



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 26, 2022

6:00pm

AGENDA

Note:

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

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 July 12, 2022. (For possible action)
- IV. Approval of the Agenda for July 26, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **WS-22-0343-DURANGO ROBINDALE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.
DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action) **08/03/22 BCC**
 - 2. **UC-22-0376-9719 FLAMINGO ROAD, LLC:**
USE PERMIT to allow a recreational facility.
DESIGN REVIEW for a proposed recreational facility in conjunction with an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Flamingo Road and Grand Canyon Drive within Spring Valley. JJ/jor/jo (For possible action) **08/16/22 PC**
 - 3. **VC-22-0366-WARM SPRINGS & LEE LLC:**
VARIANCE to allow a pawn shop in conjunction with an existing commercial development located on 2.1 acres in a C-2 (General Commercial) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road, 1,030 feet west of Durango Drive within Spring Valley. JJ/md/tk (For possible action) **08/16/22 PC**
 - 4. **ET-22-400089 (VS-19-0873)-TRI POINTE HOMES NEVADA, INC.:**
FIRST EXTENSION OF TIME TO VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Hualapai Way and Windfresh Drive (alignment) and portion of a right-of-way being Hualapai Way located between Patrick Lane and Sunset Road within Spring Valley (description on file). JJ/sd/tk (For possible action) **08/17/22 BCC**

5. **ZC-22-0368-ZANCHI, GIACOMO J. & YOLANDA TR & ZANCHI, GIACOMO J. & YOLANDA TRS:**
ZONE CHANGE to reclassify 1.1 acres from a C-2 (General Commercial) Zone to a C-1 (Local Business) Zone.
USE PERMITS for the following: 1) mini-warehouse facility; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) access a local street; and 3) modified commercial driveway standards.
DESIGN REVIEW for a mini-warehouse with off-highway vehicle, recreational vehicle, and watercraft storage facility on 2.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive and the south side of Rochelle Avenue within Spring Valley (description on file). MN/lm/jo (For possible action) **08/17/22 BCC**
6. **ZC-22-0375-ZOO LANDERS, LLC:**
ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) alternative landscaping; 3) non-standard improvements (landscaping) within a right-of-way; and 4) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping. Generally located on the northwest corner of Jones Boulevard and Ponderosa Way within Spring Valley (description on file). MN/al/ja (For possible action) **08/17/22 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 vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: August 9, 2022.

X. Adjournment.

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



Spring Valley Town Advisory Board

July 12, 2022

MINUTES

| | | |
|-----------------|--|---|
| Board Members: | Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris – EXCUSED | Catherine Godges, Vice Chair - EXCUSED John Getter - PRESENT |
| Secretary: | Carmen Hayes, 702 371-7991, chaves70@yahoo.com PRESENT | |
| County Liaison: | Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT | |

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

Current Planning: **None**

II. Public Comment

- **None**

III. Approval of **June 28, 2022** Minutes. (For possible action)

Motion by: John Getter
Action: **APPROVE** as published
Vote: 5-0 / Unanimous

IV. Approval of Agenda for **July 12, 2022** and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **WS-22-0191-SW CORPORATE CAMPUS OWNER LLC:**

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a parking lot on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Warbonnet Way, approximately 518 feet north of Sunset Road within Spring Valley. MN/nr/ja (For possible action) **08/02/22 PC**

Motion by: John Getter

Action: **APPROVE** with “if approved” staff conditions

Vote: 3-0 / Unanimous

2. **ET-22-400083 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**

USE PERMIT FOURTH EXTENSION OF TIME to modify the pedestrian realm.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over length cul-de-sac.
DESIGN REVIEW for modifications to an approved mixed-use development on 9.9 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jor/syp (For possible action) **08/03/22 BCC**

Motion by: Yvette Williams

Action: **APPROVE** with “if approved” staff conditions until May of 2023

Vote: 2-1 / **NAY** – John Getter

3. **WS-22-0343-DURANGO ROBINDALE, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway width; and **2)** reduce driveway throat depth.
DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action) **08/03/22 BCC**

Motion by: Yvette Williams

Action: **HOLD** to the Spring Valley Town Advisory Board meeting on July 26, 2022 at request of the applicant

Vote: 3-0 / Unanimous

4. **UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:**

USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action) **08/03/22 BCC**

NOTE: This item (UC-22-0287) was approved at 06/21/22 PC meeting and is being heard for informational purposes only.

