Street Corner Setback - 10 feet
- Rear - 15 feet
- Rear Patio - 5 feet\*

\*A special use permit is required to reduce the perimeter setback for Lot 36 through Lot 49 and Lot 9 through Lot 20.

### Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are located within the street landscape area. Per Code requirements, 20,474 square feet of open space is required for the development where 23,087 square feet is provided. Common lots featuring landscaping are located between Lot 61 and Private Street A, and Lot 9 and Dewey Drive.

### Elevations

The plans depict 2 to 3 story model homes with multiple elevations with a height ranging from 24.5 feet to 37 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs. Balconies will also be featured on the front elevation, second or third story, of several model residences. Only 1 model features a second story balcony on the rear elevation.

### Floor Plans

The plans depict 2 story model homes with multiple floor plans ranging between 2,025 square feet to 3,074 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a gathering room. All models feature 2 car garages.

### Applicant's Justification

The use permit to reduce the perimeter setback is necessary to maintain a 5 foot rear yard setback for a patio cover. The reduced setback applies to all perimeter lots. The applicant states each 2 car garage requires a 16 foot wide driveway, and will be 5.5 feet from the curb return. The applicant indicates Street A is located at the low point of the site, for sewer and storm flow, at the intersection of Dewey Drive. The residents from the site will turn right onto Dewey Drive and head east, and the residents exiting Crestlock Drive will turn left onto Dewey Drive and head east since Dewey Drive terminates approximately 350 feet west of Street A. This will eliminate any conflicting left turns. The applicant states that the proposed hammerhead cul-de-sac is justified utilizing the following factors for consideration:

1. Each lot will have a 2 car garage with a full 20 foot driveway, which will accommodate 2 cars. Currently, this will allow 162 garage spaces and 162 driveway spaces for a total of 324 spaces. Also, the proposed street section allows for on street parking, which is not included in the total provided parking number. This will exceed the required parking by 17 spaces, which is 2 parking spaces per residence, 162 parking spaces and 1 parking space per 5 residential units for a total of 179 parking spaces.

2. The proposed driveways for this site are 20 foot minimum, and 18 foot minimum for cul-de-sac lots.
3. The site is proposing one hammerhead at the northwest corner of the site where there is no access to Dewey Drive.
4. The proposed lots are a minimum of 3,240 square feet.
5. Dewey Drive ends about approximately 220 feet short of the western property line of the proposed site. The proposed hammer head is at this location where there is no frontage onto Dewey Drive.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The site and the surrounding properties are within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-22-500081	A tentative map for an 81 lot single family residential development is a companion item on this agenda.
VS-22-0235	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Zone Change

The request to R-2 zoning conforms to the Spring Valley Planned Land Use Map which designates this parcel as Mid-Intensity Suburban Neighborhood (up to 8 du/ac). Staff finds the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

Use Permits

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



### Use Permits & Design Review #1

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The open space provided within the planned unit development exceeds Code requirements by 2,613 square feet. However, staff is concerned with the configuration of the open space as it divides 2 rows of residences, Lot 62 through Lot 71 and Lot 72 through Lot 81, creating a canyon effect. The design of the open space area, located between the residential lots, could potentially create defensible space issues for law enforcement. The proposed configuration of the open space is not practical and is partially isolated from the remainder of the development. Staff finds the open space should have a unified design, either through a series of connected green space areas within the subdivision or a centrally located area within the development that is both visible and easily accessible for all residents. Furthermore, staff is concerned with the proposed 3 story model homes with a maximum height of 37 feet. The existing single family development located along the east and west perimeters of the proposed development are single story residences. Therefore, staff recommends a condition for 2 story single family residences only for Lot 36 through Lot 48 (west property line) and for Lot 9 through Lot 20 (east property line). The intent of the perimeter setback is to ensure a minimum distance and buffer is maintained between a planned unit development and adjacent parcels to mitigate any potential impact. The request to reduce the required setback is a self-imposed burden and could be eliminated by increasing the length of the perimeter lots by 5 additional feet. Staff cannot support the request for the planned unit development and associated design review due to concerns with the open space configuration, the reduced perimeter setback, and the hammerhead cul-de-sac design; therefore, staff recommends denial.

### Waivers of Development Standards

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

### Design Review #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of the private street within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. The hammerhead design potentially impedes vehicular maneuverability and access for emergency vehicles within the portion of the subdivision servicing Lot 48 and Lot 49. Staff finds the applicant has not provided compelling justification for the proposed street design; therefore, cannot support this request.

