



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 29, 2021

6:30pm

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 chayes@yahoo.com
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at: https://www.clarkcountynv.gov/government/departments/administrative_services/town_liaison_services/springvalley_tab.php

Board/Council Members: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris
 Catherine Godges, Vice Chair
 John Getter

Secretary: Carmen Hayes (702) 371-7911 chayes@yahoo.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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 June 8, 2021. (For possible action)
- IV. Approval of the Agenda for June 29, 2021 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)

James Regional Sports Park: Round 17 SNPLMA Trail ADA Public Meeting, Windmill Library 7060 W Windmill Lane, Las Vegas, NV 89113, Monday July 19, 2021, from 6 pm to 7 pm.

- VI. Planning and Zoning
 - 1. **UC-21-0266-PSI ARBY, LLC:**
USE PERMITS for the following: **1)** a motion picture production studio with public viewing area; **2)** private recreational facility; and **3)** banquet facility on a portion of 4.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/lm/jo (For possible action) **07/20/21 PC**
 - 2. **UC-21-0270-NERVOSA LLC:**
USE PERMIT for a school (elementary) located within a portion of a previously approved office building on 0.5 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 150 feet east of Torrey Pines Drive within Spring Valley. JJ/md/jo (For possible action) **07/20/21 PC**
 - 3. **VS-20-0534-VEGAS AIRO 1, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive and between Edmond Street and Decatur Boulevard and a portion of a right-of-way being Russell Road between Edmond Street and Decatur Boulevard and a portion of right-of-way being Decatur Boulevard between Russell Road and Diablo Drive within Spring Valley (description on file). MN/jvm/jd (For possible action) **07/20/21 PC**
 - 4. **TM-20-500189-VEGAS AIRO 1, LLC:**
TENTATIVE MAP for a commercial subdivision on 12.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley. MN/jvm/jd (For possible action) **07/20/21 PC**
 - 5. **DR-21-0260-USA & COUNTY OF CLARK (PK & COMM) LEASE:**
DESIGN REVIEWS for the following: **1)** special events area including an outdoor stage; office and maintenance building; parking lot; and an accessory structure (box office/ticketing structure); **2)** lighting; and **3)** signage on 12.0 acres of a 70.0 acre site in conjunction with an existing public

park (Desert Breeze Park) in a P-F (Public Facilities) Zone. Generally located on the east side of Durango Drive and the south side of Twain Avenue (alignment) within Spring Valley. JJ/md/jo
(For possible action) 07/21/21 BCC

VII. General Business

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: July 13, 2021.

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

June 8, 2021

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Yvette Williams called the meeting to order at 6:35 pm
Lorna Phegley, Current Planning

II. Public Comment

- None.

III. Approval of **May 25, 2021 Minutes**

Motion by: **Yvette Williams**
Action: **APPROVE** as published.
Vote: **PASSED 5/0 Unanimous**

IV. Approval of Agenda for **June 8, 2021** and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - Present an update of the Southwest Ridge Sculpture project by a committee member that represent Spring Valley TAB (For discussion).

The Southwest Ridge Sculpture Project Committee had their first meeting in the Fall of 2020. The committee determined the sculpture design should

include kinetic features and/or sound powered by the frequent winds in the area. The sculpture should be fun, interactive, safe, and educational. The county solicited various artists locally and throughout the country. In March of 2021, eight artists submitted proposals. Each submission included 10 images of previous works by each artist. Committee members evaluated each artist according to a set of criteria. The evaluation period concluded on June 1st. The representative of the Spring Valley Town Advisory Board shared some of the images of various artists with members of the Board and public.

VI. Planning & Zoning

1. **WS-21-0194-TAPANES LAZARO J HERNANDEZ & HERNANDEZ SONIA CHAVEZ: WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for an accessory structure in conjunction with an existing single family residence on 0.8 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Bronco Street, 125 feet south of Coley Avenue within Spring Valley. JJ/sd/jo (For possible action) **06/15/21 PC**

Motion by: **John Getter**

Action: **APPROVE with staff recommendations.**

Vote: **5/0 Unanimous**

2. **ET-21-400081 (UC-18-0994) -BIEDINGER TIMOTHY: USE PERMIT FIRST EXTENSION OF TIME** to allow an accessory structure to exceed one-half the footprint of the principal structure on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 200 feet south of Palmyra Avenue, 300 feet west of El Camino Road within Spring Valley. JJ/jor/jo (For possible action) **07/06/21 PC**

Motion by: **Yvette Williams**

Action: **APPROVE with staff conditions.**

Vote: **5/0 Unanimous**

3. **VS-21-0221-WANG R & WU T REVOCABLE TRUST ETAL & WANG R TRS: VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Duneville Street and Red Rock Street within Spring Valley (description on file). MN/lm/jd (For possible action) **07/06/21 PC**

Motion by: **John Getter**

Action: **APPROVE with staff recommendations.**

Vote: **5/0 Unanimous**

4. **DR-21-0249-IN-N-OUT-BURGER: DESIGN REVIEWS** for the following: 1) finished grade; and 2) an office/warehouse development on 1.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Sunset Road and Montessouri Street within Spring Valley. MN/bb/jd (For possible action) **07/07/21 BCC**

Motion by: **John Getter**

Action: **APPROVE with staff recommendations.**

Vote: **5/0 Unanimous**

5. **VS-21-0245-DRY CREEK PLAZA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Patrick Lane, and between Jones Boulevard and Duneville Street and a portion of a right-of-way being Jones Boulevard located between Post Road and Patrick Lane within Spring Valley (description on file). MN/bb/jd (For possible action) 07/07/21 BCC

Motion by: **Brian Morris**

Action: **APPROVE subject to staff conditions.**

Vote: **5/0 Unanimous**

6. **UC-21-0226-DRY CREEK PLAZA, LLC:**
USE PERMIT for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced minimum lot size for a congregate care facility; **2)** allow a congregate care facility to have a non-residential appearance; and **3)** landscaping.
DESIGN REVIEWS for the following: **1)** a congregate care facility; and **2)** finished grade on 1.8 acres in a C-P (Office and Professional) (AE-60 & AE-65) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Jones Boulevard and Post Road within Spring Valley. MN/al/jd (For possible action) 07/07/21 BCC

Motion by: **Brian Morris**

Action: **APPROVE subject to staff conditions.**

Vote: **5/0 Unanimous**

7. **WS-21-0015-DNK DEVELOPMENT, LLC & MEGA INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot sizes; **2)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights); and **3)** modified gate geometrics.
DESIGN REVIEWS for the following: **1)** finished grade; and **2)** a single family residential subdivision on 1.8 acres in an R-E (Rural Estates Residential) (AE-65) Zone. Generally located on the west side of Lindell Road and the south side of Teco Avenue within Spring Valley. MN/bb/jd (For possible action) 07/07/21 BCC

Applicant requested a HOLD to the Spring Valley Town Advisory Board meeting on July 13, 2021.

