



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 9, 2024

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for May 28, 2024. (For possible action)
- IV. Approval of the Agenda for July 9, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Edna Avenue, 175 feet east of Lindell Road within Spring Valley. (For possible action) **08/06/24 PC**
- 2. **PA-24-700015-NEVADA POWER COMPANY:**
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. (For possible action) **08/06/24 PC**
- 3. **ZC-24-0310-NEVADA POWER COMPANY:**
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). (For possible action) **08/06/24 PC**
- 4. **UC-24-0311-NEVADA POWER COMPANY:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate landscape buffer and screening; and **2)** residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. (For possible action) **08/06/24 PC**

5. **ET-24-400076 (Nzc-21-0038)-ASHLEY FURNITURE INDUSTRIES, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 18.7 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height (previously not notified); **2)** screening loading docks; **3)** increase sign height; **4)** increase animated sign area; **5)** alternative perimeter landscape and screening; **6)** non-standard improvements within right-of-way; **7)** waive the sidewalk requirement along Rafael Rivera Way; **8)** allow an attached sidewalk along portions of Sunset Road; and **9)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a proposed distribution center with ancillary retail sales; **2)** a comprehensive sign plan; and **3)** finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). (For possible action) **08/07/24 BCC**

6. **VS-24-0260-WESTERN IRA FUNDING LTD RTMT PL:**
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way and a portion of a right-of-way being Roy Horn Way located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). (For possible action) **08/07/24 BCC**

7. **WS-24-0259-WESTERN IRA FUNDING LTD RTMT PL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** eliminate electric vehicle charging spaces; **3)** parking lot landscaping; and **4)** reduce throat depth.
DESIGN REVIEWS for the following: **1)** alternative landscape plan; and **2)** office building on 2.41 acres in a CG (Commercial General) Zone. Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. (For possible action) **08/07/24 BCC**

8. **SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:**
STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. (For possible action) **08/07/24 BCC**

9. **TM-24-500057-WESTERN IRA FUNDING LTD RTMT PL:**
TENTATIVE MAP for a 1 lot commercial subdivision on 2.41 acres in a CG (General Commercial) Zone. Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. (For possible action) **08/07/24 BCC**

10. **VS-24-0314-AAA LAND INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Jones Boulevard and Westwind Road (alignment) within Spring Valley (description on file). (For possible action) **08/07/24 BCC**

11. **UC-24-0313-AAA LAND INVESTMENT, LLC:**
USE PERMIT for a hotel with kitchens (transient and non-transient).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** loading spaces; **3)** parking area landscaping; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a hotel on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Sunset Road, 250 feet east of Jones Boulevard within Spring Valley. (For possible action) **08/07/24 BCC**

VII. General Business

1. None.

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

- IX. Next Meeting Date: July 30, 2024.

- X. Adjournment.

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

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Edna Avenue, 175 feet east of Lindell Road within Spring Valley. JJ/jm/syp (For possible action)

RELATED INFORMATION:

APN:

163-12-710-141

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side setback to 4 feet where 5 feet is required per section 30.02.06 (a 20% decrease).
2. Reduce the building separation to 4 feet 6 inches where 6 feet is required per Section 30.02.06 (a 25% decrease).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5445 Edna Avenue
- Site Acreage: 0.14
- Project Type: Accessory structure
- Number of Stories: 2
- Building Height (feet): 14 (accessory structure)/6.8 (shed)
- Square Feet: 432 (accessory structure)/71.25 (shed)

Site Plan

The plan depicts an existing accessory structure, 12 feet by 18 feet, in the southeast corner of the rear yard. The incomplete structure is shown at 11 feet from the south property line, 4 feet from the east property line, and 11 feet 7 inches from an existing shed. The existing shed is shown as 9 feet 6 inches by 7 feet 6 inches and 4 feet 6 inches from the existing single-family residence.

Landscaping

No changes are being made to the existing landscaping.

Elevations

The elevations show a 2 story accessory building that is shown at 14 feet tall. It has a central door facing the paver patio flanked by 2 white-trimmed windows on the west face. The north face has a single window on the lower level. The east face has a single window on the upper level while the south face has 1 window per level. The façade is covered with tan clapboard-style siding which is complementary, in color only, to the residence.

Floor Plan

The plan is depicted as open on both levels with stairwell located on the interior of the back wall opposite the front door.

Applicant's Justification

The applicant states she likes to sew and would like a larger space to conduct her hobby and store her supplies. She states there is no intent to live in the structure despite it being air-conditioned and having electricity. She is requesting a waiver to reduce the side setback from the required 5 feet to 4 feet (a 20% reduction). The roofline and color will be complimentary to the main home but the exterior materials are clapboard versus the stucco on the residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Boys & Girls Club
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE24-07778 is for building an accessory structure without a permit and too close to the east property line.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Although the proposed accessory structure will feature a roofline and colors that are architecturally compatible with the existing residence, staff typically does not support requests to

reduce setbacks unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and that the encroachment into the required setbacks is a self-imposed hardship that could have been avoided by constructing the building 5 feet from the property line versus the requested 4 feet. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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: ELIZABETH ESTRADA

CONTACT: ELIZABETH ESTRADA, 5445 EDNA AVENUE, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-12-710-141.

PROPERTY ADDRESS/ CROSS STREETS: 5445 Edna ave. Edna/Lindell

DETAILED SUMMARY PROJECT DESCRIPTION

We are asking for a waiver to reduce the setback for the storage.

PROPERTY OWNER INFORMATION

NAME: Elizabeth Estrada
ADDRESS: 5445 Edna ave.
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702-517-0393 EMAIL: dianamp2010@hotmail.com.

APPLICANT INFORMATION (must match online record)

NAME: S/A same as Above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as Above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Elizabeth Estrada
Property Owner (Print)

5-7-24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0285
PC MEETING DATE 5/6/24
BCC MEETING DATE _____
TAB/CAC LOCATION Springs Valley

ACCEPTED BY Jm
DATE 6/10/24
FEES 800.00

DATE 7/9/24

To whom it may concern:

I am applying for a waiver of development standard to allow building separation at 4ft where 6ft is required and for side setback to be 4ft where 5ft is required.

I wanted to make a storage to put all my sewing supplies in it. because I like to sew, I want to declutter my room for my hobby, in the process I thought maybe it was a good idea to make the storage two floors to put away all my sewing supplies and have room to sew in there too, we hired a contractor from facebook and he said he would take care of the permits, but after paying him \$10,000 dls. we received the letter from the city and all the work stopped, and we haven't heard from the contractor since.

Description:

The storage is 14ft tall, two floors, it has stairs, three windows on the second floor and four on the first floor, we have 15 outlets for any electronics including for the A/C, also the installation for ceiling lights, four on each floor

and one under the stairs.

It also has the connections for two lights outside the door also another outlet for the outside.

We are not trying to use it to spend the night in there, it is just storage for me to have room for my sewing without feeling crowded or it being too hot.

Thank you.

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700015-NEVADA POWER COMPANY:

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres.

Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

RELATED INFORMATION:

APN:

163-30-401-035

EXISTING LAND USE PLAN:

SPRING VALLEY - PUBLIC USE

PROPOSED LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 10096 W. Russell Road
- Site Acreage: 1.89
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the parcel is no longer needed for a public use since the power substation to the north is developed at its maximum extent. Therefore, the Public Use land use category is no longer needed, and the Neighborhood Commercial (NC) land use category would be appropriate since the parcel is located on an arterial street (Russell Road) and in close proximity to another arterial street (Hualapai Way). The request complies with Policy 1.3.3 of the Master Plan which encourages neighborhood services adjacent to developing neighborhoods to minimize longer vehicle trips.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-2057-98	Vacated and abandoned patent easements	Approved by BCC	February 1999

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0769-97	Electrical substation facility and variance to increase wall height	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Electrical power substation
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-24-0310	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.
UC-24-0311	A use permit, waivers of development standards, and design review for a mini-warehouse facility is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning Plan Amendment

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Public Use (PU) to Neighborhood Commercial (NC). Intended primary land uses in the proposed NC land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses

include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Neighborhood Commercial (NC) is not compatible with the surrounding area. The site is surrounded by single-family residential uses to the east, west, and south. Although the adjacent properties to the west were planned for Corridor Mixed-Use (CM), the site was developed as an RS3.3 zoned single-family residential subdivision. There are no commercial uses mid-block along Russell Road in this area. The only commercial uses in this area are where Russell Road intersects with a collector or arterial street, being Grand Canyon Drive or Hualapai Way, respectively. The request does not comply with Policy 1.4.4 which encourages infill development in established neighborhoods that promote compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the NC land use category not appropriate for this location.

Staff Recommendation

Denial. If approved, adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 at 9:00 a.m., unless otherwise announced.

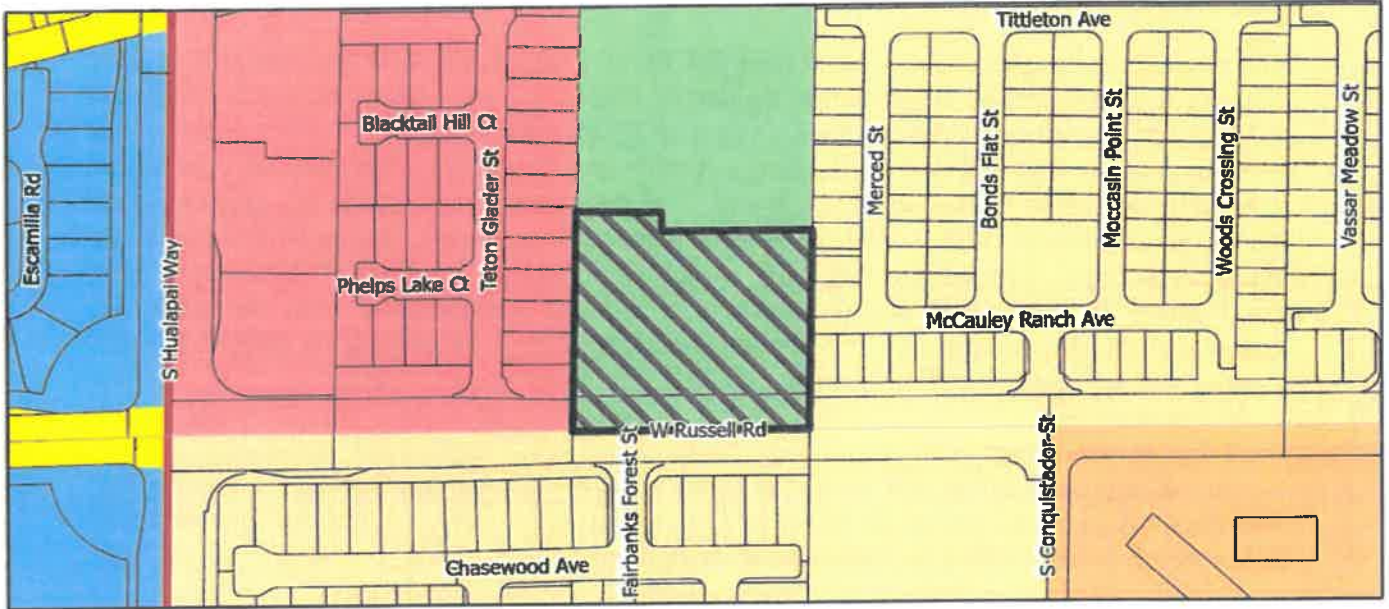
If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

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

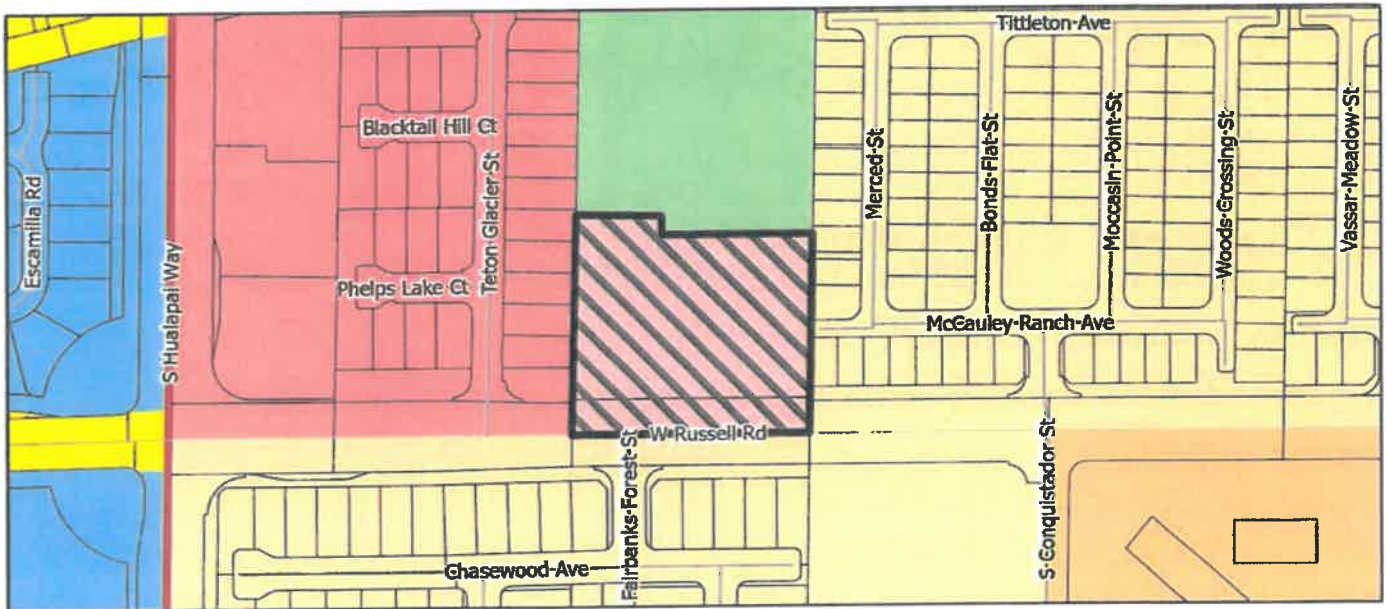
APPLICANT: BLAKE ROSSER
CONTACT: JAY BROWN, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

Planned Land Use Amendment PA-24-700015

DRAFT



Current



Requested

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

- Planning Areas

Requested Area To Change

Spring Valley Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

Map created on: June 17, 2024

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated herein.