## **Public Works - Development Review**

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

Staff does not object to the request to reduce the distance from the driveway to the point of tangent for Lot 8 nor does staff object to the reduction for the street intersection off-set between Crestlock Drive and A Street. Dewey Drive terminates in a cul-de-sac on the north-central side of the site. As a result, there will be a limited amount of vehicular traffic adjacent to the development. However, since Planning does not support the overall design of the site, and the waivers are directly related to the proposed design, staff cannot support this request.

## **Department of Aviation**

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

## **Staff Recommendation**

Approval of the zone change; denial of the use permits, waivers of development standards #1 and #2, and the design reviews.

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:**

### **Current Planning**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 2 story single family residences only for Lot 36 through Lot 49 and for Lot 9 through Lot 20.
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use permits, waivers of development standards, and design reviews must commence within 4 years of approval date or they will expire.

## **Public Works - Development Review**

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

- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: JENNIFER VERAS**

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



21

EASEMENTS & RIGHT-OF-WAY  
(TITLE 30)

RUSSELL RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0235-PN II, INC.:

**VACATE AND ABANDON** easements of interest to Clark County located between Buffalo Drive and Pioneer Way (alignment), and between Diablo Drive and Russell Road; and portion of right-of-way being Russell Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). MN/md/jo (For possible action)

RELATED INFORMATION:

**APN:**

163-27-402-009

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of an existing 30 foot wide easement being a BLM right-of-way grant, located at the northwest portion of the project site adjacent to Dewey Drive. The vacation of the easement is required to develop the project site. The plans also depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Russell Road, that is necessary to accommodate the required detached sidewalk.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The site and the surrounding properties are within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
ZC-22-0234	A conforming zone change to reclassify 9.3 acres from an R-E to an R-2 zone for a detached single family residential planned unit development is a companion item on this agenda.

## Related Applications

Application Number	Request
TM-22-500081	A tentative map for an 81 lot single family residential development is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

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

##### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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

- No objection.

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

**APPLICANT: JENNIFER VERAS**

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

DRAFT





5

06/08/22 BCC AGENDA SHEET

RUSSELL & TENAYA - PARCEL 1  
(TITLE 30)

RUSSELL RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
TM-22-500081-PN II, INC.:

TENTATIVE MAP consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-27-402-009

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

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

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 81
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,240/5,100
- Project Type: Detached (single family residential) planned unit development
- Open Space Required/Provided: 20,474/23,087

The plans depict a residential development consisting of 81 lots on 9.3 acres with a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,240 square feet and 5,100 square feet, respectively. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive, an east/west 60 foot wide public street connecting 4 internal private streets measuring 43 feet in width. A 5 foot wide attached sidewalk is located immediately adjacent to Dewey Drive. The development consists of an internal network of private streets, each measuring 43 feet in width. Private Street A, oriented in a north/south direction, connects to Dewey Drive. Private Street B and Street D are designed as east/west streets connecting to private Street A and Street C. Private Street D terminates as a stub street at the southeast corner of the site, adjacent to Lot 19 through Lot 21, and at the southwest corner of the site, adjacent to Lot 34 through Lot 37. Private Street C is oriented in a north/south direction and terminates in a hammerhead design adjacent to Lot 47 through Lot 50. A 5 foot wide sidewalk has been provided on the west side of Street A, the east side of Street C, the south side

of Street B, and the north side of Street D. A 5 foot wide detached sidewalk is provided along Russell Road. The proposed development requires 20,474 square feet of open space where 23,087 square feet of open space is provided. The open space area (common element C) is centrally located within the project site dividing 2 rows of residences, Lot 62 through Lot 71 and Lot 72 through Lot 81. The open space area measures a minimum of 25 feet in width. Two points of pedestrian access, consisting of 5 foot wide sidewalks located between Lot 21 and Lot 22 and Lot 33 and Lot 34, connect to Russell Road. The minimum setbacks and building height for the detached single family residences are as follows:

- Maximum height of single family residence - 37 feet
- Front garage - 20 feet
- Front portion of residence - 10 feet
- Interior Side Setback - 5 feet
- Side Street Corner Setback - 10 feet
- Rear - 15 feet
- Rear Patio - 5 feet

**Landscaping**

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are located within the street landscape area. Per Code requirements, 20,474 square feet of open space is required for the development where 23,087 square feet is provided. Common lots featuring landscaping are located between Lot 61 and Private Street A, and Lot 9 and Dewey Drive.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The site and the surrounding properties are within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-22-0234	A conforming zone change to reclassify 9.3 acres from an R-E zone to an R-2 zone for a detached single family residential planned unit development is a companion item on this agenda.
VS-22-0235	A vacation and abandonment of right-of-way and easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