8. **WS-21-0250-SD PARCELS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow roof signs (signage mounted above entry canopies).
DESIGN REVIEW for canopy signage in conjunction with a partially developed office/warehouse complex on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road, 300 feet east of Tenaya Way within Spring Valley. SS/rk/jo (For possible action) 07/07/21 BCC

Motion by: **John Getter**

Action: **APPROVE with staff recommendations.**

Vote: **5/0 Unanimous**

VII General Business

1. None.

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

Yvette Williams stated the Town Board would like to coordinate a Legislative Update prior to an upcoming Town Advisory Board meeting.

John Getter acknowledged the efforts of the Transform Clark County Development Code Assessment Report to address standards and regulations associated with advances in electrical capabilities.

John Getter stated that federal infrastructure monies should be considered as a possible funding source for the audiovisual equipment the Town Board has requested for the last several years as part of annual budget requests.

IX. Next Meeting Date

The next regular meeting will be **June 29, 2021 at 6:30pm**

X Adjournment

Motion by: Yvette Williams

Action: Adjourn

Vote: 5/0 Unanimous

The meeting was adjourned at 8:13 p.m.

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/>

07/20/21 PC AGENDA SHEET

MOTION PICTURE PRODUCTION/LIVE AUDIENCE
(TITLE 30)

ARBY AVE/BELCASTRO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0266-PSI ARBY, LLC:

USE PERMITS for the following: 1) a motion picture production studio with public viewing area; 2) private recreational facility; and 3) banquet facility on a portion of 4.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:
176-03-812-001 through 176-03-812-009 ptn

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 7175 Belcastro Street
- Site Acreage: 4.5 (portion)
- Project Type: Motion picture studio with public viewing area, private recreational facility, and banquet facility
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 23, 25
- Parking Required/Provided: 118/170

Site Plans & Request

The plans depict an existing office/warehouse facility consisting of 2 buildings which are located on the central portion of the site. The proposed use is located in the east half of the southerly building (Building 1). Access to the site is provided by 3 drive ways; 1 from Arby Avenue and 2 from Belcastro Street. Parking for the facility is located on the north, south, and west sides of the buildings with allocated parking spaces for the use within the complex. The request is to allow a motion picture production studio to conduct live, in-person business leadership, educational, and training seminars, and other similar events which may include the service of food and beverages. Other events may be held at the site including but not limited to podcasts,

music videos, product launches, corporate and private events, and other similar types of events that utilize the technology that has been constructed on the site.

Landscaping

The landscape areas consist of trees, shrubs, and groundcover along Arby Avenue and Belcastro Street and within parking lot areas.

Elevations

The southerly building (Building 1) is an existing office warehouse with a flat roof behind parapet walls and is constructed of concrete tilt-up panels that are painted in earth tone colors. Building 1 has an overall height of 37 feet. Pop-outs, accents, and variations in the height of the parapet walls break-up the vertical and horizontal surfaces of the buildings. Loading docks and overhead doors are located on the north side of the building which faces the loading area of the northerly building and are interior to the site.

Floor Plans

The proposed use is located in the southerly building (Building 1) within the easterly portion of the building and consists of 23,125 square feet. The unit includes public and non-public areas consisting of studio space within the existing warehouse area, along with an artist preparation area, green screen area, office, production spaces, administrative office space, and conference room. The facility includes 2 large curved LED screens that surround the event floor spaces and may provide a variety of configurations as one screen is stationary and the other is movable.

Applicant's Justification

The applicant indicates that the proposed use will meet the standards for a motion picture production studio with public viewing area, banquet facility, and private recreational facility. Additionally, the use is to be conducted solely indoors and will not be audible to the surrounding properties along with an event parking management plan that has been prepared to ensure that neighboring businesses and properties will not be disturbed. There are 5 full time employees of the use with additional staffing for events (up to 50), and attendees will generally range from 25 to 250 members of the public. While most event attendees are not local, attendees will be encouraged to utilize shuttles provided, rideshare services and/or RTC bus stops. For local event staff and attendees, they will be encouraged to utilize the same services or arrange in advance for a parking pass through the Production Manager in order to utilize one of the allocated spaces for the use.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900011	Motion picture production studio without live audience	Approved by ZA	February 2021
WC-20-400056 (WS-19-0039)	Waived conditions requiring evergreen trees in conjunction with an office warehouse complex	Approved by PC	August 2020
VS-19-0090	Vacated and abandoned easements	Approved by PC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0039	Office/warehouse complex	Approved by PC	March 2019
ZC-18-0867	Reclassified 5 acres from R-E to M-D zoning, waived standards for alternative commercial driveway geometrics, and a design review for office/warehouse complex and finished grade	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped
South	Office Professional	R-E	Undeveloped
East	Public Facilities	P-F	Las Vegas Valley Water District water reservoir & pumping station
West	Business and Design/Research Park	C-2	Professional & business services

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the filming of various seminars with the ability to provide banquet facilities and private recreational facilities will add to the economic base, consistent with Goal 1 of the Comprehensive Master Plan that promotes economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities. Similar uses within the valley are found to have atypical filming hours and staff does not find that the proposed use places an additional demand on the site in terms of required parking, landscaping, or other design features. Therefore, staff does not anticipate any adverse impacts from the requests in the existing office warehouse and finds that the use is compatible with the existing development in the surrounding area; therefore, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive 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.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WORRE STUDIOS, LLC

CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382 LAS VEGAS, NV 89123



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" 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"/> PUBLIC HEARING <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 #)	STAFF APP. NUMBER: <u>UC-21-0264</u> DATE FILED: _____ PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>6/29/2021</u> PC MEETING DATE: <u>7/20/2021</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>PSI ARBY LLC</u> ADDRESS: <u>6161 South Rainbow Boulevard</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 990-5358</u> CELL: _____ E-MAIL: <u>noelle@partingseas.com</u>
	APPLICANT NAME: <u>Worre Studios, LLC</u> ADDRESS: <u>7175 South Belcastro Street, #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(316) 650-6938</u> CELL: <u>(316) 650-6938</u> E-MAIL: <u>brenda@networkmarketingpro.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Elizabeth Sorokac, Esq.</u> ADDRESS: <u>8965 South Eastern Avenue, Suite 382</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>(702) 727-6258</u> CELL: <u>(702) 245-5075</u> E-MAIL: <u>esorokac@rsnvlaw.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-03-812-002 and -004 (use permit requested); 176-03-812-002 -

PROPERTY ADDRESS and/or CROSS STREETS: 7175 South Belcastro Street, #100, Las Vegas, NV 89113 176-03-812-009

PROJECT DESCRIPTION: Use permit for Banquet Facilities, Motion Picture Production/Studio, and Recreation Facility uses in M-D zoned property (see letter)

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

Property Owner (Signature)* [Signature] Property Owner (Print) Jason Matalon

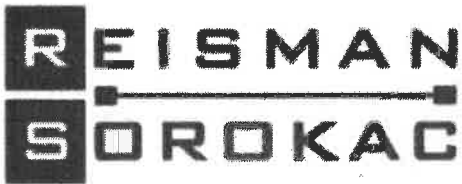
STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 29, 2021 (DATE)

By Jason Matalon
NOTARY PUBLIC: [Signature]



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



Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

May 5, 2021

Via Online Submission: <https://citizenaccess.clarkcountynv.gov/CitizenAccess/Login.aspx>

Nancy Amundsen, Director
Clark County Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89106

***Re: Application for a Special Use Permit (the "Application") for that certain real property located at 7175 South Belcastro Street, Suite 100, Las Vegas, Nevada 89113 with an APN of 176-03-812-001 ("Property")
Justification Letter***

Dear Ms. Amundsen:

This office represents Worre Studios¹, LLC, a Nevada limited liability company ("Applicant"), on the Application. The Applicant is proposing to conduct live, in-person seminars and other similar events, which may include the service of food and beverages ("Proposed Use") at the Property. For the Proposed Use, the Applicant seeks a special use permit for (1)(a) motion picture production/studio with non-adult use with public viewing area in an M-D zone; (1)(b) motion picture production/studio with on-premises consumption of alcohol; (2) private recreational facility in an M-D zone; and (3) banquet facility in an M-D zone.

The Property is located on the southwest corner of Arby Avenue and Belcastro Avenue. The Property is planned Business and Design/Research Park ("BDRP") under Clark County's ("County") Spring Valley Land Use Plan ("SV Plan"), is part of the CMA Design Overlay District

¹ Worre Studio, LLC was formerly known as Go Pro Studios, LLC. The prior approval for this Property was issued to Go Pro Studios, LLC – see ADR-21-900011.



("Overlay District"), and is zoned M-D. The Property is a 24,314 square-foot suite within an approximately 47,040 square-foot building that is part of an office warehouse complex on a 4.55-acre parcel.

The Proposed Use will include the Applicant conducting live, in-person business leadership, educational and training seminars and other related events. Additionally, other events may be held at the Property, including, but not limited to, podcasts, music videos, product launches, corporate and private events and other similar types of events that utilize the technology that has been constructed on the site. This is a one-of-a-kind facility with two curved LED screens that are 14 feet tall and 60 feet wide and surround the event floor space. The screens provide for a variety of configurations as one screen is stationary and the other is movable. In addition to the impressive visuals, there is a high-tech production space to control what eventgoers see.

The floor plan of the Property is separated into two general areas: public and non-public space. The two general areas are separated by permanent walls or pipe and drape (to allow for movement of the screens and flexibility in configuring the space). The public area consists of the event floor space, which includes a round stage surrounded by lighting trusses and cameras. The non-public space consists of (1) general office space, to be used for administrative and support personnel and event preparation; 2) an artist area for preparation for events and productions; and 3) a production area, for employees engaged in the production and editing of events through the manipulation of the cameras, lighting, music, sound and other technical aspects of the events.

Title 30 of the County Code of Ordinances ("Code") requires a special use permit for the Proposed Use as described above. The Application meets the Standards of Approval of a special use permit pursuant to Section 30.16.070(i)(2) of the Code as detailed below:

The Proposed Use is Harmonious with the Purpose, Goals, Objectives and Standards of the SV Plan and Title 30 of the Code.

The Proposed Use conforms to the SV Plan, Title 30 and the Design Overlay's goal to "produce a stable environment in harmony with existing and future development and protect the use and enjoyment of neighboring properties." Code § 30.48.600. The Proposed Use provides for commercial development in an appropriate location, as the surrounding parcels are office uses and the vacant parcels are planned BDRP, Office Professional or Public Facilities.

The Applicant has been in business since 2009. It has significant experience conducting virtual streaming and in person networking and marketing events and has connected a network of more than one million individuals during its more than decade-long existence. The Applicant has conducted events in the Las Vegas valley and elsewhere and plans to utilize the Property as its headquarters for events into the foreseeable future. The Applicant's administrative design review application for a motion picture production/studio for its virtual streaming events (ADR-21-900011) was previously approved by the County. The Applicant's continued success will



contribute to the County's stability and provide a greater variety of economic opportunity and development.

The Property was developed in conformance with the conditions of ZC-18-0867, WS-19-0039 and WC-20-400056—the office warehouse complex approvals. The Applicant proposes no changes to the existing exterior structure or landscaping on the Property.