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-30-401-035

PROPERTY ADDRESS/ CROSS STREETS: Russell Road & Hualapai Way

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Mini-Warehouse

PROPERTY OWNER INFORMATION

NAME: Nevada Power Company
ADDRESS: 6226 W. Sahara Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89151
TELEPHONE: 702-402-2158 CELL _____ EMAIL: Li.Zhang@Nvenergy.com

APPLICANT INFORMATION (must match online record)

NAME: Blake Rosser
ADDRESS: 2165 Horse Prairie Drive
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # N/A
TELEPHONE: 702-302-1980 CELL N/A EMAIL: blake702@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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

[Signature]
Property Owner (Signature)*

LI ZHANG
Property Owner (Print)

2-29-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PA-24-2000LS
PC MEETING DATE 8/20/24
BCC MEETING DATE 9/18/24
TAB/CAC LOCATION Spring Valley DATE 7/30/24

ACCEPTED BY [Signature]
DATE 6/18/24
FEES \$3,000

LAW OFFICE

Brown, Brown & Premsrirut

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

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

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

April 8, 2024

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

Planner
Copy
PA-24-200015

**RE: Nevada Power Company
Russell Road and Hualapai Way
Justification Letter: Revision 1
Master Plan Amendment from Public Use (PU) to Neighborhood Commercial (NC)
Assessor's Parcel Number: 163-30-401-035**

To Whom It May Concern:

On behalf of our client, Blake Rosser, we respectfully submit this application package for a proposed Master Plan Amendment from Public Use (PU) to Neighborhood Commercial (NC). The proposed project is located on the north side of Russell Road and 520 feet east of Hualapai Way in the Spring Valley Planning area on a 1.89 acre parcel. This request is to facilitate the development of neighborhood serving commercial use along Russell Road which is an arterial street in this area.

The following Application is required to amend the Master Plan designation for the parcel:

Master Amendment: from Public Use (PU) to Neighborhood Commercial (NC):

Master Plan Amendment (PA) Justification:

The proposed project is located within the Spring Valley Planning area with the site on the north side of Russell Road and 520 feet east of Hualapai Way. This application to amend the Master Plan is necessary to facilitate the companion request for a zone change request to CG for a future neighborhood serving use. The requested designation of NC is a less intense designation which will also allow a less intense land use as a transitional use and buffer between two existing residential subdivisions and a major arterial street. Overall, the requested redesignation for the parcel is because the parcel is no longer needed for public use since a public use (substation) is developed to the north. The subject parcel was a portion of a larger PU parcel which is no longer needed to expand the substation or for a different or similar public utility use. This parcel is located on an arterial and is in close proximity to another arterial street, therefore, the proposed NC designation is appropriate between existing residential developments and would allow a compatible use on the parcel and between the subdivisions. The proposed designation to NC is appropriate and compatible for the area. Additionally, although, the subdivision to the west is zoned RS-3.3 it is designated CM in the Master plan, therefore, commercial uses may be possible uses in the future for some of the parcels. The NC designation will ensure that lower intensity

uses are proposed for the site to buffer the residences to the east, west, and also south across Russell Road.

This project complies with County wide Goal 1.3 and policy 1.3.3 which encourages neighborhood services adjacent to developing neighborhoods to minimize longer vehicle trips; policy 1.4.4 which encourages infill development; and policy 1.4.5 to standardize requirements for buffers and development transitions to mitigate the impact of higher intensity uses adjacent to planned and developing residential uses, although in this case the residential uses are already existing and the proposed amendment takes into consideration the existing uses. Additionally, the project complies with Countywide Goal 3.1 to maintain air quality at a level that protects public health and improves visual clarity by amending the Master Plan to allow future development of the parcel which is no longer needed for a public use. Additionally, the request complies with Spring Valley Goals and Policies SV-1 and Policy SV 1.1 to preserve neighborhood integrity by proposing projects that buffer the residential uses while promoting projects that are less intense than the typical high intensity land uses typically planned and approved along arterial streets with high traffic volumes and speed limits. Therefore, the designation proposed, and the companion project is an appropriate and compatible use in this area and is a buffer between the existing mid-intensity suburban (MN), Commercial Mixed-Use (CM) and Compact Neighborhood (CN) designations for the residential subdivisions in the area. Additionally, the proposed NC designation will allow for less intense uses than are typical along arterial streets such as Russell Road and Hualapai Way.

- 1) The proposed amendment is consistent with the overall intent of the Master Plan because the proposed Master Plan designation of NC will allow less intense commercial uses along an arterial street adjacent to existing residential subdivisions.
- 2) The proposed amendment is compatible and appropriate for the area and will create a low intensity, transition and buffer between existing residential uses and other uses that may be more intense and typically approved arterial streets.
- 3) The proposed amendment to the Master Plan will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

This project complies with policies SV-1.3 which encourages targeted infill development to support existing neighborhoods; SV-1.4 with adaptive reuse by amending the parcel to NC to allow a neighborhood serving use on a site that is no longer needed for a public use. This request also complies with SV-1.5 to encourage the development of neighborhood serving uses. The amendment to an NC designation adjacent to the existing CN and MN designations to the north, east, and south, CN and CM will result in and promote the efficient use of public services and infrastructure in the area because of the existing and contiguous developments in the area, is cost effective and will maximize the services existing in the area.

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0310-NEVADA POWER COMPANY:

ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

RELATED INFORMATION:

APN:

163-30-401-035

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 10096 W. Russell Road
- Site Acreage: 1.89
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the proposed zone change is appropriate for this location as it will serve as a buffer for the residential developments to the east and west. The applicant also states that the proposed zone change will allow for a lower intensity use than would typically be permitted along an arterial street. The applicant also indicates that the proposed zoning will help to provide for community needs and help develop the site as an infill development. They also indicate that the proposed zone change would support several Master Plan goals and policies.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-2057-98	Vacated and abandoned patent easements	Approved by BCC	February 1999
UC-0769-97	Allowed an electrical substation and associated structures	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	NV Energy electrical substation
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-24-700015	A plan amendment to redesignate the site from the Public Use (PU) land use designation to the Neighborhood Commercial (NC) land use designation is a companion item on this agenda.
UC-24-0311	A use permit, waivers of development standards, and design review for a mini-warehouse facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the proposed zone change is located within an area that is proposed to become a Neighborhood Commercial (NC) planned land use area. In addition, staff finds that there are areas to the west that are planned for the higher intensity Corridor Mixed-Use (CM) planned land use area and already contain the proposed CG zoning district, which is concentrated at major intersections. Based on this and the surrounding residential development to the east, west, and south, staff finds that the surrounding area has become defined by residential uses with commercial uses kept at major intersections and not along the mid-block areas. Since the subject site is not located at a major intersection and the requested zoning district is the most intense within the range of districts for Neighborhood Commercial (NC), staff finds that the request for Commercial General (CG) zoning is not appropriate for this location. The request will also not comply with Policy 1.4.5, which encourages appropriate buffering and development and use transitions between higher and lower intensity uses. For these reasons and staff's inability to support the associated plan amendment, staff finds the request for the CG Zone is inappropriate for this location and cannot support this zone change.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BLAKE ROSSER
CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT



Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 163-30-401-035

PROPERTY ADDRESS/ CROSS STREETS: Russell Road & Hualapai Way

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Mini-Warehouse

PROPERTY OWNER INFORMATION

NAME: Nevada Power Company
ADDRESS: 6226 W. Sahara Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89151
TELEPHONE: 702-402-2158 CELL: _____ EMAIL: Li.Zhang@Nvenergy.com

APPLICANT INFORMATION (must match online record)

NAME: Blake Rosser
ADDRESS: 2165 Horse Prairie Drive
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # N/A
TELEPHONE: 702-302-1980 CELL: N/A EMAIL: blake702@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-598-1429 CELL: 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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

[Signature]
Property Owner (Signature)*

LI ZHANG
Property Owner (Print)

2-29-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 22-21-0310
PC MEETING DATE 5/20/24
BCC MEETING DATE 9/18/24
TAB/CAC LOCATION Spring Valley DATE 7/20/24

ACCEPTED BY [Signature]
DATE 6/12/24
FEES \$1,700

LAW OFFICE

Brown, Brown & Premsrirut

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

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

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

May 6, 2024

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

Planner
Copy
20-21-0310

**RE: Nevada Power Company
Russell Road and Hualapai Way.
Justification Letter: Revision 3
Reclassification/Zone Change from RS20 (Residential Single- Family) to CG (General Commercial).
Assessor's Parcel Number: 163-30-401-035**

To Whom It May Concern:

On behalf of our client Blake Rosser, we respectfully submit this application package for a proposed application for a reclassification/zone change from Residential Single-Family (RS20) to General Commercial (CG) for a proposed mini-warehouse facility. The project is on a 1.89 acre parcel located on the north side of Russell Road and 520 feet east of Hualapai Way in the Spring Valley Planning area. This request and the companion Master Plan amendment application is to facilitate the development of a neighborhood serving commercial use along Russell Road which is an arterial street that is in close proximity to another arterial street (Hualapai Way).

Project Description:

The proposed mini-warehouse facility is 41,790 square feet consisting of two buildings with a total of 29 units. The western building "A" is 28,460 square feet and contains 18 units. Each unit contains a first and second floor. The building is located a minimum of 102 feet 1 inch from the west property line and 118 feet and 2 inches from the east property line. The eastern building "B" is a total of 10,333 square feet and contains 11 units on one floor. This building is located a minimum of 10 feet from the east property line. All existing walls along the north, east and west property lines will be maintained. There is an existing 7 foot 6 inches high non-decorative block wall along the east property line. The existing non-decorative block along the west property line is 9 feet inches high. There is an existing 6 foot high non-decorative block wall along a portion of the north property line. Eight foot high wrought iron fences are proposed along portions of the north, south and west property lines with a swing gate located on the northwestern corner to secure the site. A total of 2 parking spaces and are provided as required with two loading areas along the western portion of the site.

Landscaping:

The proposed landscaping along Russell Road consisting of a 10 foot wide minimum area adjacent to an existing five (5) foot wide attached sidewalk. An minimum 11 foot wide landscape area with

landscaping exists along the north property line adjacent to the substation to the north. Along the east property line adjacent to the residential development is a proposed minimum 10 foot wide landscape area with a valley gutter for drainage between the two rows of trees. A minimum 7 foot to 14 foot 2 inches wide landscape area with two rows of offset trees is proposed along the west property line adjacent to the residential development to the west (intense landscaping).

Elevation:

Building "A" is up to 32 feet high to the top of the parapet. Building "B" is up to 19 feet 7 inches high. The design and building materials consist of metal sidings with contrasting and complimentary colors. The second floor of building "A" is more than 120 feet from both the east and west sides of the site and the existing residential developments to the east and west. Both buildings comply with the residential adjacency and height setback ratio requirements.

Signage is not a part of this application.

The following are the Applications required for the project:

Reclassification/Zone Change: from RS20 (Residential Single-Family 20) to CG (Commercial General)

Reclassification/Zone Change Justification:

This site is located on the north side of Russell Road and 520 feet east of Hualapai Way. The CG zoning request and the mini-storage use is an appropriate request to buffer the existing residential subdivisions to the east and west of the parcel. This request will result in a zoning district that allows a use with less intensity than is typical along an arterial street. As designed the project complies with most setback requirements and has the appropriate buffer and screening adjacent to the adjacent residential developments. Additionally, this project complies with County wide Goal with policy 1.3.3 and 1.3.4 which encourages neighborhood services adjacent to new neighborhoods to minimize longer vehicle trips; policy 1.4.4 to encourage infill development and, 1.4.5 to encourage standardize requirements for buffering and development transitions to mitigate the impact of higher intensity uses adjacent to residential uses. Additionally, the project complies with policy SV1.1 to maintain neighborhood integrity by proposing a project that buffers the residential uses to the east and west and a less intense use than the typical high intensity land uses along arterial streets with high traffic volumes.