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

### **Department of Aviation**

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

#### **Current Planning Division - Addressing**

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

**Department of Aviation**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JENNIFER VERAS**

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

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06/21/22 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY  
(TITLE 30)

QUARTERHORSE LN/MARTIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-22-400065 (VS-20-0112)-PICERNE QUARTERHORSE, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Quarterhorse Lane and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane within Spring Valley (description on file). JJ/nr/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-05-101-005 through 176-05-101-007; 176-05-101-019

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)  
SPRING VALLEY- URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of 33 foot wide government patent easements located within the interior of the project site in addition to the vacation of an 8 foot wide patent easement adjacent to the east side of Quarterhorse Lane (alignment). The applicant states that due to the development of the surrounding areas, the street patterns have been established and the patent easements are no longer needed to serve the public interest for roadway or utility purposes.

The plans also depict the vacation and abandonment of a portion of right-of-way being Sunset Road, with an area of 2,491 square feet, located at the southwest corner of Sunset Road and Roy Horn Way. The applicant states that the right-of way that is being vacated is no longer needed by the public due to the re-design of the drainage channel in the surrounding area, and the vacation of the previous right-of-way directly to the east associated with drainage facilities is no longer needed by the public.

### Previous Conditions of Approval

Listed below are the approved conditions for VS-20-0112:

#### Current Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

#### Public Works - Development Review

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

#### Applicant's Justification

The applicant states that the developer needs additional time to obtain the improvement plans and have the parcel map recorded.

#### Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0112	Patent easements and right-of-way	Approved by ZA	March 2020
NZC-19-0921	Reclassified 16.4 acres from R-E to R-4 zoning for a proposed multiple family development consisting of 326 units	Approved by BCC	March 2020
VS-19-0598	Vacated and abandoned a portion of right-of-way being Roy Horn Way	Approved by PC	October 2019
PA-18-700002	Re-designated the land use category from RS (Residential Suburban) to RUC (Residential Urban Center) for the subject parcels to the west	Withdrawn	April 2018
PA-18-700003	Re-designated the land use category from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) for the 3 undeveloped parcels to the south	Approved by BCC	April 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0901-17	Vacated and abandoned a portion of right-of-way being the CC 215	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of right-of-way being the CC 215	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres from R-E & R-2 zoning to R-2 zoning, with a design review for a single family residential development	Approved by BCC	March 2014

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Corridor Mixed-Use	C-2	Medical office, retail complex, & undeveloped
South	Urban Neighborhood (greater than 18 du/ac) & Mid Intensity Suburban Neighborhood (up to 8 du/ac)	R-4 & R-2	Undeveloped & single family residential
East	Public right-of-way	R-E	CC 215
West	Corridor Mixed-Use	R-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Currently, grading and drainage have been approved on the site. Off-site permits have been applied for and are awaiting approval from the County. Staff can support an extension of time for 2 years since progress is being made and this is the first request for an extension of time.

**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:**

**Current Planning**

- Until March 25, 2024 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies will be required.

**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: PICERNE QUARTERHORSE, LLC**

**CONTACT: DRC ENGINEERING, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV 89119**





# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

6

<b>APPLICATION TYPE</b> <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-20-0112</u>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>ET-22-400065</u>	DATE FILED: <u>4/25/22</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>5/31/22</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>6/21/22</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$300</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Picerne Quarterhorse LLC</u>
	ADDRESS: <u>4518 N. 32nd Street</u>
	CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85018</u>
	TELEPHONE: <u>602-279-8484</u> CELL: <u>702-592-6900</u>
	E-MAIL: <u>aschein@picerneaz.com</u>

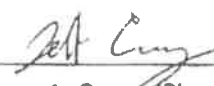
<b>APPLICANT</b>	NAME: <u>Picerne Quarterhorse LLC</u>
	ADDRESS: <u>4518 N. 32nd Street</u>
	CITY: <u>Phoenix</u> STATE: <u>AZ</u> ZIP: <u>85018</u>
	TELEPHONE: <u>602-279-8484</u> CELL: <u>702-592-6900</u>
	E-MAIL: <u>aschein@picerneaz.com</u>
	REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>Dennis Wertzler @ DRC Surveying Nevada</u>
	ADDRESS: <u>7080 La Cienega Street 200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-274-3250</u> CELL: <u>702-274-3250</u>
	E-MAIL: <u>dwertzler@drc-lasvegas.com</u>
	REF CONTACT ID #: _____

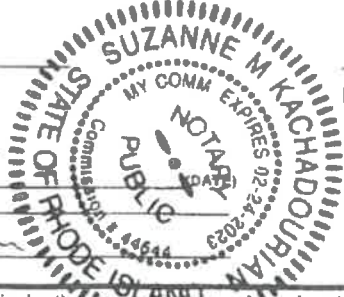
ASSESSOR'S PARCEL NUMBER(S): 176-05-101-005, 006, 007, 019.