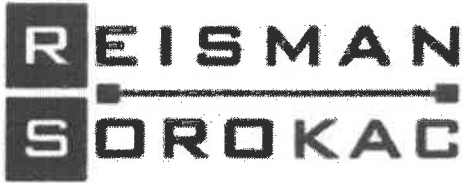
The Proposed Use Does Not Result in a Substantial or Undue Adverse Effect on Adjacent Properties, Character of the Neighborhood, Traffic Conditions, Parking, Public Improvements, Public Sites or Rights-of-Way, or Other Matters Affecting the Public Health, Safety, and General Welfare.

The Proposed Use is compatible with the character of the surrounding uses. The property to the west is an office park. The property to the immediate north is planned BDRP, but is currently vacant. The property to the south is planned Office Professional, but is also currently vacant. Finally, the property to the east is an industrial pharmaceutical services company. The Proposed Use is an appropriate use of the Property as the proposed events will include networking and marketing seminars, which are compatible with the office warehouse park. The events will be conducted indoors.

The Applicant meets the parking requirements of the Code for the Proposed Use. Approximately 3,723 square feet of the Property is the public space accessible by event attendees. This public space includes the lobby, restrooms and event space. The parking ratio for this public space (banquet facility) is four (4) parking spaces/1,000 square feet of floor space (thus requiring fifteen (15) parking spaces). The remainder of the Property – 20,591 square feet – is non-public warehouse space. The parking ratio for this non-public space is one-and-a-half (1.5) parking spaces/1,000 square feet of floor space (thus requiring an additional thirty-one (31) parking spaces). A total of forty-six (46) parking spaces are required and the Applicant has fifty-three (53) assigned parking spaces ("Allocated Spaces") in the office warehouse complex.

To ensure orderly transportation and parking for events, the Applicant prepared a transportation and parking management plan ("Event Plan") which is included with the Application. The Event Plan describes the use of the Allocated Parking. The Applicant utilized its logistics expertise of more than ten years in creating the Event Plan. The Production Manager will be responsible for implementing and administering the Event Plan for events. The Applicant's experience in organizing and conducting these types of events will ensure that neighboring businesses and properties are not disturbed.

The majority of the attendees at the events are not local. Attendees will be encouraged to utilize the shuttles provided, rideshare services and/or RTC services. For those who are local, including event staff, they will be encouraged to utilize the same services or arrange in advance for a parking pass through the Production Manager in order to utilize one of the Allocated Spaces.



Nancy Amundsen, Director
Clark County Department of
Comprehensive Planning
May 5, 2021
Page 4

It should be noted that there are currently nine (9) RTC stops within a half-mile of the Property. The abundance of available transportation stops, in addition to the controls in place on those driving to the Property (and parking on-site) and the designated drop off spots for those transported by shuttle or rideshare services ensures that the Proposed Use will not cause an undue burden on traffic, parking and public improvements.

The full-time staff at the Property is five (5) employees. Additional staffing will be brought to the Property for an event, which may be up to fifty (50) additional event workers. The number of event attendees will vary by type of event, but will generally range from twenty-five (25) to two-hundred fifty (250). The number of event attendees is also governed by the requirements of the Clark County Fire Department and any requirements related to in-person events due to the pandemic. The Applicant will comply with all applicable limits in place at the time of any in-person events. Thus, the Proposed Use will not pose a substantial or undue adverse effect on public health, safety and welfare.

The Proposed Use Will Be Adequately Served by Public Improvements, Facilities, and Services and Will Not Impose an Undue Burden.

Currently there are adequate public improvements, facilities and services to support the Proposed Use at the Property. When in-person events are taking place, the Event Plan will be utilized so the Proposed Use will not impose an undue burden, nor will additional public infrastructure be required to accommodate the needs of the business or its attendees.

Based on the foregoing, the Applicant respectfully request your approval of the Application. Please contact me at (702) 727-6258 or via email at esorokac@rsnvlaw.com if you have any questions or need any additional information.

Very Truly Yours,

REISMAN-SOROKAC

A handwritten signature in cursive script that reads "Elizabeth M. Sorokac".

Elizabeth M. Sorokac, Esq.

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07/20/21 PC AGENDA SHEET

SCHOOL
(TITLE 30)

DESERT INN RD/TORREY PINES DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0270-NERVOSA LLC:

USE PERMIT for a school (elementary) located within a portion of a previously approved office building on 0.5 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District.

Generally located on the north side of Desert Inn Road, 150 feet east of Torrey Pines Drive within Spring Valley. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-11-805-025

LAND USE PLAN:
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 6470 Desert Inn Road
- Site Acreage: 0.5
- Project Type: School
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 1,117 (school)/3,044 (contractor's office)/4,161 (overall building)
- Parking Required/Provided: 16/21

History and Request

The project site was reclassified from an R-E to CRT zoning district via ZC-19-0742 by the Board of County Commissioners (BCC) in November 2019. The site contains an existing single family residence that is currently being converted to a contractor's office, with an overall building area measuring 4,161 square feet. The applicant is requesting to occupy 1,117 square feet of the building for a proposed school, consisting of 2 classrooms, breakroom, restroom facilities, and a linen closet. The 2 classrooms will support the existing elementary school located immediately to the east of the site at 6440 Desert Inn Road.

Site Plans

The previously approved plans depict an existing single family residence being converted into a proposed office building. The building is centrally located on the northern portion of the site. The site has access to Desert Inn Road via 2 existing driveways where the eastern driveway is for ingress only and the western driveway is for egress only. Each driveway will have a throat depth of 18 feet. Parking spaces are located to the south of the building. The rear yard is being converted into a landscape area. The office building and school require a total of 16 parking spaces where 21 spaces are provided. The applicant indicates a pedestrian gate will be constructed in the cinderblock wall dividing the subject property and the school immediately to the east. The gate will be placed at a position that ensures the safety of the students, with paved pathways and landscaping behind the office building, and leading directly onto the play yard of the existing school.