The proposed zone change is appropriate and compatible with the area to provide a transition and buffer for the less intense use to the east and west and results in a less intense use between the residential uses and complies with various adopted plans, goals, and policies outlined in the Master Plan. This project complies with goals and policies including Spring Valley Goals and Policies SV-1 and Policy SV 1.1 to preserve neighborhood integrity by proposing projects that buffer the residential uses while promoting projects that are less intense than the typical high

LAW OFFICE

Brown, Brown & Premsrirut

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intensity land uses typically planned and approved along arterial streets with high traffic volumes and speed limits; especially with the existing residential existing developments on to east, west of the site and south across Russell Road. Overall, the project complies with policies SV-1.3 which encourages targeted infill development to support existing neighborhoods; SV-1.4 which supports adaptive reuse by amending the parcel to NC to allow a neighborhood serving use on a site no longer needed for a public use. This request also complies SV-1.5 to encourage the development of neighborhood serving uses.

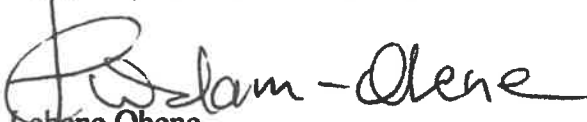
The proposed application is appropriate and compatible with the existing uses in the area and complies with the general goals and policies outlined in the Master Plan for a commercial use adjacent to existing residential uses. The site is designed to enhance and complement residential developments to the east and west of the site.

We appreciate your consideration in the review and positive consideration for the proposed facility and the required applications for the use.

Please contact me at 702-598-1429, if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Letene Ohene
Land Use and Development Consultant

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0311-NEVADA POWER COMPANY:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.

DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone.

Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-30-401-035

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the height of a non-decorative screening wall along the eastern property line to 7.5 feet where 8 feet is required per Section 30.04.02C (a 6% reduction).
 - b. Reduce the width of a buffering landscaping strip to 10 feet along the eastern property line where 15 feet is required per Section 30.04.02C (a 33% reduction).
 - c. Eliminate the landscape buffer strip (landscaping and wall) along the northern property line where 15 feet is required per Section 30.04.02C.
 - d. Reduce the width of a buffering landscaping strip to 7 feet along the western property line where 15 feet is required per Section 30.04.02C (a 53% reduction).
 - e. Allow a non-decorative screening wall along the western property line where a decorative screening wall is required per Section 30.04.02C.
2.
 - a. Allow areas for circulation to be located adjacent to a residential district where not permitted per Section 30.04.06G.
 - b. Eliminate the setbacks for a trash enclosure where a minimum setback of 50 feet is required per Section 30.04.06K (a 100% reduction).
 - c. Allow roll-up overhead doors to face an adjacent residential district where not permitted per Section 30.04.06N.
 - d. Allow reduced screening of loading areas where screening is required per Section 30.04.06N.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 10096 W. Russell Road
- Site Acreage: 1.89
- Project Type: Mini-warehouse facility
- Number of Stories: Up to 2
- Building Height (feet): 32
- Square Feet: 38,793
- Parking Required/Provided: 2/2
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict an existing undeveloped site located on the north side of Russell Road approximately 550 feet east of Hualapai Way. The plans show a proposed 2 building mini-warehouse facility consisting of a total of 38,793 square feet. The main 28,460 square foot building is located centrally on the site with the second 10,333 square foot building located 58 feet to the east of the main building. The main building is shown to be setback 35 feet from Russell Road, 101 feet from the western property line, and 26 feet from the northern property line. The second building is shown set back 35 feet from Russell Road, zero feet from the northern property line, and 10 feet from the eastern property line. Access to the site is provided from Russell Road to a gated driveway located in the northwestern corner of the site. This gated driveway connects to a 30 foot wide existing private access drive which is used by the substation to access Russell Road. A 24 foot to 58 foot wide drive aisle surrounds the main building providing access to both mini-warehouse buildings on the site. Parking is located to the west of the main building with 2 parking spaces required and 2 parking spaces provided. Additionally, 2 loading spaces and 3 bicycle racks are provided surrounding the parking spaces. A 5 foot wide pedestrian walkway connects the Russell Road sidewalk to the site along the east side of the existing access drive. Along the east side of the access driveway and along Russell Road, a retaining wall that varies in height up to 6 feet is provided with an 85% open 6 foot tall wrought iron fence. The plans show that decorative block will be for the retaining wall and landscaping will be used to partially screen the retaining wall.

Landscaping

The plans provided show that buffering and street landscaping is being provided on site. Along Russell Road, a single row of 17 Chilean Mesquite (*Prosopis Chilensis*) and 1 Shoestring Acacia (*Acacia Stenophylla*) trees are provided within a 10 foot wide landscaping strip behind an existing 5 foot wide attached sidewalk. Buffering landscaping is provided on the eastern and western property lines. Along the eastern property line, a 10 foot wide landscaping strip with a 7.5 foot tall existing non-decorative wall will be used. Two staggered rows of Shoestring Acacia trees are provided with trees placed every 10 feet. Along the western property line, a 7 to 14 foot wide landscaping strip is provided with a 9.5 foot tall existing non-decorative block wall. Within the landscaping strip, 2 staggered rows of Shoestring Acacia trees are provided with trees placed every 10 feet. Along the northern property, no on-property landscaping is provided. Within the parking area, no landscape islands are provided, but a 4 foot wide landscaping strip has been

provided directly to the west of the parking area. This landscape strip consists of a single row of 4 Shoestring Acacia trees.

Elevations

The plans depict the main building as a 2 story, 32 foot high stepped building. The exterior of the building is shown to consist entirely of decorative painted metal. The metal varies in color being dark beige and dark grey color with the direction of grooves in the metal paneling changing across the elevations. Along the sides of the building that access the storage units, grey painted metal roll-up doors and metal access doors are provided on the first floor with the second story being provided with windows with awnings and a faux metal balcony. Additionally, each air conditioning unit is covered with a metal fixture that contains an unilluminated white unit number. The area above each unit contains a roof parapet pop-out and the roof is a gabled painted metal roof.

The second building is shown to be a 1 story, 19.5 foot tall flat roofed building with matching architecture to the main building. The exterior of the second building is shown to consist entirely of decorative painted metal. The metal varies in color being dark beige and dark grey color with the direction of grooves in the metal paneling changes across the elevation. Along the sides of the building that access the storage units, grey painted metal roll-up doors and access doors are provided on the first floor. Additionally, each air conditioning unit is covered with a metal fixture that contains an unilluminated white unit number. The area above each unit contains roofline variations and the parapet pop-outs.

Floor Plans

The main building is shown to contain 18 storage units spread across 2 stories and 28,460 square feet. The units range in size from 1,409 square feet up to 1,776 square feet with the upper level split between 461 square feet and 583 square feet with the lower level split between 938 square feet and 1,193 square feet. The units are access by a roll-up overhead door or a man door on the east and west sides of the building. The secondary building is shown to contain 11 units spread across 1 story and 10,333 square feet. The units range in size from 850 square feet up to 1,183 square feet. The units are access by a roll-up overhead door or a man door on the west side of the building.

Applicant's Justification

The applicant states the proposed mini-warehouse will primarily serve customers with higher end cars and recreational vehicles. They also state that the subject site was previously a part of the NV Energy substation to the north and that a mini-warehouse facility would be a relatively low intensity use of the site. The applicant further states that they are providing significant landscaping along the property lines adjacent to residential development. The applicant also indicates the building has been designed similarly to other high end mini-warehouse facilities.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-2057-98	Vacated and abandoned patent easements	Approved by BCC	February 1999

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0769-97	Allowed an electrical substation and associated structures	Approved by PC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	NV Energy electrical substation
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2	Single-family residential
West	Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-24-700015	A plan amendment to redesignate the site from the Public Use (PU) land use designation to the Neighborhood Commercial (NC) land use designation is a companion item on this agenda.
ZC-24-0310	A zone change to reclassify the site from the RS20 to CG zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that when evaluating the appropriateness of a mini-warehouse facility, the proximity of uses of a similar intensity and nearby residential developments is important. Staff finds that the surrounding areas are comprised mostly of medium density residential development, but there are some commercial developments to the west and an electrical substation to the north, which supports that the area is a transition area between commercial and residential uses. This type of surrounding development is important for mini-warehouse facilities as those renting units will most likely come from the nearby area. In addition, staff finds that a mini-warehouse facility

tends to generate very little in terms of traffic and people as compared to similar service and retail businesses and would have little impact on the surrounding residential developments, provided a sufficient buffer is provided. Ultimately, this use would conform to both the zoning and the Master Plan designation, if amended. In addition, this use permit, as proposed, would comply with Policy 1.4.4, which encourages the development of viable uses as in-fill developments. For these reasons, staff has no objection to this use permit, but since staff is not supporting the zone change, staff cannot support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1a & #1b

The purpose of buffering and perimeter landscaping is to reduce the impact of commercial uses and the massing and bulk of commercial buildings to residential and public facility zoning. Staff finds that while a buffer has been provided along the eastern portions of the property, 2 key components of these buffers have been withheld, an 8 foot high screen wall and a 15 foot wide landscape strip. The 15 foot wide landscape strip is needed to assure that the screening trees will have sufficient space to grow and will accommodate the necessary number of trees and the wall is necessary to add an additional level of aesthetic screening that the trees may not provide. Staff finds that these buffers are needed to screen potential noise of light pollution from cars and trucks that maybe passing by on the access drive on the western portion of the site and to reduce the visual impact and massing of the building along the eastern portion of the site. While the reductions being proposed are relatively minor, staff finds that the site is being developed from raw land and could be designed to accommodate these buffer and screening requirements. For these reasons, staff cannot support these waivers of development standards.

Waiver of Development Standards #1c

As mentioned previously, the purpose of buffering and perimeter landscaping is to reduce the impact of commercial uses and the massing and bulk of commercial buildings to residential and public facility zoning. Staff finds that while no buffer has been provided along the northern property line, there is an 11 foot wide buffer containing some small trees and shrubs in front of a 12 foot tall CMU block wall on the adjacent property to the north. Staff also finds that the property to the north is currently being used as the site of an NV Energy electrical substation and is generally unstaffed. Given that the use to the north is a non-residential use, there are generally no people staffed on the property, and is generally more intense than the proposed mini-warehouse facility, staff finds that the strict application of the buffering and screening standards would create an unnecessary hardship and would not serve to enhance the site nor the public good. For these reasons, staff has no objection to this waiver of development standards, but due to being unable to support the other waivers of development standards, staff cannot support this waiver of development standards.

Waiver of Development Standards #1d & #1e

Staff finds that in the case of the western buffer and screening being proposed, the issue lies mainly with the width of the landscaping strip itself with 2 rows of trees being provided and an oversized non-decorative wall also being provided. Staff finds that while the landscaping strip is lacking, the overall development is set back almost 101 feet from the residential development to the west aiding in the reduction of any massing caused by the size of the building and a reduction in potential impacts. Staff also finds that the provided landscaping meets the intent of the buffering standards and with an additional foot of height on the provided wall, the screening provided should reduce any negative impacts from the proposed development. In addition, the wall being provided is already existing. While the alternatives being proposed in many ways meet the intent of the Code, staff finds that the site is being developed from raw land and could be designed to accommodate these buffer and screening requirements. For these reasons, staff cannot support these waivers of development standards.

Waiver of Development Standards #2a & #2b

The purpose of residential adjacency standards is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. Staff finds that areas of circulation can cause impacts on surrounding residential development by intensifying noise, light pollution, and smog. In addition, staff also finds that the presence of trash enclosures adjacent to residential developments is also undesirable due to smell that emanates from the enclosures and the noise that results from the pickup of trash from commercial dumpsters. In the case of the subject site, staff finds that the circulation areas and trash enclosure are generally screened from the eastern and western property lines and have been placed far enough from the eastern and western property lines to not cause an issue. These waivers are being triggered due to their proximity to the northern parcel, which is zoned for residential uses. Staff finds that at the present time, the northern parcel is being used as an electrical substation and issues such as noise and odor will most likely not impact the site in a negative way. For these reasons, staff has no objection to these waivers of development standards, but due to being unable to support the other waivers of development standards, staff cannot support this waiver of development standards.

Waiver of Development Standards #2c & #2d

As previously mentioned, the purpose of residential adjacency standards is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. Staff finds that the presence of loading areas and overhead doors, particularly those facing and visible from residential areas, can cause negative impacts on surrounding residential areas due to noise and light pollution. In this case, staff finds that the overhead doors and loading areas are sufficiently setback and will be buffered by an acceptable intense landscape buffer and a 9.5 foot tall wall. Ultimately, these mitigating factors should sufficiently contain any negative caused by these uses. For these reasons, staff has no objection to these waivers of development standards, but due to being unable to support the other waivers of development standards, staff cannot support this waiver of development standards.

Design Review

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

The purpose of alternative landscape plans is to provide relief and flexibility in the implementation of the landscape provisions of Title 30, which allow for high quality alternatives that meet the intent of the original provisions. Staff finds that the provided parking lot landscaping, while not providing the required landscaping islands, is providing parking lot shading which would be equal to or greater than what would be required within landscape islands. Staff finds that the trees being provided as parking lot landscaping are within 20 feet of the provided parking spaces and would help to serve as additional screening from the residential areas to the west.