The Board noted for the record the item was received for informational purposes.

VII. General Business

1. **None**

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

- **None**

IX. Next Meeting Date **July 26, 2022**

X. Adjournment

Motion by: Yvette Williams

Action: **ADJOURN** meeting at 6:36 p.m.

Vote: 3-0 / Unanimous

08/03/22 BCC AGENDA SHEET

RESTAURANT
(TITLE 30)

DURANGO DR/ROBINDALE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0343-DURANGO ROBINDALE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.

DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:
176-09-210-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce driveway width to 32 feet where a minimum of 36 feet is required per Uniform Standard Drawing 222.1 (an 11.1% reduction).
2. Reduce driveway throat depth to a minimum of 13 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Restaurant (Starbucks) with drive-thru service
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 987
- Parking Required/Provided: 27/54 (commercial center)

Site Plan

The request is for a Starbucks restaurant with drive-thru service. The location of the business is on an undeveloped pad site within an existing commercial center. The site is located on the northern portion of the development, there is an existing convenience store with service station in the commercial center on the parcel to the south. Access to the commercial center is provided by 3 existing driveways, with 1 from Robindale Road and the other 2 from Durango Drive. The Starbucks building is located on the northern portion of the pad site with the entrance to the drive-thru service located at the southwest corner of the pad site. The drive-thru service lane continues along the east side of the pad site, around the rear of the Starbucks building, then along the north side of the building. The menu board is located to the south of the proposed building and the pick-up window is located on the northwest corner of the structure. There are existing parking spaces along Durango Drive and along the west side of the pad site. The plans show a 248 square foot patio area to the south of the proposed building.

Landscaping

Landscaping along Durango Drive is existing, no changes are proposed or required to these landscape areas. There will be some modifications to the landscaping in the parking area on the west side of the pad site. These modifications include the addition of landscape fingers within the parking area for the planting of trees, shrubs, and groundcover.

Elevations

The building is 1 story with a maximum height of 18 feet. The building has a flat roof behind parapet walls. The exterior of the building consists of a combination of textured brick, wood planks in a horizontal pattern, and a stucco finish in earth tone colors.

Floor Plan

The building has an area of 987 square feet which consists of a workroom with customer service counter, prep area, storage area, a cooler, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the driveways are existing at this time and to bring them into compliance with current standards will have negative impacts on the existing utilities such as electrical transformers, street lighting, and a fire hydrant. Changing the current driveways would also disrupt the on-site traffic circulation for the commercial center. The proposed Starbucks is compatible with existing businesses in the area. This project will help attract new businesses to the area which in return will create employment opportunities for the community.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|-------------|
| ET-22-400032 (UC-19-0867) | First extension of time for a vehicle wash within the same commercial center | Approved by BCC | April 2022 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| UC-19-0867 | Vehicle wash within the same commercial center | Approved by BCC | December 2019 |
| UC-11-0138 | Convenience store and service station within the same commercial center | Approved by BCC | November 2012 |
| ZC-1176-05 | Reclassified the site to C-1 zoning for a mini-warehouse facility and future commercial development | Approved by BCC | September 2005 |

Surrounding Land Use

| | Planned land Use Category | Zoning District | Existing Land Use |
|--------------|---|-----------------|---|
| North & East | Neighborhood Commercial | C-1 | Mini-warehouse facility |
| South | Neighborhood Commercial | C-1 | Convenience store with gasoline sales |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 & P-F | Single family residential & a golf course |

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Design Review

The proposed business is consistent and compatible with other businesses in the area. The proposed location is a pad site within an existing commercial center. Off-site improvements are in place and the development of the property will have limited disruptions on the surrounding properties. The development of this site will make use of an existing pad site and will help to complete the development of the existing commercial center; Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no object to the request to reduce the driveway width to 32 feet since there is a median in Durango Drive that prohibits left turn movements. Therefore, the driveway is wide enough to accommodate right-in/right-out traffic.