Landscaping

The previously approved plans depict a 20 foot wide intense landscape buffer located along the north property line. An existing 4 foot high decorative wall, located along the south property line adjacent to an existing attached sidewalk along Desert Inn Road, is being removed and replaced with a 6 foot high decorative fence (2 foot wall/4 foot wrought iron) with no landscaping. Interior parking lot trees are distributed throughout the site.

Elevations

The previously approved plans depict a single story building with a pitched roof with concrete roofing tiles and stucco wall. The garage addition on the west side of the existing building will match the existing building.

Floor Plans

The plans depict a 4,161 square foot building that will be utilized for a contractor's office and school. The contractor's office will occupy a 3,044 square foot portion of the building consisting of a reception area, offices, conference room, design studio, breakroom, and restroom facilities. The school will occupy an area measuring 1,117 square feet consisting of 2 classrooms, a restroom, and a linen closet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a use permit to utilize a portion of a previously approved office building as an elementary school for grades 2 and 3. Two classrooms will be located within the office building with a maximum of 10 students per room (total of 20 students). There will be 2 teachers and the occasional presence of an assistant teacher in the rooms. The school operating hours are from 7:30 a.m. to 3:30 p.m., Monday through Friday. All student drop-off and pick-up activity will be conducted at the present school location, 6440 Desert Inn Road. Traffic queuing at drop-off and pick-up is carried out through adequate parking at both 6440 and 6470 Desert Inn Road, staggered drop-off and pick-up times, and the school's policy of providing a low-ratio student population. There will be no on-site vehicular conflicts between office use and the school, as the current school grounds have adequate parking, in addition to a minimum of

allowed parking spaces at 6470 Desert Inn Road. The total trips generated per day at 6470 Desert Inn Road, as a result of school use consisting of 2 classrooms, will be a maximum of 15. The applicant states the school use will not generate more traffic than general office uses.

The movement of the children between the present school grounds and the newly renovated rooms, at drop-off and pick-up times, as well as recess times, will be through a gate constructed in the cinderblock wall dividing the properties. This gate will be placed at a position that ensures the safety of the students, with well-paved pathways and landscaping behind the office building, and leading directly onto the play yard of the existing school, Mojave Springs School. The students will therefore be at all times within gated grounds and far from Desert Inn Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0742	Reclassified the project site from R-E to CRT zoning to convert an existing single family residence into an office building	Approved by BCC	November 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential development
South	Residential Low (up to 3 du/ac)	R-D	Single family residential development
East	Rural Neighborhood Preservation (up to 2 du/ac)	CRT	School
West	Rural Neighborhood Preservation (up to 2 du/ac)	CRT	Office building

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that a proposed school is appropriate at this location and complies with on-site parking requirements. Staff's primary concern with this type of use is to ensure compatibility with existing and planned surrounding land uses and that there is adequate on-site parking. Staff does not anticipate any adverse impacts from the proposed school and finds that the use is compatible with existing development in the surrounding area. Staff desires to ensure a safe path

of travel for students walking from the office building to the school playground to the east; therefore, recommends a condition for the construction of a pedestrian gate between the project site and the school to the east. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Construct a pedestrian gate along the east/west property line between APNs 163-11-805-025 and 163-11-805-032.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: MOJAVE EDUCATION FOUNDATION, INC.

CONTACT: JAKKE FARLEY, MOUNTAIN WEST COMMERCIAL, 241 W. CHARLESTON BLVD. #103, LAS VEGAS, NV 89102



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" 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"/> PUBLIC HEARING <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 #)	STAFF APP. NUMBER: <u>UC-21-0270</u> DATE FILED: <u>5/25/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>6/29/21 @ 6:30</u> PC MEETING DATE: <u>7/20/21 @ 7:00 P.M.</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$675.⁰⁰</u>
	PROPERTY OWNER NAME: <u>Nervosa, LLC</u> ADDRESS: <u>3978 Keystone Ct.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Mojave Education Foundation, Inc.</u> ADDRESS: <u>6440 W Desert Inn Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>725-203-1999</u> CELL: _____ E-MAIL: <u>jamesstriby@mojavespringsschool.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jakke Farley, CCIM</u> ADDRESS: <u>241 W Charleston Ave #103</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-378-0220</u> CELL: <u>702-340-0907</u> E-MAIL: <u>jfarley@mtwest.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-11-805-025

PROPERTY ADDRESS and/or CROSS STREETS: 6470 W Desert Inn Rd, Las Vegas, NV 89146

PROJECT DESCRIPTION: single-story professional office on Desert Inn near Torey Pines

(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.

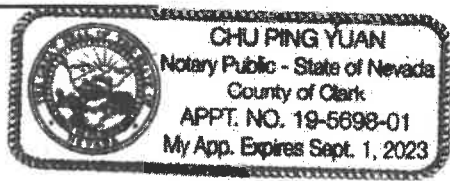
Miguel Gutierrez
Property Owner (Signature)*

Miguel Gutierrez
Property Owner (Print)

STATE OF Nevada
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 04-15-2021 (DATE)

By _____
NOTARY PUBLIC: Chu Ping Yuan



*NOTE: Corporate declaration or 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.



from

Mojave Springs School

May 11, 2021

Mojave Springs School
6440 W Desert Inn Road
Las Vegas, Nevada 89146

UC-21-0270

Mark N. Donohue
Principal Planner, Clark County
Department of Comprehensive Planning
attn: Planning Staff

**PLANNER
COPY**

To Whom It May Concern:

Mojave Springs School, located at 6440 W. Desert Inn Road, is requesting a Special Use Permit for the use of two classrooms in the edifice on the parcel adjacent to our present school building, at 6470 W. Desert Inn Road. We are requesting the Special Use Permit to occupy those two rooms as an extension of our school space.

All points of ingress and egress have been worked out with Miguel Gutierrez, owner of 6470 W. Desert Inn Road, to allow for the independent movement of students between our present school grounds at 6440 W. Desert Inn Road, and the rented rooms at 6470 W. Desert Inn Road, providing complete autonomy for both our school and for the independent offices of Mr. Gutierrez's activity.