Overall, staff finds that the proposed design of the proposed mini-warehouse facility is similar in nature to other mini-warehouse facilities in the Las Vegas Valley, but also in the immediate area. The buildings are attractive with enough architectural articulations on all 4 sides to prevent blank walls. The color scheme is neutral, and the changes in pattern help make the buildings attractive to the eye. The buildings have been provided with enough parking to address the needs of the site, while being sufficiently screened. The landscaping provided on site helps to buffer the site from Russell Road. In addition, the landscaping near the parking areas help to reduce issues related to the urban heat island effect. With that said, staff is concerned that the provided buffers along the eastern and western property lines could be insufficient given density of the surrounding developments, the mass of the primary mini-warehouse building, and the location of the eastern building on the site. In addition, staff is also concerned, that given the location of the mini-warehouse facility, it does not appropriately transition between the adjacent uses due to the height of the buildings on site and the materials used in the construction of the buildings. For these reasons, staff is unable to support this design review.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024 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:

Comprehensive Planning

If approved:

- No outside storage is permitted;
- The addition of balconies or other second story external additions are prohibited;
- No transient or non-transient residential uses are permitted;

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLAKE ROSSER

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



Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-3D-401-035

PROPERTY ADDRESS/ CROSS STREETS: Russell Road & Hualapai Way

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Mini-Warehouse

PROPERTY OWNER INFORMATION

NAME: Nevada Power Company
ADDRESS: 6226 W. Sahara Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89151
TELEPHONE: 702-402-2158 CELL _____ EMAIL: Li.Zhang@Nvenergy.com

APPLICANT INFORMATION (must match online record)

NAME: Blake Rosser
ADDRESS: 2165 Horse Prairie Drive
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID # N/A
TELEPHONE: 702-302-1980 CELL N/A EMAIL: blake702@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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

[Signature]
Property Owner (Signature)*

LI ZHANG
Property Owner (Print)

2-29-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 16-24-031

ACCEPTED BY [Signature]

PC MEETING DATE 8/20/24

DATE [Signature]

BCC MEETING DATE 9/18/24

FEES \$2,300

TAB/CAC LOCATION Spring Valley

DATE 7/30/24

LAW OFFICE

Brown, Brown & Premsrirut

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

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

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

June 6, 2024

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

Planner
Copy

UC-24-0311

**RE: Nevada Power Company
Russell Road and Hualapai Way
Justification Letter: Revision 3
Special Use Permit: A Mini-warehouse facility.
Waivers of Standards: Reduced Wall Height; Reduce Landscaping; Allow Existing
Non-Decorative Block Walls; Waive buffer between zoning districts.
Design Review: A Mini-Warehouse Facility.
Assessor's Parcel Number: 163-30-401-035**

To Whom It May Concern:

On behalf of our client Blake Rosser, we respectfully submit this application package for a special use permit, waivers, and a design review for a proposed mini-warehouse facility. The project is on a 1.89 acre parcel located on the north side of Russell Road and 520 feet east of Hualapai Way in the Spring Valley Planning area. This application package is companion to the Master Plan amendment and rezoning applications is to facilitate the development of the mini-storage facility which is a community serving us along Russell Road which is an arterial street that is in close proximity to another arterial street (Hualapai Way).

Project Description:

The proposed mini-warehouse facility is 38,793 square feet consisting of two buildings with a total of 29 units. The western building "A" is 28,460 square feet and contains 18 units. Each unit contains a first and second floor. The building is located a minimum of 102 feet 1 inches from the west property line and 118 feet and 2 inches from the east property line. The eastern building "B" is a total of 10,333 square feet and contains 11 units on one floor. This building is located a minimum of 10 feet from the east property line. There is an existing 7 foot 6 inches high non-decorative block wall along the east property line. The existing non-decorative block along the west property line is 9 feet 9 inches high. There is an existing 6 foot high non-decorative block wall along a portion of the north property line. Eight foot high wrought iron fences are proposed along portions of the north, south and west property lines with a swing gate located on the northwestern corner to secure the site. A total of 2 parking spaces and are provided as required with two loading areas along the western portion of the site.

Landscaping:


The proposed landscaping along Russell Road consisting of a 10 foot wide minimum area adjacent to an existing five foot wide attached sidewalk. A minimum 11 foot wide landscape area with

landscaping exists along the west property line adjacent to the substation to the north. A minimum 7 foot up to 14 foot 2 inches wide landscape area with two rows of offset trees is proposed along the west property line adjacent to the residential development to the west. Along the east property line adjacent to the residential development is a proposed minimum 10 foot wide landscape area with a valley gutter for drainage between the two rows of trees.

Elevation:

Building "A" is up to 32 feet high to the top of the parapet. Building "B" is up to 19 feet 7 inches high. The design and building materials consist of metal sidings with contrasting and complimentary colors. The second floor is more than 120 feet from both the east and west sides of the site and the existing residential developments to the east and west.

Sustainability Compliance Requirements Table:

 Clark County Comprehensive Planning Department SUSTAINABILITY PROVISION DEVELOPMENT TYPE: MULTI-FAMILY (5pts) / NON-RESIDENTIAL (7 pts.) 30.04.05 J Sustainability Options		Points
Trees: 10% more than required by Title (1 pt)		1
Water-Efficient Planting: 95% or more of plants have low or very low water needs. (1 pt)		1
Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20%. (1 pt)		1
Parking Lot Trees: Mature tree canopies cover at least 50% of paved parking. (1 pt)		1
Parking Lot Solar: Solar covers at least 50% of the paved area (2 pts) OR between 25% and 50% (1 pt)		
Electric Bicycles: Provision of bicycle charging (1/2 pt) Providing shade to bicycle charging area (1/2 pt)		
Mojave Native Plants Protection: equal to or greater than 5% of development footprint (1 pt)		
Mojave Native Plants Restoration of pre-development native plants equal to or greater than the area disturbed. (1/2 pt)		
Energy Conservation/Solar Gains: Planting south and west sides of the building. (1/2 pt)		
Cool Roofs: SRI = to or <78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)		
Building Orientation: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt) (BUILDING ROOFS ORIENTED AND ROTATED 2 DEGREES OF TRUE EAST-WEST)		1
Shade Structures shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (75% SOUTH/WEST WINDOWS & DOORS ARE SHADED BY AWNINGS)		2
Amenity Zone Shade Structures provided for sidewalks or building adjacent to amenity zone. (1/2 pt)		
Shaded Walkways provided for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)		
Daylighting Strategies: Daylighting strategies provided to minimize artificial lighting. (1/2 pt) (BUILDING "A" IS DESIGNED TO PROVIDE LARGE WINDOWS ON THE SECOND FLOOR MINIMIZE THE USE OF ARTIFICIAL LIGHTING DURING THE DAY)		0.5
Multiple Family Ventilation with floor to ceiling heights of 9 feet on all floors. (1/2 pt)		
Nonresidential Ventilation: with floor to ceiling heights of 11 feet on all floors. (1/2 pt)		
Low-emissivity Glass provided on all south & west facing windows. (1/2 pt)		0.5
Building Entrances and ADA Ramps are shaded with awning or portico or other device. (1/2 pt)		
Alternative Energy: (2 pts) Cover 70% roof area in solar OR on site solar generates 100% of project's energy OR Battery backup is provided. (2 pts)		
Total Points:		7

Signage is not a part of this application.

The following are the Applications required for the project:

Special Use Permit:

A mini-warehouse facility.

Justification:

The proposed ministorage facility is an appropriate and compatible use for the site and the adjacent residential developments. This parcel was a portion of the NV Energy substation to the north. Since the Utility company no longer needs the southern portion of the parcel, the subject site was subdivided to create the subject parcel. The proposed intense landscaping to screen and buffer the site from the residential development to the east and west complies with Code requirements and is an appropriate buffer that will not impact the existing residential use.

Waivers of development Standards:

- 1. Reduce the height and maintain an existing 7 foot 6 inch high non-decorative block wall along the east property line where an 8 foot high decorative wall is required.**

Justification:

The existing wall along the east property line is 6 inches less than the Code requirement of 8 feet but is an adequate buffer between the two uses because the 19 foot 7 inches high building wall along the east property line is an additional buffer between the two uses. Additionally, the non-decorative block wall is existing will not be visible for either the residential development or the proposed commercial project because of the landscaping provided. The east wall of the building along the eastern property line is finished and decorative and in conjunction with the landscaping proposed will provide an optimum screening and buffering for the residential development.

- 2. Reduce the required landscaping along the east property line to 10 feet where a 15 foot wide landscape area is required adjacent to an existing residential development.**

Justification:

The reduction of the landscape area to 10 feet will match the existing landscaping along the northern portion of the east property line adjacent to the NV Energy substation and provides a consistent screen and buffer area along the east property line. The landscaping provided is two rows of offset trees that will screen the residential development in addition to the 17 foot 7 inches building wall along the eastern property line.

- 3. Maintain an existing 9 foot 9 inched high non-decorative block wall along the west property line where an 8 foot high decorative wall is required.**

Justification:

The existing wall along the west property line is 1 foot 9 inches higher than the Code requirement of 8 feet and in conjunction with the landscaping provided is an adequate buffer between the two uses. Additionally, an eight high wrought iron fence is proposed east of the driveway as an additional screening between the uses. The proposed building along the west property line complies with both the residential adjacency standards, height setback ratio requirements and is located more than 120 feet from the west property line. The 9 foot 9 inches height of the existing wall along the west property line, the finished elevation with decorative features of the western building in conjunction with the intense landscaping proposed will provide an optimum screening and buffering for the residential development.

- 4. Reduce the required landscaping along the west property line from a minimum 7 feet up to 14 feet 2 inches where a minimum 15 foot wide landscape area is required adjacent to an existing residential development.**

Justification:

This waiver is necessary because the area proposed for the landscaping already exists and cannot be widened because of the existing share access easements for the two parcels. Although the landscape area is less than the required 15 feet required the landscaping provided complies with Code requirements, screens, and buffers the proposed use from the existing residential development.

- 5. Waive the required landscape finger adjacent to parking spaces and allow an alternative design.**

Justification:

A design alternative is provided which locates the landscaping along the west side of the parking spaces and loading areas to screen and butter spaces from the residential development. There are only two parking spaces and loading areas required for the development therefore, placing them in the same area where they can be screen allows an alternative that is functional and screens the spaces from the street and the existing residential use, therefore, provides an alternative that addresses Code requirements.

- 6. Increase the height of the retaining wall along Russell to 6 feet where 3 feet is the standard.**

Justification:

This request is necessary of the existing grade along Russell Road. The fill has to raise to ensure that the site drains onto Russell Road. The proposed retaining is up 6 feet with an 8 foot high decorative wrought iron fence, therefore, will be attractive and will not create a visual impact. The 10 foot wide landscaping provided along Russell Road screen the retaining wall portion of fence and therefore, reduce the visual impact.

7. Allow the overhead/roll-up doors to face the existing residential development to the west side of the facility.

Justification:

This request is necessary because of the orientation of the buildings both face west. Building "B" is screened by building "A" therefore, the overhead doors are screened from both residential developments. Building "A" face the rear of the residences to the west and is setback more than 120 feet from the west property line. The overhead doors are screened by landscaping along the west property line and partially by additional landscaping on the on the east side of the drive aisle to the facility. Since building "A" faces the rear of the residences to the west and is mitigated by the landscaping areas provided, therefore, the visual impact is reduced for the residents.

8a. Reduce the required buffer between a residential zoning district and the proposed commercial zoning district (along the north property line) to a minimum of 11 feet where a 15 foot wide buffer is required.

- b. Allow an existing landscaping area consisting of trees and shrubs where landscaping consisting of two rows of trees are required.**
- c. Allow existing trees and shrubs where evergreen trees are required.**
- d. Allow high activity areas including circulation, parking, loading areas along the north property line.**
- e.**

Justification:

These requests are along the north property line which is zoned RS-20 but developed as an electric substation and designated PF in the Master Plan. A landscape area consisting of a minimum of 11 feet is existing within portions of the buffer along the north property line between the existing NVEnergy substation zoned RS20 and the proposed commercial project. The only area where the buffer is not provided is because of an amenity area for hotels guests. The buffer is only required because of the different zoning districts not the existing use which is a substation. Therefore, the reduced buffer adjacent to the existing use will impact the substation to the north of the subject project. For all intents and purposed the existing substation is a more intense use than proposed commercial use. The existing landscaping and wall are adequate buffers between the uses because of the similar intensity for both uses. Additionally, the proposed 8 foot high wrought iron fence along the north property line of the proposed mini-storage project is another buffer to enhance both sites and protect the existing landscaping along the northern boundary of the subject project.

Design Review:

- 1. For a proposed mini-warehouse facility.**

Justification:

The proposed mini-warehouse project is an appropriate and compatible use for the site. The intense landscaping provided along the property lines will buffer and screen the residences along the east and west property lines. The design of the facility is residential in character with subdued colors to ensure that the building has a finished and enhances façade that will not impact the area. The submitted cross sections indicate that the proposed finished grade will not impact the adjacent residential developments.

- 2. Allow the entrance of the building and facility to face west towards the access driveway and entry to the site where required to face the street frontage.**

Justification:

Based on the orientation of the lot and the access drive aisle to the facility the proposed orientation of the facility is appropriate and buffers the residential development to east. The facility is setback more than 120 feet from the residential development to the west the building facing long a drive aisle and buffered by landscaping is appropriate and compatible with the area.

- 3. Allow alternative parking lot landscaping.**

Justification:

This request is necessary because it does not comply with Code. The landscaping provided along a portion of the driveway and the west property line is adequate for this purpose for the few parking spaces required for the site.