PROPERTY ADDRESS and/or CROSS STREETS: Sunset Road and Quarterhorse Lane

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief and the undersigned understands that this application must be complete and accurate before a hearing can be conducted

  
 Property Owner (Signature)\*  
 STATE OF NEVADA, County of Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON \_\_\_\_\_  
 By \_\_\_\_\_  
 NOTARY PUBLIC: Suzanne M Kachadourian

Jeff Cummings, VP  
 Property Owner (Print)



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



PLANNER  
COPY

6

ET-22-400065

## DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning  
7080 La Cienega St, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 270-4899)

March 3, 2022

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

Attention: Senior Planner

**Regarding: Extension of time VS-20-0112 (Right of Way and Patent Easements)  
APN #176-05-101-005, 006, 007, and 019**

On behalf of our client, Picerne Development Corporation, DRC Surveying Nevada would like to submit a request to file an extension of time to vacate the existing right of way and patent easements on the subject site.

The developer needs additional time to get the improvement plans and the parcel map recorded. The vacation will recorded concurrent with the parcel map.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.

 signed by Sonia  
Macias  
SN C:\MS  
E:\sonia@cos-nv.com  
IP-ID: 01-Sonia Macias  
Date: 2022 03 03  
14:55:33 -0800

Sonia Macias  
Project Coordinator



7

RECREATIONAL FACILITY  
(TITLE 30)

BUFFALO DR/WARM SPRINGS RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400068 (UC-20-0212)-RW BUFFALO, LLC;

**USE PERMIT FIRST EXTENSION OF TIME** for a recreational facility with accessory retail and snack bar use.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking.

**DESIGN REVIEW** for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-04-801-006

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce parking to 201 spaces where 243 spaces are required per Table 30.60-1 (an 18% reduction).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR-MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7155 S. Buffalo Drive, Suites 120, 125, 135, 140, 145, 150, 155, 160, and 165.
- Site Acreage: 4.3
- Project Type: Recreational facility with accessory commercial uses
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 24,151
- Parking Required/Provided: 243/201

### Site Plans

The approved plans depict an office/warehouse complex consisting of 3 buildings and totaling 71,880 square feet. Building A is located on the eastern portion of the site and Buildings B and C are located on the western portion of the site. Access to the site is from Buffalo Drive while parking for the facility is located in the center of the site between the buildings and along the north and south property lines. The north portion of Building A will contain the proposed 24,151 square foot recreational facility. A previously submitted land use application (UC-19-0923) for another recreational facility included waiver of development standards for reduced parking and alternative parking lot landscaping requirements was approved for this site.

### Landscaping

No changes to landscaping were proposed or required as part of this application.

### Elevations

The buildings have varied rooflines with flat roofs behind parapet walls ranging in height from 26 feet to 28 feet. The façade consists of tilt-up construction with recessed office entries, metal trellises or awnings, and storefront door and window treatments. There are roll-up garage doors located on the east and west sides of the buildings facing the interior of the site. No revisions are required or provided with this request.

### Floor Plans

The plans depict a proposed 24,151 square foot recreational facility within multiple units. The plans show various rooms for offices, exercise rooms, restrooms, snack bar kiosk, lounge area, synthetic ice rink, area for artificial turf, and basketball court.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0212:

#### Current Planning

- 1 year to commence and review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that they are a new tenant in the approved office/warehouse development. The previous tenant let their use permit and waiver of development standards lapse

by not completing the review as a public hearing and requests an extension of time to commence the use.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0212	Recreational facility	Approved by PC	July 2020
UC-19-0923	Recreational facility (indoor batting cages) with accessory retail, waivers for reduced parking and reduced parking lot landscaping, and design review for alternative parking lot landscaping.	Approved by PC	January 2020
UC-19-0103	Office as a principal use and a recreational facility	Approved by PC	March 2019
TM-19-500035	Commercial subdivision on 4.3 acres	Approved by PC	March 2019
NZC-0860-17	Reclassified to M-D zoning for an office/warehouse development	Approved by BCC	January 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-4	Multiple family development
South	Corridor Mixed-Use	C-2	Medical office building
East	Business Employment	C-2	Undeveloped
West	Corridor Mixed-Use	R-4	Multiple family development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The original approval was for a recreational facility that would occupy 9 suites within the complex. The new tenant will be a recreational facility; however, the use will take up less suites (150, 155, 160, & 165) than the previously approved use permit with waiver. The new tenant will occupy 12,302 square feet of lease area within the complex.