- 1) Grade 2 and Grade 3 will occupy the above noted two rooms.
- 2) A maximum of 10 students per room – total maximum of 20 students – will occupy the rooms.
- 3) There will be 2 teachers and the occasional presence of an assistant teacher in the rooms.
- 4) School operating hours are 7:30am to 3:30pm.
- 5) All student drop-off and pick-up activity will be conducted at the present school location, at 6440 W. Desert Inn Road. Traffic queuing at drop-off and pick-up is carried out through a.) adequate parking at both 6440 and 6470 W. Desert Inn Road b.) staggered drop-off and pick-up times, and c.) the school's policy of providing a low-ratio student population.
- 6) There will be no on-site vehicular conflicts between office use and the school, as our present school grounds will have adequate parking, in addition to a minimum of allowed parking spaces at 6470 W. Desert Inn Road.
- 7) Total trips generated per day at 6470 W. Desert Inn Road as a result of school use of the two rooms will be maximum 15 trips. School use will not generate more than general office use. (Referencing title 30 – 30.52.055/a.)

Thank you,

A handwritten signature in black ink, appearing to read "James Striby". The signature is fluid and cursive, with the first name being more prominent.

James Striby – Director
Mojave Springs School
6440 W. Desert Inn Road
Las Vegas, Nevada 89146
725-203-1999
jamesstriby@mojavespringsschool.org

**PLANNER
COPY**

3

07/20/21 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0534-VEGAS AIRO 1, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive and between Edmond Street and Decatur Boulevard and a portion of a right-of-way being Russell Road between Edmond Street and Decatur Boulevard and a portion of right-of-way being Decatur Boulevard between Russell Road and Diablo Drive within Spring Valley (description on file). MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

163-25-802-007; 163-25-802-008; 163-25-802-015; and 163-25-802-016

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon the following: 1) patent easements; 2) pedestrian access easements; 3) rights-of-way; and 4) a drainage easement. The plans depict the vacation and abandonment of 33 foot wide patent easements located on the north and west sides of APN 163-25-802-008. The second part of the request is to vacate 2 pedestrian access easements along a portion of Russell Road on the south side of the site. The third part of this request is to vacate a 5 foot wide portion of both Russell Road and Decatur Boulevard. The fourth part of the request is for the abandonment of a drainage easement in the north eastern portion of the site that is no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0449	Reclassified a portion of the site from M-D to C-2 zoning for a condominium hotel with short term lodging	Approved by BCC	October 2019
ZC-2012-05	Reclassified this site to M-D and C-2 zoning for an office/warehouse development, shopping center, and office uses	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse development
East	Industrial	C-1	Undeveloped
South	Business and Design/Research Park & Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
TM-20-500189	A 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

- 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; that Clark County Public Works does not maintain meandering sidewalks; and that compliance with the Uniform Standard Drawings is required.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VEGAS AIRO 1, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: VS-20-0534

Property Owner or Subdivision Name: VEGAS AIRO 1, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 06/29/2021 PC 07/20/21 BCC _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Was on hold no date, requested next meeting

Change initiated by: JVM Date: 05/27/2021

Change authorized by: JVM Date: 05/27/2021

Change processed by: ds Date: 05/27/2021

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-25-802-007, 008, 015, & 016

Town Board(s): Spring Valley

2/

07/20/21 PC AGENDA SHEET

CAIROSEL
(TITLE 30)

RUSSELL RD/DECATUR BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500189-VEGAS AIRO 1, LLC:

TENTATIVE MAP for a commercial subdivision on 12.8 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley. MN/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

163-25-802-007; 163-25-802-008; 163-25-802-015; and 163-25-802-016.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.8
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 12.8 acre site. Access to the site is from Russell Road and Decatur Boulevard. A 15 foot wide landscape strip with a detached sidewalk is shown along both Decatur Boulevard and Russell Road. In addition, 10 foot wide planters with trees 30 feet on center are shown along the northern and western property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0449	Reclassified a portion of the site from M-D to C-2 zoning for a condominium hotel with short term lodging	Approved by BCC	October 2019
ZC-2012-05	Reclassified this site to M-D and C-2 zoning for an office/warehouse development, shopping center, and office uses	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse development
East	Industrial	C-1	Undeveloped
South	Business and Design/Research Park & Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	M-D	Undeveloped

Related Applications

Application Number	Request
VS-20-0534	A request to vacate and abandon rights-of-way and drainage easements is a companion 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

APN 163-25-802-016 and portions of APN's 163-25-802-007 and 163-25-802-015 are located within the AE-60 zone and subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations from being developed, including the hotel/condominiums presented in the related application, NZC-19-0449, (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels, and (3) prohibit uses intended to fulfill development and/or zoning requirements for any of the hotel/condominiums that permit more than 30 days stay (landscaping, parking, etc.). Therefore, all development requirements associated with the hotel/condominiums of this project, which is located on two deed restricted parcels that may be modified, must be contained solely outside the AE-60 zone, including all density bonus benefits/requirements.

The property 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 McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 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

- Compliance with approved drainage study PW19-13602;
- Compliance with approved traffic study PW20-11700;
- Full off-site improvements;
- If required by the Regional Transportation Commission, provide a 5 foot by 50 foot bus shelter pad easement behind the sidewalk in the existing bus turnout on the north side of Russell Road just west of Decatur Boulevard.
- 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; that Clark County Public Works does not maintain meandering sidewalks; and that compliance with the Uniform Standard Drawings is required.