- 4. Allow alternative pedestrian pathway material.**

Justification:

Stripped pedestrian pathways are proposed especially adjacent to the buildings because the overhead doors may be impacted if other materials are provided on those areas. Since the project is a mini-storage facility very few pedestrians will come and walk around the site. The renters of the units will drive directly to their units and will have very little need to walk around the site except to go to the trash enclosure.

The proposed application is appropriate and compatible with the existing uses in the area and complies with the general goals and policies outlined in the Master Plan for a commercial use adjacent to existing residential uses. The site is designed to enhance and complement residential developments to the east and west of the site.

We appreciate your consideration in the review and positive consideration for the proposed facility and the required applications for the use.

Please contact me at 702-598-1429, if you have any questions or need additional information.

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Sincerely,

BROWN, BROWN & PREMSRIRUT



Letene Ohene
Land Use and Development Consultant

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400076 (NZN-21-0038)-ASHLEY FURNITURE INDUSTRIES, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 18.7 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (previously not notified); 2) screening loading docks; 3) increase sign height; 4) increase animated sign area; 5) alternative perimeter landscape and screening; 6) non-standard improvements within right-of-way; 7) waive the sidewalk requirement along Rafael Rivera Way; 8) allow an attached sidewalk along portions of Sunset Road; and 9) modified driveway design standards.

DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District.

Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/my/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-510-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 60 feet where 50 feet is permitted per Table 30.40-5 (a 20% increase) (previously not notified).
2. Allow a loading dock area to not be screened from right-of-way (Rafael Rivera Way).
3. Increase the height of a freestanding sign to 70 feet where a maximum height of 28 feet is permitted per Section 30.48.680 (a 150% increase).
4. Increase animated sign area to 576 square feet where a maximum area of 70 square feet is permitted per Section 30.48.680 (a 723% increase).
5.
 - a. Allow an alternative perimeter landscape area and retaining wall on-site adjacent to Rafael Rivera Way where a 15 foot minimum landscape area is required per Section 30.48.660 and screening per Section 30.64.020.
 - b. Allow an alternative perimeter landscape area on-site adjacent to Sunset Road where a 15 foot minimum landscape area is required per Figure 30.64-17.
6.
 - a. Allow proposed landscaping in the Sunset Road right-of-way between the proposed driveway and Riley Street where not permitted per Chapter 30.52.
 - b. Allow a proposed retaining wall in the slope easement along Rafael Rivera Way where not permitted per Chapter 30.52.
7. Waive requirements for sidewalks adjacent to Rafael Rivera Way where required per Chapter 30.52.

8. Allow an attached sidewalk along portions of an arterial street (Sunset Road) where a detached sidewalk is required per Figure 30.64-17.
9. Reduce throat depth for a driveway along Sunset Road to a minimum of 43 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 57% reduction).

DESIGN REVIEWS:

1. For a furniture distribution center.
2. For a comprehensive sign plan.
3. Increase finished grade to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SPRING VALLEY - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6555 S. Riley Street
- Site Acreage: 18.7
- Project Type: Furniture distribution center
- Number of Stories: 1 & 2
- Building Height (feet): 47
- Square Feet: 93,042 (retail showroom)/180,180 (warehouse distribution)
- Parking Required/Provided: 281/285

Site Plans

The approved plans depict a 273,222 square foot furniture distribution center (Ashley Home Store) consisting of a single building located in the central portion of the site and 3 future retail pad sites located to the east along Riley Street (a private drive aisle). The site is bounded by roads on 3 sides of the development. Access to the site is provided by 1 driveway on Sunset Road and 2 driveways on Riley Street. No access is shown on Rafael Rivera Way. Parking for the facility is spread out through the site and meets the CMA Design Overlay standards. The building is set back 97 feet from Sunset Road, 179 feet from Riley Street, and 117 feet from Rafael Rivera Way. Loading areas and trash enclosures are located on the west side of the building. The service area that contains overhead doors and loading docks is not technically screened from the CC 215 frontage road (Rafael Rivera Way); however, the site is depressed by approximately 16 feet. A total of 285 parking spaces are provided where 281 parking spaces are required.

Landscaping

Waivers of development standards were requested to allow for an alternative landscape plan to accommodate the existing approved and constructed conditions. Some landscaping is provided along Rafael Rivera Way; however, due to the severe slopes, additional landscaping and sidewalk could not be provided. Trees along Riley Street are typically 60 feet on center with tree clusters at the corners and entry points. Where trees are provided on Rafael Rivera Way, they

are 30 feet on center. Also, alternative landscaping to accommodate the existing approved and constructed conditions was requested along Sunset Road. Trees are typically 40 feet on center with tree clusters at the corners and entry points and groundcover is provided at 50 percent per Code. The pad site parking lot landscaping will be addressed in the future. A 6 foot decorative retaining wall that is set back 11 feet from property line runs along Rafael Rivera Way. The wall is needed to accommodate the elevated road system. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The approved building will be 60 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines with color changes. Other building materials will consist of decorative metal ribbon panels and metal canopies over the doorways. The height of the building varies from 45 feet to 60 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the west side of the building.

Floor Plans

The approved plans show the building will consist of a 93,042 square foot office/showroom (first floor 49,082 square feet; second floor 43,960 square feet) where customers can view and select furnishing for their respective projects, with the remaining area (180,180 square feet) being utilized for distribution warehouse activities.

Signage

This site is in the CMA Design Overlay District and as such, signage requires approval as part of a design review. This request was for the distribution warehouse site and depicts the location, height, square footage, and materials being used. The sign types within the submittal package consist of freestanding, monument, canopy, and wall signs.

The approved plan depict a 70 foot high freestanding sign on Rafael Rivera Way and a monument sign on Riley Street. The 70 foot high freestanding sign is located on the southwest portion of the site. The sign is double face which includes a 576 square foot animated video display near the center of the main sign face. The overall sign area is 864 square feet and is oriented in a north/south direction. The 10 foot high monument sign is located at the main driveway entrance onto Riley Street and is 70 square feet in area. Both the wall signs and freestanding sign have elements that are compatible with the materials used for the building in the complex and will consist of internally illuminated cabinets and panel channel letters.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0038:

Current Planning

- Resolution of Intent to complete in 3 years;
- Limit sign radiance to 300 nits (auto adjusted);
- Minimum time for display of message is 6 seconds before message changes to a new image;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the 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

- Enter into a cost participation agreement for a sidewalk along Rafael Rivera Way from the private drive aisle, known as Riley Street, west/northwest to the concrete barrier;
- Grant an easement along the entire frontage of the site adjacent to Rafael Rivera Way for pedestrian access;
- Grant an easement over the sidewalk along the entire frontage of the site adjacent to the private drive aisle, known as Riley Street, for pedestrian access;
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Clark County Public Works - Directors Office for the Beltway frontage road improvement project;
- Coordinate with Public Works - Development Review for improvements in or adjacent to the slope easements.
- Applicant is advised that off-site improvement permits may be required and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (portions of site included in this scope may not allow access to future pads); and 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 initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0334-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant states that collaboration with Public Works took longer than expected due to the language and number of easements they required for the civil improvement permit to move forward. They also state that they need an extension of time because they have an Administrative Design Review and a Special Use Permit in process and want extra time to have these and any other unexpected items that arise to be resolved prior to construction.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900375	Revised floor plans, landscape changes, generator pad and screening, and facade color/material changes	Approved by ZA	June 2024
NZC-21-0038	Reclassified from C-2 to M-D zoning; with waivers to alter landscaping and off-site improvements, along with signs; and design review for a furniture distribution center with sign plan and finished grading	Approved by BCC	June 2021
ET-19-400138 (WS-0690-17)	Extension of time for a commercial center	Approved by BCC	January 2020
ET-19-400163 (UC-0121-17)	Extension of time for a commercial center	Approved by BCC	January 2020
UC-19-0301	Allowed a 1 time temporary outdoor commercial event (San Gennaro Feast)	Approved by BCC	July 2019
ADET-19-900308 (UC-0895-16)	Extension of time for a hotel - expired	Approved by ZA	May 2019
ADET-19-900307 (WS-0896-16)	Extension of time for a retail center - expired	Approved by ZA	May 2019
WS-0690-17	Modifications to an approved commercial center	Approved by BCC	October 2017
UC-0694-17	Allowed a 1 time temporary outdoor commercial event (San Gennaro Feast)	Approved by BCC	September 2017
UC-0121-17	Commercial center	Approved by BCC	April 2017
WS-0896-16	Retail center on the northeast corner of the parcel - expired	Approved by BCC	March 2017
UC-0895-16	Hotel on the northwest corner of the parcel - expired	Approved by BCC	March 2017
WS-0107-16	A parking lot in conjunction with the IKEA store - expired	Approved by BCC	April 2016
WS-0107-15	Off-site improvement requirements in conjunction with an approved commercial timeshare development - expired	Approved by BCC	April 2015
TM-0112-14	1 lot commercial subdivision on 20.4 acres	Approved by PC	September 2014

Application Number	Request	Action	Date
ADR-24-900375	Revised floor plans, landscape changes, generator pad and screening, and facade color/material changes	Approved by ZA	June 2024
DR-0082-14	Commercial timeshare development and signage - expired	Approved by BCC	April 2014
ZC-0613-04	Zone boundary amendment to C-2 zoning for a future commercial development - this zone boundary amendment zoned most of the site	Approved by BCC	May 2004
ZC-1749-00	Zone boundary amendment to C-2 zoning on a portion of the site	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & CC	Office component of a mixed-use development & undeveloped
East	Entertainment Mixed-Use	CG	IKFA store
West	CC 215, Major Development Project (Rhodes Ranch),	CC 215 & RS3.3	CC 215
South	Entertainment Mixed-Use	CR	Undeveloped & Durango Casino

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant has been issued a structural study permit and an off-sites permit. They have received multiple permits from the Building Department related to the construction of the distribution center, with an Administrative Design Review in process with the Department of Comprehensive Planning. Therefore, staff can recommend approval for a 2 year extension of time, provided that there are no substantial changes or alterations made to the original approved plans.

Public Works - Development Review

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

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until June 16, 2026 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: HODGDON GROUP REALTY INC

**CONTACT: G. C. GARCIA, INC, GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014**

ET-24-400076



Department of Comprehensive Planning Application Form

PLANNER
COPY

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ASSESSOR PARCEL #(s): 176-05-510-005

PROPERTY ADDRESS/ CROSS STREETS: Sunset & Riley, SWC (6555 S Riley)

DETAILED SUMMARY PROJECT DESCRIPTION

Request is for a 1st Extension of Time for approved entitlements under NZC/WS/DR 21-0038

PROPERTY OWNER INFORMATION

NAME: Ashley Furniture Industries LLC C/O T Muller

ADDRESS: One Ashley Way

CITY: Arcadia

STATE: WI

ZIP CODE: 54612

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION

NAME: HMC Construction, Inc.

ADDRESS: 1461 E Cooley Dr, Suite 230

CITY: Colton

STATE: CA

ZIP CODE: 92324

REF CONTACT ID # _____

TELEPHONE: 602-904-2756

CELL _____

EMAIL: seana@hodgdongroup.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o Melissa Eure

ADDRESS: 1055 Whitey Ranch Dr, Suite 210

CITY: Henderson

STATE: NV

ZIP CODE: 89014

REF CONTACT ID # _____

TELEPHONE: 702-435-9909

CELL _____

EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

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

[Signature]

Troy L. Muller

June 03, 2024 18:04 ET

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ET-24-400076

PC MEETING DATE _____

BCC MEETING DATE 8/7/24

TAB/CAC LOCATION Spring Valley

DATE 7/9/24

ACCEPTED BY MY

DATE 6/12/24

Fee \$1400
\$1400



ET-24-40076

June 6, 2024

PLANNER
COPY

Sami Real, Director
Clark County
Dept of Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter: Sunset & Riley SWC
Request: 1st Extension of Time of an Approved Furniture Warehouse & Retail Store
APNs: 176-05-510-005 (pka 176-05-510-002, -003 & -004)

Dear Sami:

On behalf of our client, HMC Construction, Inc, please accept this letter as justification for a 1st Extension of Time for an approved and currently under construction Furniture Warehouse & Retail Store (Ashley) on a site located at the southwest corner of Sunset Rd and Riley St (6555 S Riley), on approximately 20.4 + acres. The subject site has a land use designation of Entertainment Mixed Use (EM) and is zoned Industrial Park (IP).

A Zone Change, Design Review, and Waivers of Development Standards (NZC-21-0038) were previously approved on this site on June 16, 2021 by the Board of County Commissioners. The Development Agreement (ORD-21-900581) was approved on October 20, 2021 by the Board of County Commissioners. Part of the Conditions of approval was for a Resolution of Intent (ROI) that the project be completed within 3 years. The ROI was recorded on October 13, 2021.

The ROI required that the project be completed within three years. The approved Ashley Furniture Home Store & Warehouse has completed the traffic and drainage studies, as well as having the civil improvements completed and approved (PW21-16636) and multiple building permits that have been issued to the site. Construction has been underway for several months now and is still in process. Prior to the permits being issued there were several issues surrounding the language and number of easements needed for Public Works on the site in order for the civil improvement permit to move forward which took several months longer than usual to resolve.