Staff finds that a recreational facility within the existing office/warehouse complex is still an appropriate use at this location and is compatible with the land uses in the immediate area. The

proposed use will be conducted within a building which is adequately served by public improvements, facilities, and services. Staff does not anticipate any adverse impacts from this use on the surrounding area; therefore, staff recommends approval of this extension of time 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:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** PROJECT WELLBEING LLC  
**CONTACT:** PROJECT WELLBEING LLC, 11212 DELL CLIFFS CT, LAS VEGAS, NV  
89144



7  
APR 22-100430



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

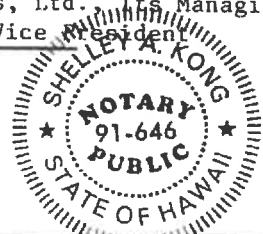
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-20-0212 (OBJECTIVE APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>ET-22-40068</u> DATE FILED: <u>4/27/22</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>5/31/22</u> PC MEETING DATE: <u>6/21/22</u> BCC MEETING DATE: _____ FEE: <u>\$1425</u>
	<b>PROPERTY OWNER</b>  NAME: <u>RW BUFFALO, LLC.</u> ADDRESS: <u>1388 KAPIOLANI BLVD</u> CITY: <u>HONOLULU</u> STATE: <u>HI</u> ZIP: <u>96814</u> TELEPHONE: <u>808-942-8831</u> CELL: _____ E-MAIL: <u>jim@watumull.com</u>
	<b>APPLICANT</b>  NAME: <u>PROJECT WELLBEING, LLC.</u> ADDRESS: <u>11212 Dell Cliffs Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>775-971-8087</u> CELL: <u>702-528-6353</u> E-MAIL: <u>freitas.heidi@gmail.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Heidi Freitas</u> ADDRESS: <u>11212 Dell Cliffs Ct</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>775-971-8087</u> CELL: _____ E-MAIL: <u>freitas.heidi@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 17604801006  
 PROPERTY ADDRESS and/or CROSS STREETS: 7155 S Buffalo Dr #150-166 Las Vegas, NV 89113  
 PROJECT DESCRIPTION: BUFFALO DR/WARM SPRINGS RD - RECREATIONAL FACILITY

(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.

James L. Webb  
 Property Owner (Signature)\*  
 STATE OF Hawaii  
 COUNTY OF Hawaii  
 SUBSCRIBED AND SWORN BEFORE ME ON March 25, 2022 (DATE)  
 By [Signature]  
 NOTARY PUBLIC: SHELLEY A. KONG 9/5/2023 Commission Expires  
 RW Buffalo, LLC  
 by Watumull Enterprises, Ltd., Its Managing Member  
 by James L. Webb, Its Vice President  
 Property Owner (Print)



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



11212 Dell Cliffs Ct. Las Vegas, NV 89144 | 775-971-8087 | Freitas.heidi@gmail.com

March 22, 2022

To: Clark County Department of Comprehensive Planning  
500 Grand Central Parkway  
Las Vegas, NV 89155

**PLANNER  
COPY**

ET-22-400068

Re: Justification Letter

Application for Extension of Time for Special Use Permit  
APN 176-04-801-006

Address: 7155 S Buffalo Dr. Building A – Suites 150, 155, 160, 165 Las Vegas, NV89113

Dear Planner:

We respectfully request your review and approval of this application for an extension of time for use permit UC 20-0212 for Project Wellbeing LLC; a recreational facility in an M-D zone.

We are requesting an extension of time for a special use permit and waiver of development standards for this project as is required in an M-D zone per Title 30. The tenant resides in an existing single story commercial complex with multi-tenants varying from warehouse/office, office, and recreational uses. The commercial complex consists of three buildings "A", "B", "C" as labeled on the site plan provided. The proposed tenant is located in Building "A" using 12,302 square feet of the northern portion of the building taking up suites 15-165.

The extension of time request is to allow for a 12,302 square foot recreational facility in an M-D Zone per table 30.44-1. The facility will feature training for various recreational and sports activities including weight training, turf, rubber floor areas, pilates, recovery areas, restrooms, showers, snack bar, and retail area which will be directly related to the main use of the facility.

The original applicant and previous tenant for special use permit, UC 20-0212, was approved, however the applicant did not complete the review of the use permit as a public hearing by July 7<sup>th</sup>, 2021. The original applicant and tenant no longer remain in business and are no longer residing in the building. The new applicant and tenant, Project Wellbeing, LLC, was unaware that the previous tenant had not completed the use permit and was informed by Clark County Business Licensing of the final action notice on February 24, 2022. Project Wellbeing LLC will utilize the same recreational facility usage and is requesting an extension of time for UC 20-0212. Project Wellbeing was founded in 2013 in Las Vegas, Nevada and has highly qualified health and fitness professionals who provide premier services to Las Vegas residents across the valley, including local businesses, youth and adult athletes, sports teams, the University of Nevada, Las Vegas, and many others. Project Wellbeing has had a long-standing, positive presence in the community of Las Vegas and would like to continue with this offering.