Current Planning Division - Addressing

- Unit numbers for a condominium hotel where the unit boundaries are recorded shall have the unit numbers assigned during the final map process.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 163-25-802-016, 163-25-802-007, and 163-25-802-015 and DOA conditions contained in related application NZC-19-0449;
- Applicant must contact the Clark County Department of Real Property to apply for a Deed Restriction Modification to amend existing deed restrictions for those portions of APN's 163-25-802-007 and 163-25-802-015 located outside the AE-60 zone which prohibit the hotel/condominium uses in related application, NZC-19-0449;
- 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 related application, NZC-19-0449, 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;
- Install signage along the AE-60 line that states "No Condo/Hotel Parking," add smaller text of "Violators will be ticketed and towed at owner's expense;"
- Notify each guest of the parking restrictions to ensure no condo/hotel guest park within the retail parking area;

- All direct access points between the condo/hotel building and the deed restricted parcel along the south side of the property, except for the clubhouse, shall be emergency exits only and if the project should be redesigned where a row of parking is added between the condo/hotel building and the deed restricted parcel, then this condition may be nullified;
- If the project is converted to a hotel only use (lodging not to exceed 30 consecutive calendar days), all the above conditions may be nullified.
- 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; and 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 funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instructions for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VEGAS AIR 1, LLC

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: TM-20-500189

Property Owner or Subdivision Name: VEGAS AIRO 1, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 06/29/2021 PC 07/20/21 BCC _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Was on hold no date, requested next meeting

Change initiated by: JVM Date: 05/27/2021

Change authorized by: JVM Date: 05/27/2021

Change processed by: ds Date: 05/27/2021

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-25-802-007, 008, 015, & 016

Town Board(s): Spring Valley

07/21/21 BCC AGENDA SHEET

PARK SPECIAL EVENTS AREA
(TITLE 30)

DURANGO DR/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0260-USA & COUNTY OF CLARK (PK & COMM) LEASE:

DESIGN REVIEWS for the following: **1)** special events area including an outdoor stage, office and maintenance building; parking lot; and an accessory structure (box office/ticketing structure); **2)** lighting; and **3)** signage on 12.0 acres of a 70.0 acre site in conjunction with an existing public park (Desert Breeze Park) in a P-F (Public Facilities) Zone.

Generally located on the east side of Durango Drive and the south side of Twain Avenue (alignment) within Spring Valley. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-16-301-002 ptn

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12 (project site)/70 (overall)
- Project Type: Special events area at park
- Number of Stories: 2 (special events office/maintenance building)/1 (box office)
- Building Height (feet): 28 (special events office/maintenance building)/10.5 (box office/ticketing)
- Square Feet: 12,000 (special events office/maintenance building)/264 (box office/ticketing)
- Sign Height (Freestanding): 24
- Square Feet (Freestanding sign): 81
- Parking Provided: 259 (proposed)/963 (existing)

Site Plans

The plans depict an existing public park (Desert Breeze Park) consisting of, but not limited to, a community center, athletic/sports fields, skate park, and turf areas. A special events area is proposed within the southern portion of the park and consists of a proposed parking lot, turf areas, outdoor stage area, a special events office and maintenance building, and a box

office/ticketing structure. The special events and maintenance building is set back as follows: 1) 740 feet from the west property line adjacent to Durango Drive; 2) 1,000 feet to the south from Kids Zone Parkway; 3) 80 feet from the south property line; and 4) 1,500 feet to the west from Cimarron Road. Access to the site is granted from an existing driveway, Kids Zone Parkway, located at the northwest corner of the project site adjacent to Durango Drive. A 40 foot wide access road is proposed at the southwest corner of the site, adjacent to Durango Drive. Improvements are proposed for the existing driveway, Kids Zone Parkway, which include an additional pavement width of 27 feet to 37 feet for ingress to the park. A 10 foot wide detached sidewalk is provided along the south side of Kids Zone Parkway, extending 1,000 linear feet east from Durango Drive terminating at the second entrance to the proposed parking lot. Two proposed driveways are located immediately adjacent to Kids Zone Parkway, providing ingress and egress to the future public parking lot consisting of 208 parking spaces. Immediately south of the public parking lot are 2, natural turf/event areas each consisting of 2.5 acres. A pedestrian concourse/entry plaza is located between the parking lot and the turf/event areas. A box office/ticketing structure in addition to a series of entrance/exit doors for public access control are also located in this area. An area immediately to the east of the box office structure is designated for a second future box office. Immediately adjacent to the southernmost turf/event area is an outdoor stage area measuring 3,300 square feet. Immediately to the south of the stage area is a special events office and maintenance building. Parking spaces are located to the south, east, and west of the building, with 2 parking spaces designated for tour bus parking. An 8 foot high chain-link fence is proposed around the perimeter of the events office and maintenance building for security purposes. Immediately to the south of the building is a proposed 24 foot to 40 foot wide access road providing vehicular ingress and egress to the office and maintenance facility terminating in a cul-de-sac at the southeastern corner of the site. Vehicular access to the building is controlled through two, 15 foot wide and 8 foot high swinging gates. The project site includes 259 proposed parking spaces in addition to 963 parking spaces provided for the entirety of the public park.

Landscaping

The plans depict 36 inch box trees planted within landscape finger islands that are equitably distributed throughout the parking lot. Thirty-six inch box trees are also planted within the pedestrian concourse/entry plaza area.

Elevations

The plans depict a 2 story, 28 foot high special events office and maintenance building consisting of a pitched, decorative standing seam metal roof. The exterior of the building consists of vertical metal paneling with a cultured stone finish located at the base of the east and south elevations and a portion of the base on the north and west elevations. Fourteen foot high overhead roll-up doors are depicted on the east and west elevations. A series of aluminum windows are depicted on the north elevation for the first and second floors of the building. The exterior of the building will be painted with an "almond roca" color while the standing seam metal roof will be painted in "cool majestic blue".

Floor Plans

The plans depict a 2 story, 12,000 square foot special events office and maintenance building. The first floor consists of a hospitality room, green rooms, production/audio room, equipment

room, laundry room, equipment room, closets, and a storage area consisting of 4,800 square feet. The second floor features a reception area, conference room, breakroom, office, storage room, restroom facilities and miscellaneous rooms. The box office features an open floor plan measuring 264 square feet.

Lighting (photometric plan)

The plans depict the type of lighting, approximate heights of the proposed freestanding luminaries (light poles), and a photometric plan. Light poles measuring 25 feet in height are located within the public parking lot and the enclosed parking area servicing the special events office and maintenance building. Two light poles (4 total) measuring 70 feet in height are located on the east and west sides of the turf/event areas. All light poles consist of LED light fixtures.