Additionally, applications for an Administrative Design Review (ADR) for minor changes to the project due to site conditions and some minor owner changes, along with a Special Use Permit to add additional services to the site are also in process. The ADR needs to be approved for additional building permits to be approved. It is anticipated that even with these additional items' construction will be completed within a year; however, in an abundance of caution we are requesting an extension of time on the approvals for two years to allow additional time that may be needed for any unanticipated items that may come up.

Extension of Time Approval Criteria:

An Extension of Time request is subject to the following approval criteria.

(1) Conditions have not substantially changed to warrant a denial. A substantial change



A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

PLANNER
COPY

ET-24-400076

may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Conditions have not substantially changed to warrant a denial. The property is in an area that has been developing over the past few years with additional commercial and office buildings and there have been no new regulations or violations affecting the property.

(2) Project is progressing through the applicable development permit or licensing process.

The civil improvement permit has been issued as well as multiple building permits. The site is currently under construction with additional zoning applications in process.

SUMMARY JUSTIFICATION:

The proposed first Extension of Time will allow the time needed in order for the current planning applications as well as construction on the site to be completed. We respectfully request your favorable consideration of this request. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Melissa Eure
President

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08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0260-WESTERN IRA FUNDING LTD RTMT PL:

VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way and a portion of a right-of-way being Roy Horn Way located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-201-006

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the east property line and the south property line. The plans also depict the vacation and abandonment of an 8 foot wide patent easement located along the west property line. The applicant has also submitted plans that depict the vacation of 5 feet of right-of-way on Roy Horn Way to allow for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0253	Vacated and abandoned easements and right-of-way	Approved by BCC	May 2019
ADR-0048-15	Converted the east face of an existing off-premises advertising sign to a digital sign on APN 176-04-201-015	Approved by ZA	February 2015
ADR-0772-13	Converted the east face of an existing off-premises advertising sign to a digital sign	Approved by ZA	October 2013
ADR-0359-13	Converted the west face of an existing off-premises advertising sign to a digital sign on APN 176-04-201-006	Approved by ZA	June 2013
UC-1200-02	Off-premises advertising sign on APN 176-04-201-006	Denied by BCC	February 2003
UC-1202-02	Off-premises advertising sign on APN 176-04-201-004	Denied by BCC	February 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1083-02	Reclassified APN 176-04-201-015 to C-2 zoning with a use permit for an off-premises advertising sign	Approved by BCC	September 2002
ZC-1108-02	Reclassified APN 176-04-201-006 to C-2 zoning	Approved by BCC	September 2002
ZC-1065-02	Reclassified APN 176-04-201-004 to C-2 zoning	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Corridor Mixed-Use	CG	Office/retail complex & undeveloped
South	Business Employment	RS20	Undeveloped
East	Business Employment	1P	Office complex
West	Business Employment	CG	Undeveloped

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

**CC 215 is adjacent to the north side of the site.

Related Applications

Application Number	Request
SC-24-0261	Street name change for Gagnier Boulevard is a companion item on this agenda.
WS-24-0259	Waiver of development standards and design reviews for a hotel is a companion item on this agenda.
TM-24-500057	Commercial tentative map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: ED GARCIA

CONTACT: ED GARCIA, ED GARCIA PLLC, 11700 W. CHARLESTION BLVD #170-595, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-04-201-006

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Roy Horn

DETAILED SUMMARY PROJECT DESCRIPTION

Right-of-Way and Patent Easement Vacation

PROPERTY OWNER INFORMATION

NAME: GKT II Etal and GKT 4

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: GKT II Etal and GKT 4

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Zenith Engineering

ADDRESS: 1980 Festival Plaza Drive Suite 450

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____

TELEPHONE: 702-835-3496 CELL 702-835-3496 EMAIL: julia@zenith-tv.com

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

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

Robert Torres

Property Owner (Signature)*

ROBERT TORRES

Property Owner (Print)

5/22/24

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 15-24-0260

PC MEETING DATE _____

BCC MEETING DATE 8/7/24

TAB/CAC LOCATION Spring Valley

ACCEPTED BY _____

DATE 5/23/24

FEES \$1,200

DATE 7/9/24



March 27, 2024

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Gagnier Boulevard Street Name Change Justification Letter, Zenith Project No. 221033

Dear Sir or Madam:

Zenith Engineering has been retained by Lapour to file a vacation application to vacate 5-feet of right-of-way on Roy Horn Way in conjunction with detached sidewalks and a vacation application to vacate the existing patent easement. This project is associated with property located on the southeast corner of Gagnier Boulevard and Roy Horn Way (Assessor Parcel Number 176-04-201-006).

This vacation request is in order to move forward with the development of the parcel.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julia Jzolo', is written over a horizontal line.

Julia Jzolo, PE
Principal

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0259-WESTERN IRA FUNDING LTD RTMT PL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** eliminate electric vehicle charging spaces; **3)** parking lot landscaping; and **4)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** alternative landscape plan; and **2)** office building on 2.41 acres in a CG (Commercial General) Zone.

Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-201-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 67 feet where 50 feet is the maximum height allowed per Table 30.02.14 (a 34% increase).
2. a. Reduce EV capable parking spaces to 6 where 15 spaces are required per Section 30.04.04H (a 60% reduction).
b. Eliminate EV installed parking spaces where 5 spaces are required per Section 30.04.04H (a 100% reduction).
3. Reduce the number of parking lot landscape finger islands where a landscape finger island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.
4. Reduce the throat depth to 57 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).

DESIGN REVIEWS:

1. Allow an alternative landscape plan consisting of medium trees provided for every 20 linear feet of street frontage (Gagnier Boulevard) where 1 large tree shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
2. Office building.

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.41
- Project Type: Office building
- Number of Stories: 3 to 4
- Building Height (feet): 67
- Square Feet: 90,913
- Parking Required/Provided: 149/155
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed office building located along Roy Horn Way consisting of 2 office towers, outdoor plaza, and parking garage. The project is situated at the southeast corner of Roy Horn Way and Gagnier Boulevard, with frontage adjacent to CC 215. The development will consist of 10 luxury private office condominium units. Access is from Gagnier Boulevard with on-site parking located along the north, west and south perimeter and within a parking garage underneath the office building. Cross access is provided to the adjacent parcel to the east and the plans show 2 separate access points.

Landscaping

The plans depict landscaping along the north and west perimeters of the property with medium trees spaced at 20 feet on center with some trees spaced at 18 feet. The southern perimeter includes trees planted atop landscape islands with shrubs and groundcover. The parcel to the south has a planned land use of Business Employment, thus is not subject to buffering to a less intense use. Within the parking lot, landscape islands are provided every 6 spaces that are located adjacent to the exterior of the building while the parking spaces located along the perimeter have provided for landscape islands spaced every 7 to 12 spaces with landscape area width of 8 feet.

Elevations

The plans depict an office building at a proposed height of 67 feet (top of mechanical screening) for the south tower only. The north tower will be 46 feet in height. The exterior materials include aluminum composite metal panels, travertine tile, metal canopy, corrugated mechanical screen, wire mesh wall, porcelain pavers, and glazed windows. The color scheme depicting a neutral desert hue.

Floor Plans

The plans depict a new office building with 4 levels with individual suites ranging in varying sizes, utility rooms, restrooms, elevator shaft, and stairwells. An office plaza is shown on the plans and will be used by the tenants for passive recreational uses.

Applicant's Justification

The applicant states the requested waivers for increased building height is justifiable as adjacent office building to the east is approximately 75 feet in height and same number of stories as proposed for the subject parcel. The office developments in the Uncommons development

immediately to the west also match or exceed the proposed height of the subject parcel. Note that the height increase only applies to the south office tower, while the north tower remains at 3 stories and within the allowable height. The resulting massing improves the design quality and density of the site, while “stepping” down in height toward the freeway to the north and the mixed-use development to the east.

The reduction in throat depth is justifiable as the larger office development directly to the east of this project was afforded similar relief with a provided throat depth of 20 feet and the reduction is not expected to negatively impact site circulation and is expected to be consistent with driver expectations in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0253	Vacated and abandoned easements and right-of-way	Approved by BCC	May 2019
ADR-0048-15	Converted the east face of an existing off-premises advertising sign to a digital sign on APN 176-04-201-015	Approved by ZA	February 2015
ADR-0772-13	Converted the east face of an existing off-premises advertising sign to a digital sign	Approved by ZA	October 2013
ADR-0359-13	Converted the west face of an existing off-premises advertising sign to a digital sign on APN 176-04-201-006	Approved by ZA	June 2013
UC-1200-02	Off-premises advertising sign on APN 176-04-201-006	Denied by BCC	February 2003
UC-1202-02	Off-premises advertising sign on APN 176-04-201-004	Denied by BCC	February 2003
ZC-1083-02	Reclassified APN 176-04-201-015 to C-2 zoning with a use permit for an off-premises advertising sign	Approved by BCC	September 2002
ZC-1108-02	Reclassified APN 176-04-201-006 to C-2 zoning	Approved by BCC	September 2002
ZC-1065-02	Reclassified APN 176-04-201-004 to C-2 zoning	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Corridor Mixed-Use	CG	Office/retail complex & undeveloped
South	Business Employment	RS20	Undeveloped
East	Business Employment	IP	Office complex
West	Business Employment	CG	Undeveloped

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

**CC 215 is adjacent to the north side of the site.

Related Applications

Application Number	Request
SC-24-0261	Street name change for Gagnier Boulevard is a companion item on this agenda.
VS-24-0260	Vacation and abandonment of easements and right-of-way is a companion item on this agenda.
TM-24-500057	Commercial tentative map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff does not have an objection to the increased building height as it should have minimal to no impact on the surrounding land uses. In addition, the proposed building heights and building design are consistent and compatible with the approved building heights on the adjacent development. Therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver.

Waiver of Development Standards #2

The purpose of providing requisite EV capable and installed charging spaces is to adapt to changing trends in car ownership and the increase in the number of non-gasoline powered vehicles. Staff finds that given the trend of electrical vehicles becoming more affordable and the overall growth of ownership of such vehicles, that the need for EV capable and installed spaces is a common element of new developments. As a result, staff finds that new office development should be providing these facilities and have ample spaces to do so. Staff cannot support this waiver of development standards, as at least some EV charging capable spots should be provided to deal with future charging needs.

Waiver of Development Standards #3

The applicant has provided for parking lot and interior landscaping except for a small portion along the south exterior front entrance to the building where 7 parking space are provided in lieu of 6 spaces. The intent of parking lot landscaping is to assist in reducing the impacts of higher intensity land uses and activities on neighboring properties, reduce the heat island effect, and

mitigate stormwater runoff. Other portions of the parking lot have landscape islands every 6 spaces and has provided for the requisite trees required; however, adequate justification has not been provided to reduce the number of parking lot landscape islands, and to reduce and eliminate street landscaping. Therefore, staff recommends denial of this request.

Design Reviews

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

Design Review #1

The applicant has submitted a landscape plan that shows medium trees spaced at between 18 feet to 20 feet on center where large trees are required with one large tree and 3 shrubs provided every 30 linear feet of street frontage. Code provides for the approval of an Alternative Landscape Plan, where medium and small trees shall be provided for every 20 and 10 linear feet of street frontage. Staff can support this alternative design review for street landscaping as the applicant has provided for requisite trees and other landscaping that meet the aspect of the Code.

Design Review #2

Staff finds the proposed architectural design of the proposed office building and associated parking garage has incorporated creative contemporary design concepts and should add to the visual quality of adjoining office and commercial uses along the CC 215 and Roy Horn Way. Detached sidewalks will be incorporated into the development that will match the existing streetscape along Roy Horn Way. However, since staff is recommending denial of waivers of development standards #2 and #3, staff cannot support the design review of the development.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the request to reduce the throat depth for the driveway on Gagnier Boulevard as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting vehicle movements and parking spaces.

Staff Recommendation

Approval of waivers of development standards #1 and #4, and design review #1; denial of waivers of development standards #2, #3 and design review #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard and associated spandrel'
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb, 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0276-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ED GARCIA

CONTACT: ED GARCIA, ED GARCIA PLLC, 11700 W. CHARLESTION BLVD #170-595,
LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-04-201-006 176-04-201-023

PROPERTY ADDRESS/ CROSS STREETS: SEC Gagnier Blvd & Roy Horn Way (frontage adjacent to CC Route 215)

DETAILED SUMMARY PROJECT DESCRIPTION

Strada Las Vegas is a Class A Office Condominium project consisting of two office towers totaling 59,610 square feet, a 12,000 square foot raised outdoor amenity plaza, and a 31,000 square foot grade level parking podium with adjacent surface parking and landscape improvements.

PROPERTY OWNER INFORMATION

NAME: G K T II ETAL and G K T 4
 ADDRESS: 1980 Festival Plaza Dr Ste 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LaPour
 ADDRESS: 5525 S Decatur Blvd Ste 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: (702) 222-3022 CELL _____ EMAIL: klaurent@lapour.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Edward Garcia
 ADDRESS: _____
 CITY: Las Vegas STATE: NV ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: (702) 595-8618 CELL _____ EMAIL: egarcia@edgarcialaw.com

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

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


 Property Owner (Signature)*

Robert Torres
 Property Owner (Print)

4/25/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0259

PC MEETING DATE 8/7/24

BCC MEETING DATE _____

TAB/CAC LOCATION Spring Valley DATE 7/9/24

ACCEPTED BY 

DATE 5/23/24

FEES \$1,300



March 17, 2024

WM Architects Nevada, Inc.

in agency of:

Lapour Partners

5525 S. Decatur Blvd Suite 101

Las Vegas, NV 98118

To: Comprehensive Planning Department

Clark County, Nevada

500 S Grand Central Pkwy

Las Vegas, NV 98155

RE: Design Review/Waiver of Development Standards for APN 176-04-201-006

Justification Letter

Please allow this letter to serve as the justification letter for a Design Review and Waiver application for the above referenced property.