Project Wellbeing LLC would greatly appreciate your consideration and approval of this application.



In the event you have any questions with regards to the foregoing, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Heidi Freitas", with a stylized flourish at the end.

Heidi Freitas, CEO  
Project Wellbeing, LLC.  
Freitas.heidi@gmail.com  
775-971-8087



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06/21/22 PC AGENDA SHEET

LANDSCAPING  
(TITLE 30)

MAULE AVE/BUFFALO DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-22-0269-LV MAULE, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow non-standard improvements (landscaping) within the right-of-way on 13.9 acres in an R-4 (Multiple Family Residential – High Density) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/jgh/jo (For possible action)

---

**RELATED INFORMATION:**

**APN:**  
176-04-601-021

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

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

- Site Address: 7880 W. Maule Ave
- Site Acreage: 13.9
- Project Type: Landscaping

**Site Plans**

The plans depict a multiple family residential development that is west of the subject area. Access to the site is from Maule Avenue via 2 driveways to the north. The property is adjacent to Buffalo Drive on the east and CC 215 on the north. The proposed non-standard improvements (landscaping) will be located on a small parcel along the east property line adjacent to Buffalo Drive, south of CC 215.

**Landscaping**

There is an existing 15 foot wide landscape area with a detached sidewalk located along Maule Avenue. A 15 foot wide landscape area is located along the eastern property line adjacent to the CC 215/Buffalo Drive off-ramp and a 10 foot wide landscape area is located along the north and west property lines. Additional landscaping is located adjacent to the apartment buildings.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant would like to add landscaping because by adding trees, shrubs, and groundcover in this area, it will enhance the visual landscape.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0615	Allowed freestanding signs in a residential zone on 13.9 acres in an R-4 zone	Approved by BCC	December 2021
VS-19-0729	Vacated and abandoned easements	Approved by PC	November 2019
NZC-19-0402	Apartment complex and landscaping	Approved by BCC	August 2019
UC-0483-06	Temporary batch plant on a portion of the site	Approved by PC	May 2006
ZC-1114-04	Reclassified the eastern portion of the site from R-E to C-2 zoning for an office/retail facility	Approved by BCC	July 2004
ZC-1360-03	Reclassified the western portion of the site from R-E to C-2 zoning for future commercial development	Approved by BCC	October 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	CC 215 & undeveloped
South	Business Employment	R-3 & R-E	Multiple family residential & undeveloped
East	Business Employment	C-2	Undeveloped
West	Business Employment	U-V	Mixed-use project under development

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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



**Public Works - Development Review**

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

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review :**

- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

**Fire Prevention Bureau**

- No comment.

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

- The applicant is advised that there is an existing 21 inch PVC sewer along the proposed landscaping area; and per the Design and Construction Standards for Wastewater Collections Systems (DCSWCS), no landscaping having a mature height greater than 3 feet shall be placed over the existing sewer.

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



**APPLICANT: LV MAULE LLC**

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

DRAFT



8



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>WS-22-0269</u> DATE FILED: <u>4/27/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Spring valley</u> TAB/CAC DATE: <u>5/3/22</u> PC MEETING DATE: <u>6/21/22</u> <u>6pm</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	<b>PROPERTY OWNER</b>  NAME: <u>LV Maule, LLC</u> ADDRESS: <u>6655 Eastern Avenue #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	<b>APPLICANT</b>  NAME: <u>LV Maule, LLC</u> ADDRESS: <u>6655 Eastern Avenue #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	<b>CORRESPONDENT</b>  NAME: <u>Kaempfer Crowell - Chris Kaempfer</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>lkaempfer@kcnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-04-601-021

PROPERTY ADDRESS and/or CROSS STREETS: 7880 W. Maule Ave

PROJECT DESCRIPTION: Waiver of development standards to allow for landscaping within the right of way

(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.