Signage

The plans depict a 24 foot high freestanding sign located at the northwest corner of Kids Zone Parkway. The sign is set back a minimum of 20 feet and located within an existing landscape area consisting of shrubs and groundcover. The sign consists of an 81 square foot, 10 millimeter LED screen/display area. The LED screen is attached between 2 steel trusses. A steel square tube box resembling a speaker is attached to each side of the steel truss.

Applicant's Justification

The new venue will allow Clark County to conduct special events for the general public including music concerts, art in the park, car shows, food vendor celebrations, farmers' markets, and cultural events like the "Renaissance Fair". These large scale events provide low to no cost opportunities for the community to gather and experience different entertainment and cultural events.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900273	Special events area in conjunction with an existing park	Approved by ZA	June 2020
ZC-0847-94	Reclassified the project site to P-F zoning for a public park with athletic/sports fields, community center, and various accessory structures	Approved by BCC	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Public Facilities	P-F	Desert Breeze Park
East	Public Facilities & Residential Suburban (up to 8 du/ac)	P-F & R-1	Single family residential & Roger Bryan Elementary School
West	Commercial General, Office Professional, & Residential Suburban (up to 8 du/ac)	C-1, C-2, & R-2	Retail buildings, mini-warehouse, & 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

The Clark County Parks, Trails, and Open Space Report states the design and location of parks should consider health benefits, impacts, and population needs. Staff finds the proposed use and design of the special events area will positively impact the residents of the surrounding neighborhoods by providing a variety of low cost or free entertainment and cultural events. By providing a public amenity, such as the proposed special events area within the park, residents will have an additional recreational opportunity that will strengthen the sense of community in the surrounding area. The design of the special events area and associated events office and maintenance building is consistent with the Parks, Trails, and Open Space report.

The plans indicate the lighting fixtures will be shielded and/or directed away from the abutting residential uses. The photometric calculations submitted for the lighting indicate the on-site lighting will not have a negative impact on the abutting developments. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. The design of the freestanding sign is consistent and compatible with the overall special events area for the park. Therefore, staff can support these requests.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive 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

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0048-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RICK ENGINEERING COMPANY
CONTACT: JEFF JENSEN, RICK ENGINEERING, 4255 DEAN MARTIN DR., SUITE F,
LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

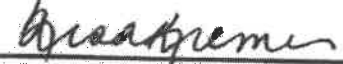
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING not this one <input checked="" type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) <input type="checkbox"/> APPLICATION REVIEW (AR)	STAFF	DATE FILED: <u>5/20/21</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>EXEMPT</u> CHECK #: <u>---</u> COMMISSIONER: <u>JAMES</u> OVERLAY(S)? <u>NONE</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: <u>---</u>
	PROPERTY OWNER	APP. NUMBER: <u>DR-21-0260</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>6/29</u> TIME: <u>6:30</u> PC MEETING DATE: <u>---</u> SCC MEETING DATE: <u>7/21/21 9:00 AM</u> ZONE / AE / RNP: <u>P-F / NONE</u> PLANNED LAND USE: <u>SLPF</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <u>Y/N</u> LETTER DUE DATE: <u>---</u> COMMENCE/COMPLETE: <u>---</u>
	APPLICANT	NAME: <u>Clark County Real Property Management</u> ADDRESS: <u>500 S. Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702 455-2907</u> CELL: <u>---</u> E-MAIL: <u>LisaK@clarkcountynv.gov</u>
	CORRESPONDENT	NAME: <u>Justin Sagers (Clark County Department of Real Property Management)</u> ADDRESS: <u>500 S. Grand Central Parkway, 4th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89155</u> TELEPHONE: <u>702 455-8656</u> CELL: <u>702 610-6854</u> E-MAIL: <u>Justin.Sagers@clarkcountynv.gov</u> REF CONTACT ID #: <u>845045</u>
	CORRESPONDENT	NAME: <u>Brian Patterson - Rick Engineering Company</u> ADDRESS: <u>4255 Dean Martin Drive, Suite F</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702 827-0650</u> CELL: <u>---</u> E-MAIL: <u>bpatterson@rickengineering.com</u> REF CONTACT ID #: <u>---</u>

ASSESSOR'S PARCEL NUMBER(S): 163-16-301-002

PROPERTY ADDRESS and/or CROSS STREETS: Durango Drive / Kids Zone Parkway

PROJECT DESCRIPTION: Desert Breeze Park - Special Events Area


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


 Property Owner (Signature)*

Lisa Kremer, Director, Clark County Real Property Management
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 25, 2021 (DATE)
 BY LISA KREMER, DIRECTOR

NOTARY PUBLIC: 

MONIQUE ORTIZ ARROYO
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 10-24-23
 Certificate No: 07-5078-1

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



DR-21-0260

Ms Sami Real

January, 2021

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

PROJECT: Desert Breeze Park – Special Events Area RP.F0319098
Durango Drive and Kids Zone Parkway
APN No. 163-16-301-002

SUBJECT: Justification Letter for Administrative Design Review

Ms Real:

We are submitting this package for Administrative Design Review of new construction of Special Events Area at Desert Breeze Park. Real Property Management has leased 283 acres from BLM to be developed as Governmental Facilities.

Currently approximately 120 acres have been developed with four baseball fields, soccer fields, basketball courts, dog park and recreation center with pool facilities. This project is to develop 12 acres of open turf area for special events, it will include parking for 259 cars, a box office/ticketing structure, a large open event production space, a 12,000 SF Special Events Office and Maintenance Building, and back of house production space. The remaining acreage will be for future development.

This new venue will allow Clark County Special Events Department to hold events for the local community and Clark County as a whole. Typical events include: music concerts, art in the park, car shows, food vendor celebrations like “Taco’s and Tamale’s” or farmers markets and special cultural events like “Renaissance Fair” and others.

These large scale events provide low to no cost opportunities for the community to gather and experience cultural and entertainment they may not otherwise get exposed to.

Sincerely,
RICK ENGINEERING COMPANY

Brian Patterson, RLA
Landscape Architect, NV Branch Manager