Project Narrative

Strada Las Vegas is a Class A office condominium project consisting of two office towers totaling 60,000 sf, a 10,500sf raised outdoor amenity plaza, and a 31,000 sf grade level parking podium, with adjacent unstructured surface parking and landscape improvements. The landscaping shown on the site complies with a hybrid of option 1 and option 2 per 30.04.01D-8i-a&b. The project will be developed on 2.51 acres (APN# 176-04-201-006) currently zoned CG. The project is situated at the southeast corner of Roy Horn Way and Gagnier Boulevard, with frontage adjacent to Clark County Route 215. The parcel sits immediately adjacent to the Narrative office project to the east, and The Uncommons mixed-use multifamily development to the west. The business employment (BE) use proposed is in line with existing allowable uses per table 30.02.14 for C2 zoning. Further, the design of the buildings intends to meet or exceed the design standards and overall expectation of quality as outlined in Title 30, making Strada Las Vegas the premier office development in Clark County. We have reviewed lighting section 30.04.07 and the lighting will meet this code.

The development will consist of (10) luxury private office condominium units, with 96 anticipated employees (625 sf per employee ^[1]). Hours of operation intended to be standard business hours (8am to 5pm). Owner also controls existing office development on parcel immediately east of the subject property.

Justification Letter –Waiver of Development Standards

The proposed design adheres to all prescriptive development standards, lot coverage, setbacks, yards, and height intrusions per table 30.40-4 and 30.56 Part A, with the exception of the following waivers requested:

30.40-4 – Building Height

Allowable: 50'-0"

[1] Data source: U.S. Energy Information Administration, Form EIA-871A of the 2018 Commercial Buildings Energy Consumption Survey updated Dec 2022

[2] Data source: Forbes Advisor June 12, 2023; WFH Research



Proposed: 62'-0" (67'-0" to T.O. mechanical screening)

Alternative Site Development Standard Justification: Adjacent office building to the east is approx. 75'-0" in height and same number of stories (4) as proposed for the subject parcel. The office developments in the Uncommons development immediately to the west also match or exceed the proposed height of the subject parcel. Note that the height increase only applies to the south office tower, while the north tower remains at (3) stories and within the allowable height. The resulting massing improves the design quality and density of the site, while "stepping" down in height toward the freeway to the north and the mixed-use development to the east.

30.52.050.3– Modifications to Driveway Throat (Per Uniform Standard Drawings Clark County Area No. 221.1)

Allowable: 75' driveway throat (96 parking spaces)

Proposed: 57'-4"

Alternative Site Development Standard Justification: The larger office development directly to the east of this project was afforded similar relief with a provided throat depth of 20 feet (an 80% reduction). A 90% reduction from standard is requested for the development to provide approximately 10 feet of throat depth (90% reduction). This reduction is not expected to negatively impact site circulation and is expected to be consistent with driver expectations in the area. The property is only 306' in width from west ROW line to east property line, thus resulting in a reduction of 1/3 of buildable area of the property. Due to the nature of the development which is anticipated to consist of primarily luxury/executive office space, more office space per employee is expected to be provided as compared to a typical office which may have more cubicle space (employees per SF). Therefore, luxury/executive office space is expected to generate a smaller number of peak hour trips. This should alleviate concerns with the reduction in throat depth.

This request is compatible with the surrounding area and conforms to all goals and policies of the Clark County Code. We respectfully request your approval. Please do not hesitate to reach out with any questions or clarifications.

Sincerely,

Braden Blake, AIA
 Director, Architecture
 WM Architects, Nevada, Inc.
 480-544-1019
bblake@waremalcomb.com

[1] Data source: U.S. Energy Information Administration, Form EIA-871A of the 2018 Commercial Buildings Energy Consumption Survey updated Dec 2022

[2] Data source: Forbes Advisor June 12, 2023; WFH Research

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08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:

STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive.

Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-201-006; 176-04-201-011; 176-04-201-012; 176-04-211-004; 176-04-211-015; 176-04-301-014; 176-04-301-015

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Project Type: Change the name of an existing street from Gagnier Boulevard to Dynamite Drive

Applicant's Justification

The applicant states that the request is for a street name change from the current Gagnier Boulevard to Dynamite Drive. This request relates to achieve the desired branding of the proposed development as the current street name of Gagnier Boulevard does not meet this criteria and have found that people often have difficulty pronouncing. Dynamite Drive will provide for synergistic branding with the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	CG	Office/retail complex & undeveloped
South	Business Employment	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	IP	Office complex
West	Business Employment	CG	Undeveloped

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

**CC 215 is adjacent to the north side of the site.

Related Applications

Application Number	Request
VS-24-0260	Vacate and abandon easements and right-of-way is a companion item on this agenda.
WS-24-0259	Waiver of development standards and design reviews for a hotel is a companion item on this agenda.
TM-24-500057	Commercial tentative map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Building Department - Addressing

The applicant is requesting to change a portion of the Gagnier Boulevard alignment between Roy Horn Way and Badura Avenue to Dynamite Drive. Gagnier Boulevard is an established alignment located in the southwest quadrant of the Las Vegas valley and crosses the jurisdictional boundary between Clark County and the City of Las Vegas.

The Combined Fire Communication Center has recommended approval of the street name Dynamite Drive, but their recommendation only includes the approval of the proposed street name. They do not review the street name change request in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy. The Las Vegas Valley Street Naming and Address Assignment Policy states, a street name may not change along an alignment unless an extension of the subject segment "does not and cannot" connect in the future. The alignment of Gagnier Boulevard has dedicated right of way between Roy Horn Way and Warm Springs Road; therefore, staff does not support changing the street name at the intersection of Badura Avenue. This request does not serve the public's interest and can interfere with emergency services causing a delay in response times.

This application is not consistent with the Las Vegas Valley Street Naming and Address Assignment Policy; therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Subject to Dynamite Drive.
- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

Public Works - Development Review

- No comment.

Building Department - Addressing

- Subject to Dynamite Drive.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ED GARCIA

**CONTACT: ED GARCIA, ED GARCIA PLLC, 11700 W. CHARLESTION BLVD #170-595,
LAS VEGAS, NV 89135**



Department of Comprehensive Planning Application Form



ASSESSOR PARCEL #(s): 176-04-201-006

PROPERTY ADDRESS/ CROSS STREETS: SEC Gagnier Blvd & Roy Horn Way (frontage adjacent to CC Route 215)

DETAILED SUMMARY PROJECT DESCRIPTION

Strada Las Vegas is a Class A Office Condominium project consisting of two office towers totaling 59,610 square feet, a 12,000 square foot raised outdoor amenity plaza, and a 31,000 square foot grade level parking podium with adjacent surface parking and landscape improvements.

PROPERTY OWNER INFORMATION

NAME: G K T II ETAL and G K T 4
 ADDRESS: 1980 Festival Plaza Dr Ste 200
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: LaPour
 ADDRESS: 5525 S Decatur Blvd Ste 101
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: (702) 222-3022 CELL _____ EMAIL: klaurent@lapour.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Edward Garcia
 ADDRESS: _____
 CITY: Las Vegas STATE: NV ZIP CODE: _____ REF CONTACT ID # _____
 TELEPHONE: (702) 595-8618 CELL _____ EMAIL: egarcia@edgarcialaw.com

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

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

Robert Torres
 Property Owner (Print)


4/25/2024
 Date

DEPARTMENT USE ONLY:

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| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) SC-24-0261
 PC MEETING DATE _____
 BCC MEETING DATE 8/7/24
 TAB/CAC LOCATION Spring Valley

DATE 7/9/24

ACCEPTED BY 
 DATE 5/23/24
 FEES \$ 400.00



 **VOID**

March 27, 2024

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Gagnier Boulevard Street Name Change Justification Letter, Zenith Project No. 221033

Dear Sir or Madam:

Zenith Engineering has been retained by Lapour and to file a street name change application to change the name of Gagnier Boulevard between Roy Horn Way and Badura Avenue associated with property located on the southeast corner of Gagnier Boulevard and Roy Horn Way (Assessor Parcel Number 176-04-201-006).

The property referenced above is slated for a proposed development consisting of approximately 102,6150sf gross and is comprised of 4 levels with level one being enclosed parking and the levels above being office tenants. In order to achieve the desired branding of the proposed development, we are requesting to change the name of Gagnier Boulevard to Dynamite Drive. Gagnier Boulevard does not align with the branding of the development and we have found for many people that it is difficult to pronounce. Dynamite Drive will provide synergistic branding with the proposed development.

We hereby request to change the name of Narrative Way to Gagnier Boulevard to Dynamite Drive between Roy Horn Way and Badura Avenue.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Izzolo, PE
Principal

 **VOID**



June 2, 2024

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Gagnier Boulevard Street Name Change Justification Letter, Zenith Project No. 221033

Dear Sir or Madam:

Zenith Engineering has been retained by Lapour and to file a street name change application to change the name of Gagnier Boulevard between Roy Horn Way and Badura Avenue associated with property located on the southeast corner of Gagnier Boulevard and Roy Horn Way (Assessor Parcel Number 176-04-201-006).

The property referenced above is slated for a proposed development consisting of approximately 102,6150sf gross and is comprised of 4 levels with level one being enclosed parking and the levels above being office tenants. In order to achieve the desired branding of the proposed development, we are requesting to change the name of Gagnier Boulevard to Dynamite Drive. Gagnier Boulevard does not align with the branding of the development and we have found for many people that it is difficult to pronounce. Dynamite Drive will provide synergistic branding with the proposed development.

We hereby request to change the name of Gagnier Boulevard to Dynamite Drive between Roy Horn Way and Badura Avenue.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING


Julia Izzolo, PE
Principal

REVISED



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

8

Application Number: SC-24-0261

Property Owner or Subdivision Name: 1980 FESTIVAL PLAZA DR # 200, LAS VEGAS, NV 89110

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC 7/30/24 PC 8/6/24 BCC _____**

Add this application to the: **TAB/CAC 7/9/24 PC _____ BCC 8/7/24**

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 REFUNDS\$: _____

Reason for Change: RESCHEDULE FOR 7/9/24 TAB AND APPLICATION TO BE HEARD BY BCC INSTEAD OF PC.

Change initiated by: SWD Date: 6/13/24

Change authorized by: JBA Date: 6/13/24

Change processed by: smm Date: 6/13/24

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-04-201-023 & 176-04-201-006

Town Board(s): SPRING VALLEY

08/07/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500057-WESTERN IRA FUNDING LTD RTMT PL:

TENTATIVE MAP for a 1 lot commercial subdivision on 2.41 acres in a CG (General Commercial) Zone.

Generally located on the south side of Roy Horn Way and the east side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-04-201-006

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.41
- Project Type: Commercial subdivision
- Number of Lots/Units: 1

The plans submitted depict a 1 Lot commercial subdivision for APN 176-04-201-006. The applicant is requesting to map this parcel into a 1 Lot commercial subdivision for development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0253	Vacated and abandoned easements and right-of-way	Approved by BCC	May 2019
ADR-0048-15	Converted the east face of an existing off-premises advertising sign to a digital sign on parcel 176-04-201-015	Approved by ZA	February 2015
ADR-0772-13	Converted the east face of an existing off-premises advertising sign to a digital sign	Approved by ZA	October 2013
ADR-0359-13	Converted the west face of an existing off-premises advertising sign to a digital sign on APN 176-04-201-006	Approved by ZA	June 2013
UC-1200-02	Off-premises advertising sign on APN 176-04-201-006	Denied by BCC	February 2003

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1202-02	Off-premises advertising sign on APN 176-04-201-004	Denied by BCC	February 2002
ZC-1083-02	Reclassified APN 176-04-201-015 to C-2 zoning with a use permit for an off-premises advertising sign	Approved by BCC	September 2002
ZC-1108-02	Reclassified APN 176-04-201-006 to C-2 zoning	Approved by BCC	September 2002
ZC-1065-02	Reclassified APN 176-04-201-004 to C-2 zoning	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Corridor Mixed-Use	CG	Office/retail complex & undeveloped
South	Business Employment	RS20	Undeveloped
East	Business Employment	IP	Office complex
West	Business Employment	CG	Undeveloped

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

**CC 215 is adjacent to the north side of the site.

Related Applications

Application Number	Request
SC-24-0261	Street name change for Gagnier Boulevard is a companion item on this agenda.
WS-24-0259	Waiver of development standards and design reviews for a hotel is a companion item on this agenda.
VS-24-0260	Vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb, 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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0276-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ED GARCIA

CONTACT: ED GARCIA, ED GARCIA PLLC, 11700 W. CHARLESTION BLVD #170-595, LAS VEGAS, NV 89135

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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-04-201-006 176-04-201-023

PROPERTY ADDRESS/ CROSS STREETS: Gagnier and Roy Horn

Right-of-Way and Patent Easement Vacation, Tentative Map

NAME: GKT II Etal and GKT 4

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ EMAIL: _____

NAME: GKT II Etal and GKT 4

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

NAME: Zenith Engineering

ADDRESS: 1980 Festival Plaza Drive Suite 450

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____

TELEPHONE: 702-835-3496 CELL 702-835-3496 EMAIL: julia@zenith-tv.com

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

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

Robert Allen

Property Owner (Signature)*

ROBERT TORRES

Property Owner (Print)

5/22/24

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) JM-24-500057

ACCEPTED BY [Signature]

PC MEETING DATE 8/7/24 DATE 5/23/24

BCC MEETING DATE _____ FEES 21750

TAB/CAC LOCATION Springs Valley OATL 7/9/24



March 27, 2024

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Tentative Map Justification Letter, Zenith Project No. 221033

Dear Sir or Madam:

Zenith Engineering has been retained by Lapour to file a tentative map application for a One-Lot Commercial Subdivision Map associated with property located on the southeast corner of Gagnier Boulevard and Roy Horn Way (Assessor Parcel Number 176-04-201-006).