Martin Egbert      Martin Egbert  
 Property Owner (Signature)      Property Owner (Print)

STATE OF Nevada

COUNTY OF Clark

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

By Martin Egbert

NOTARY PUBLIC: Sarah Park

SARAH PARK  
 NOTARY PUBLIC  
 STATE OF NEVADA  
 APPT. NO. 16-1678-1  
 MY APPT. EXPIRES FEBRUARY 11, 2024

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



WS-22-0269

**KAEMPFER  
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

**JENNIFER LAZOVICH**

[jlazovich@kcnylaw.com](mailto:jlazovich@kcnylaw.com)  
702.792.7050

January 25, 2022

**PLANNER  
COPY**

**LAS VEGAS OFFICE**  
1980 Festival Plaza Drive  
Suite 650  
Las Vegas NV 89135  
Tel 702 792 7000  
Fax 702 796 7181

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

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

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

**RE: Waiver to Allow Non Standard Street Improvements (Landscaping) Within the Right Of-Way**

**APN: 176-04-601-021**

To Whom It May Concern:

Please be advised, this firm represents LV Maule, LLC (the "Applicant"). By way of background, NZC-19-0402 was approved in August of 2019 for a multi-family residential development on the northwest corner of Buffalo Drive and Maule Avenue. More particularly described as APN: 176-04-601-021.

The applicant is now requesting a waiver to allow non standard street improvements (landscaping) within the right of way along the west side of Buffalo Drive within the unimproved right-of way. The applicant would like to add landscaping beginning at the northwest corner of Buffalo Drive and continuing to the existing chain link fence which separates the I-215 from Buffalo Drive. Adding trees, shrubs and ground cover in this area will enhance the overall area.

Thank you for your consideration. Please let us know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/lak





06/21/22 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

CONQUISTADOR ST/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-22-0270-LMM LIVING TRUST & MUELLER LEE W & MICHELE G TRS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following; 1) setbacks; and 2) increased wall height in conjunction with an existing single family residence on 0.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Conquistador Street, 532 feet south of Reno Avenue within Spring Valley. JJ/nr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

163-30-212-077

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the side setback for 2 accessory structures (raised planters with storage) to zero feet where 5 feet is required per Table 30.40-2 (a 100% reduction).
2. Increase the height of a block wall to 7 feet 4 inches where 6 feet is permitted per Section 30.64.020 (a 23% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5190 S. Conquistador Street
- Site Acreage: 0.2
- Project Type: Setbacks
- Building Height (feet): 7 feet 4 inches
- Square Feet: 192

Site Plans

The plans show an existing 2 story single family residence with turf in the front yard. The plans indicate the removal of the turf and the installation of paver pathways with water wise landscaping elements throughout the front yard. Terraced planters are shown in the south side of the site ranging from 2 feet high to a little over 3 feet in height. Within the side yard on the south side of the house is a double gate leading to the side yard. Two accessory structures (raised

planters with storage) are shown connected to the new 7 foot 4 inch high block wall on the southern property line.

Landscaping

The plans show the removal of turf in the front yard and the addition of raised planters along the north property line, a new planter in the center of the front yard surrounded by shrubs, and terraced raised bed planter on the south side of the site. On the south side of the house a paver walkway continues into the side yard where a decorative metal double gate will be located. Two accessory structures (raised planters with storage) are shown connected to the new 7 foot 4 inch high block wall on the southern property line. Landscaping is proposed on the top of the raised planter accessory structures that will be tied into the block wall.

Elevations & Floor Plans

The plans show 2 CMU accessory structures (raised planters with storage) connected to the block wall with an overall height of 7 feet 4 inches. The floor plans depict an open floor plan for yard storage and a potting area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the waivers are requested to accommodate 2 accessory structures for storage with raised planters on top and the associated wall which are common in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-926-99	Vacated patent easements	Approved by BCC	August 1999
TM-0181-99	157 lot subdivision	Approved by BCC	August 1999
WC-0261-99	Reduced width of Conquistador Street	Approved by BCC	August 1999
WT-99-1664	Non-standard roll curb and gutter for subdivision	Approved by PC	December 1999
ZC-1377-98	Reclassify 121.5 acres from R-E to R-2 zoning	Approved by BCC	September 1988

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff reviews waiver of development standards requests to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as mitigate impacts and possible safety issues. The accessory structures with raised planters on top are not typical for the area; however, providing vegetation instead of a structure with a tile or shingle roof will help to reduce the urban heat island effect. The increased wall height, in order to accommodate the accessory structures, is typical with residential development across the valley. Staff finds that the proposed encroachment or increase in wall height will not have a negative impact on surrounding properties and can, therefore, support the 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:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LEE & MICHELE MUELLER