The subject property is comprised of one parcels. This application is being requested to map the parcel into a One-Lot Commercial Subdivision for development.

Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julia Jzolo', is written over a horizontal line.

Julia Jzolo, PE
Principal

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0314-AAA LAND INVESTMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Teco Avenue and Sunset Road, and between Jones Boulevard and Westwind Road (alignment) within Spring Valley (description on file). MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-401-028

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The request is to vacate 33 foot wide patent easements located along the north, west, and east property boundaries. The applicant states that the patent easements are no longer necessary for roads or utility purposes of the proposed development on the site. The applicant also requests to vacate an existing 10 foot wide pedestrian access and utility purpose easement along the south boundary of the subject parcel bordering Sunset Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0235-12	Communication tower	Approved by PC	July 2012
ZC-1072-02 (ET-0210-05)	First extension of time for C-2 zoning for a shopping center	Approved by BCC	October 2005
ZC-1072-02	Reclassified from R-E to C-2 zoning for a shopping center	Approved by BCC	October 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed Use	CG (AE-60)	Mini-Warehouse
South	Business Employment	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CP (AE-60)	Offices
West	Corridor Mixed Use	CG (AE-60)	Gas station & convenience store

Related Applications

Application Number	Request
UC-24-0313	A use permit, waivers, and design review for a hotel 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 that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BILL BHATTI

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

DRAFT



Department of Comprehensive Planning Application Form

10

ASSESSOR PARCEL #(s): 163-36-401-028

PROPERTY ADDRESS/ CROSS STREETS: Jones Boulevard & Sunset Road

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Hotel

PROPERTY OWNER INFORMATION

NAME: 27 Sunset LLC
ADDRESS: 4375 E. Craig Road
CITY: Las Vegas STATE: NV ZIP CODE: 89115
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Bhupinder S. Bhatti
ADDRESS: 1070 Wigwam Pkwy, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # N/A
TELEPHONE: 702-591-4482 CELL N/A EMAIL: billbhatti@unitedbrothersnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-529-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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

Bhupinder S. Bhatti
Property Owner (Signature)

Bhupinder S. Bhatti
Property Owner (Print)

3/4/2024
Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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VS-24-0314

8/21/24

Spring Valley

7/30/24

WCO
6/12/24
\$1,200



April 24, 2024

Department of Development Services
Principal Planner, Clark County
Department of Comprehensive Planning

Planner
Copy
VS-21-0314

Attn: Mark N. Donohue
Reference: ZC-1072-02

Dear Mark

This letter is in regards to the justification of Patent Easement vacation and pedestrian easement vacation.

As per Record date June 29, 1963 and recording No. Book 417, Instrument No. 336319, of official records, there is a 33' wide easement along North, East and West property lines for roadways and public utility purposes. The right of way for ditches and canals and all the mineral deposits excepted and reserved in said patent have been granted to the county of Clark, a political subdivision of the state of Nevada by the United States recorded on June 29, 1963 in Book 417 Instrument No. 336319, Official Records.

The vacation of 33' wide patent easement along the North/East/West boundaries of the proposed development are being requested as these are not required for roads or utility purposes of proposed development.

A Detached sidewalk is proposed within a pedestrian easement and 10' wide pedestrian access and utility purpose easement to be vacated along Sunset Road. Please refer to sheets A1.0.0 and A1.0.1 sheets showing 10' wide pedestrian access easement vacation.

General:

One set of revised plans are submitted for your review and approval.

Should you have any questions, please do not hesitate to call me at (702) 396-5114.

Sincerely yours,
ACE Engineering



Jaspal S. Sidhu, P.E.
Principal

1024 Iron Point Road, Suite 1046, Folsom CA 95630
Tel: 702-396-5113. Fax: 702-446-8155
Website: www.aceengineering.us

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0313-AAA LAND INVESTMENT, LLC:

USE PERMIT for a hotel with kitchens (transient and non-transient).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** loading spaces; **3)** parking area landscaping; and **4)** alternative driveway geometrics.

DESIGN REVIEW for a hotel on 2.12 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Sunset Road, 250 feet east of Jones Boulevard within Spring Valley. MN/r/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-401-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 67 feet where 50 feet is the maximum allowed per Section 30.02.14B (a 34% increase).
2. Waive requirement for loading spaces where 3 loading spaces are required per Table 30.04-7 (a 100% reduction).
3. Allow modified parking area landscaping to allow a 5 foot wide landscape strip for the parking spaces along the north property line where parking lot landscaping is required per Section 30.04.01D.8.
4. Reduce throat depth to 11 feet 6 inches where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 84.7% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Hotel
- Number of Units: 125 rooms
- Number of Stories: 5
- Building Height (feet): 66 feet 11 inches
- Square Feet: 74,375
- Parking Required/Provided: 88/91

- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed 5 story hotel located generally in the center of a 2.12 acre parcel on the north side of Sunset Road, approximately 250 feet east of Jones Boulevard. The 74,375 square foot building will be set back 128 feet 9 inches from Sunset Road, 64 feet 2 inches from the rear property line to the north, 10 feet from the side property line to the west, and 37 feet 7 inches from the side property line to the east. A single 39 foot wide driveway is proposed from Sunset Road. This driveway will provide access to the parking areas located on the north and south sides of the hotel. The parking areas provide 91 vehicle spaces, including 3 EV-installed spaces near the southwest side of the building and 22 EV-capable parking spaces located near the southwest and northwest sides of the building. The front of the hotel facing Sunset Road will feature a porte-cochere and the main entrance. A patio area surrounded by a 42 inch high open wrought iron fence above a retaining wall with a maximum height of 4 feet is located to the east of the porte cochere. This fence and retaining wall extend around a portion of the east side of the hotel building as well. Additionally, a 550 square foot pet park is proposed to be surrounded by a 5 foot high wrought iron fence near the southwest corner of the building. A 450 square foot outdoor pool and bicycle locker for 4 bicycles is located on the north side of the building. A covered trash enclosure is proposed north of the hotel building which features double gates with a separate gate for the recycling container. An existing communication tower is located at the northeast corner of the site.

Landscaping

The plans indicate street landscaping along Sunset Road consisting of an 18 foot wide area comprising 2 landscape strips between 5.1 feet and 7.9 feet wide with 5 gallon shrubs and large trees planted 30 feet on center and a 5 foot wide detached sidewalk. A mix of large and medium trees with shrubs are indicated within the parking areas on site, including the landscape islands, around the parking perimeter and adjacent to the hotel. All trees and shrubs are drought tolerant species with low or very low water needs. A waiver of development standards is requested for parking area landscaping to accommodate a portion of the parking layout on the north side of the building.

Elevations

The plan indicates that the proposed hotel will be 66 feet 11 inches in height from the ground level and will be constructed with wood frames, clad with finishes including fiber cement EIFS with contrasting colors. Accents include architectural features such as parapets, metal awnings, architectural insets, fiber cement boards, soffit panels, low-energy glass storefront windows with aluminum frames, and painted door frames. A 12.5 foot high canopy/porte cochere is provided on the south side of the hotel at the main entrance.

Floor Plans

The plans indicate 125 hotel rooms which range from 317 square feet to 445 square feet. The plans depict studios and 1 bedroom suites with either queen or king beds with kitchens on all 5 floors. The first floor also features the reception areas, meeting rooms, offices, a fitness center, restrooms, and a laundry.

Applicant's Justification

The applicant states that the proposed hotel will have kitchens and will cater primarily to transient guests and business travelers who may stay for extended periods while conducting business with major industries and employers in the vicinity. The applicant goes on to state that the hotel and requested waivers are appropriate and compatible for the existing and developed uses in the area and will not negatively impact the site or area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0235-12	Use permit and design review for communication tower	Approved by PC	July 2012
ZC-1072-02 (ET-0210-05)	First extension of time for C-2 zoning for a shopping center	Approved by BCC	October 2005
ZC-1072-02	Reclassified from R-E to C-2 zoning for a shopping center	Approved by BCC	October 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed Use	CG (AE-60)	Mini-warehouse
South	Business Employment	CG (AE-60)	Undeveloped
East	Neighborhood Commercial	CP (AE-60)	Offices
West	Corridor Mixed Use	CG (AE-60)	Gas station & convenience store

Related Applications

Application Number	Request
VS-24-0314	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Section 30.03.06E.2 requires a special use permit for hotels with a mixture of transient and non-transient uses. A transient is defined in Title 30 as a person who utilizes accommodations for a price or as a benefit of employment, with or without meals, for a period of 30 consecutive calendar days or less. Someone who is non-transient would be utilizing the accommodations for a period exceeding 30 consecutive calendar days. The applicant indicates in their justification letter that the proposed hotel will cater primarily to transient guests but will also have business traveler who may stay for extended periods of time beyond 30 days. The guest rooms will also be provided with kitchens for meal preparation. The location is near Harry Reid Airport and a growing industrial area within Enterprise which may attract extended-stay business travelers to the area. The proposed use and its location appear to be appropriate for this location and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Staff can support this request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The hotel is proposed to be 66 feet 11 inches as measured from the ground level to the top of the highest parapet. The applicant states that the additional height is needed to allow branded architectural features around portions of the building. The applicant goes on to state that the tower features on the top of the building are design elements that enhance the building. In reviewing other developments in the vicinity, which includes several warehouse distribution sites, it does not appear that other buildings exceed 50 feet in height, although several such buildings to the west and south are at or approaching 50 feet in height. Given the general industrial nature of the area and fact that the subject site does not immediately abut any residential neighborhoods, the proposed height would appear to have a negligible impact on surrounding area. Therefore, staff can support this request.

Waiver of Development Standards #2

The applicant states that the request to waive the loading space requirement is justified because delivery operations to a hotel of this size is primarily by vendors and delivery services that use small trucks and vans. These vehicles can utilize the porte cochere/canopy or nearby parking spaces for a short period of time. The applicant further states that this type of hotel typically has deliveries once or twice a week. Provided that this is the case, loading spaces should not be located within pedestrian walkways. The porte cochere functions as the main entrance to the hotel where customers will access the hotel. Therefore, staff recommends denial of this request.

Waiver of Development Standards #3

The applicant states that a modification to the parking area landscaping is needed for the northern side of the parking area where 5 parallel parking spaces are provided. A 5 foot wide landscape strip is provided between the north property line and the parking spaces in lieu of providing landscape islands between the parking spaces. One large tree is provided at each end of the parallel parking spaces with 2 additional large trees provided within the 5 foot wide landscape strip, resulting in no loss of trees in the area. This design appears to achieve the intended objective of providing trees within the parking areas to reduce the heat island effects. Therefore, staff can support this request.

Design Review

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

The applicant is requesting a design review for no cross access to the existing developments to the east and west. The applicant states that the property to the west has curbing which prevents access and the property to the east has walls and an equipment building that prevent cross access. The applicant explains that efforts were made to request cross access to the west; however, this was not possible. The property to the east which is developed with an office building was designed to permit cross access to the east but not towards the subject property to the west. However, cross access was planned when the convenience store and gas station to the west of the subject site was proposed in 2015 with the approval of WS-15-0730. The approved site plan indicated a parking area on the north side of the site which was designed to allow cross access to the east. This existing parking area appears to align with the proposed parking area on the north side of the hotel which would make cross access a possibility at this location if the curbing was removed. However, because the uses are not similar in intensity and parking calculations, staff can support the request to not provide cross access.

Building materials include the use of wood frames, clad with finishes including fiber cement EIFS with contrasting colors. The building has architectural design features, fenestrations, articulations, parapets, and tower elements which comply with the 4-sided architectural standards for non-residential development. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact any other properties as the surrounding area is undeveloped. The design of the parking areas, as well as the landscaping is in accordance with the code requirements. The customer entrance faces Sunset Road. Pedestrian connectivity is provided between the public sidewalk along Sunset Road and the building entrance under the porte cochere with a walkway using decorative paving across the parking area. Therefore staff can support this design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth for the commercial driveway on Sunset Road. The applicant worked with staff to amend the original driveway designs to provide for

safer ingress and egress by provided additional landscaping adjacent to the driveway, thereby adding more distance before encountering any conflicts.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE 60(60 - 65DNL) noise contour for 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 Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #3 & #4, and the design review; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.03.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BILL BHATTI

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

DRAFT