**CONTACT:** MICHELE MUELLER, 5190 S. CONQUISTADOR ST, LAS VEGAS, NV  
89148

DRAFT



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p><b>APPLICATION TYPE</b></p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> <b>WAIVER OF DEVELOPMENT STANDARDS (WS)</b></p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	<b>STAFF</b>	<p>APP. NUMBER: <u>WS-22-0270</u>      DATE FILED: <u>4/27/22</u></p> <p>PLANNER ASSIGNED: <u>NR</u></p> <p>TAB/CAC: <u>Spring Valley</u>      TAB/CAC DATE: <u>5/31/22</u></p> <p>PC MEETING DATE: <u>6/21/22</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$475</u></p>
	<b>PROPERTY OWNER</b>	<p>NAME: <u>LMM Living Trust, Lee W Mueller &amp; Michele G Mueller, TTEEs</u></p> <p>ADDRESS: <u>5190 S Conquistador St</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89148</u></p> <p>TELEPHONE: <u>702-367-7302</u>      CELL: <u>702-468-5808</u></p> <p>E-MAIL: <u>michelegm@muellerslv.com</u></p>
	<b>APPLICANT</b>	<p>NAME: <u>Lee &amp; Michele Mueller</u></p> <p>ADDRESS: <u>5190 S Conquistador St</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89148</u></p> <p>TELEPHONE: <u>(702) 367-7302</u>      CELL: <u>(702) 468-5808</u></p> <p>E-MAIL: <u>lee@muellerslv.com</u>      REF CONTACT ID #: _____</p>
	<b>CORRESPONDENT</b>	<p>NAME: <u>Michele G Mueller</u></p> <p>ADDRESS: <u>5190 S Conquistador St</u></p> <p>CITY: <u>Las Vegas</u>      STATE: <u>NV</u>      ZIP: <u>89148</u></p> <p>TELEPHONE: <u>(702) 367-7302</u>      CELL: <u>(702) 498-8427</u></p> <p>E-MAIL: <u>michelegm@muellerslv.com</u>      REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 163-30-212-077

PROPERTY ADDRESS and/or CROSS STREETS: 5190 S Conquistador St, Las Vegas, NV 89148

PROJECT DESCRIPTION: Side yard property line CMU wall extension w/integral accessory structure for garden tool storage & roof planter

(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.

Lee W Mueller      LEE W. MUELLER  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 4/13/22 (DATE)  
 By LEE MUELLER

NOTARY PUBLIC: [Signature]

CLARK COUNTY, NEVADA

APR 27 2022

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



Lee W. Mueller  
5190 S. Conquistador St.  
Las Vegas, NV 89148  
tel: (702) 367-7302 / fax: (702) 267-3440  
[lee@muellerslv.com](mailto:lee@muellerslv.com)

PLANNER  
COPY

WS-22-0270

13 April, 2022

Clark County Planning Department  
500 Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

PROJECT:  
New Side Yard Accessory Structure with Elevated  
Planter For Existing Single Family Residence at  
5190 S. Conquistador St. Las Vegas, NV 89148

**SUBJECT: JUSTIFICATION LETTER FOR A WAIVER**

The proposed property improvement project consists of construction of an extension of an existing side yard property boundary concrete masonry unit (CMU) wall covering a distance of +/- 44'-8" which has an integral raised planter and storage compartment that has been classified by the Building Department to be an "Accessory Structure." Zoning Standards require accessory structures to be situated a minimum of 5' from a side yard property line. The property owners and applicants believe that a Waiver of the 5' setback standard is justified in this instance for the following reasons:

1. The proposed accessory use structure comprises a total of 191.5 square feet. Thus, the gross footprint of the accessory use structure is effectively of a diminimus nature in and of itself.
2. The height of the CMU wall structure measured above the proposed finish grade on the north side (owner's property side) of the proposed accessory use structure is 8'-2". The neighborhood is comprised of numerous instances of CMU property perimeter walls where the wall height exceeds 8' due in part to topographical conditions. Thus the height of the accessory use element of the proposed construction is not in stark or conspicuous contrast with the visual image and aesthetics of the established neighborhood.
3. The proposed accessory use structure, by virtue of its non-combustible building material consisting of concrete and concrete masonry units (CMU) and configuration, is visually incorporated into a permissible perimeter property line CMU privacy and security wall. The exterior appearance from the adjoining neighbor's perspective is that of an elevated landscape planter with flowering foliage as opposed to the visual appearance of a conventional storage shed and roof. In addition to providing an aesthetically pleasing and effective visual screening of the adjacent neighbor's two story residence, the configuration of the elevated planter functions as a covered storage for garden tools and a potting shed. The elevated planter location will also accomplish effective sound attenuation from the adjacent neighbor's two large air conditioning compressors located opposite the applicant's library and living room windows
4. The adjoining property neighbor is in full support of the proposed design and welcomes the future appearance of an elevated landscaped flowering planter.

Respectfully submitted,

  
Lee W. Mueller, Owner

  
Michele G. Mueller, Owner