Waiver of Development Standards #2

Staff cannot support the reduction in the throat depth as it may result in stacking of vehicles into Durango Drive. Vehicles entering the site come into immediate conflict with the parking stalls to the east and south of the driveway and with vehicles exiting the drive-thru north of the driveway.

Staff Recommendation

Approval of waiver of development standards #1 and 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:

Current Planning

If approved:

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

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DURANGO ROBINDALE, LLC
CONTACT: SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE
PARKWAY, SUITE 230, HENDERSON, NV 89052

08/16/22 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

FLAMINGO RD/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0376-9719 FLAMINGO ROAD, LLC:

USE PERMIT to allow a recreational facility.

DESIGN REVIEW for a proposed recreational facility in conjunction with an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Flamingo Road and Grand Canyon Drive within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-19-511-010; 163-19-511-011; 163-19-511-017; 163-19-511-020; 163-19-511-023 through 163-19-511-031; 163-19-511-038; 163-19-511-040

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.2
- Project Type: Proposed recreational facility
- Number of Stories: 2
- Building Height (feet): 33 (maximum)
- Square Feet: 12,966
- Parking Required/Provided: 52/70 Proposed project/2,458 (provided for the entire shopping center)

Site Plan

The submitted site plan depicts a pad site that is part of an existing shopping center located on the southeast corner of Flamingo Road and Grand Canyon Drive. The pad site is under APN 163-19-511-030 only and is centrally located within the shopping center. Access to the site is via existing commercial driveways along Flamingo Road, Grand Canyon Drive, and a private drive on the southwest corner of the shopping center. The site plan depicts a 2 story building to function as a proposed recreational facility. The main entrance faces south towards the existing 70 parking spaces where 52 parking spaces are required for the recreational facility. The

proposed building will be set back 10 feet from the north property line (adjacent to an existing developed pad site), 25 feet from the west property line (also adjacent to an existing developed pad site), 10 feet from the east property line (adjacent to existing parking spaces), and 170 feet from the south property line (adjacent to the private drive). The applicant is requesting a use permit to allow a recreational facility and a design review for the proposed building.

Landscaping

The pad site area is surrounded by existing landscaping to the west and north with an internal pathway connecting the existing pad sites; however, the applicant will enhance the pad site visually by adding new trees, shrubs, and groundcover around the entire perimeter of the proposed recreational building. The parking lot to the south has existing landscape finger islands and parking lot landscape diamonds. The landscape plan shows that the applicant will plant 4 additional 24 inch box trees, 2 palm trees, 108 shrubs, 34 cacti/succulents, and 38 New Gold Lantana groundcover plants.

Elevations

The submitted elevations show a proposed 2 story building with an overall height of 33 feet to the top of the parapet style roof. The architectural style is modern with clean aesthetic lines and faux stone veneer finishes. Exterior materials also include stained wood, aluminum paneling, decorative glazing, and a white plaster finish for the exterior walls.

Floor Plans

The first floor has an overall area of 9,102 square feet, and the second floor has an overall area of 3,864 square feet. The first floor includes the following areas: entry pavilion, lobby, check-in desk, restrooms, 6 units of golf simulation, kitchen, offices, employee back of house area, cigar patio, dining area and lounge space, outside patio area, mechanical/electrical rooms, elevators, and storage areas. The second floor includes indoor putting greens, bar area with outdoor seating and fire pit style tables, conference room, golf simulation rooms, and additional storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant's justification, the proposed recreational facility is designed to be a type of private indoor golf club, but without the actual golf course. The membership driven facility includes a number of golf simulators that can be rented. These simulators include a large screen and sophisticated technology that allow a patron to play a full round of golf without stepping outside. In addition, the facility includes a lounge/bar, kitchen, and a couple of conference rooms. The site plan depicts the building site on an undeveloped pad site surrounded by existing commercial uses. The building meets the required setback distances from the property line as well as meet the required parking requirement for a recreational facility. Loading areas are screened and off-set from the existing driveway so as to prevent any hindrance to on-site traffic. There are no off-site improvements as a part of this application since the drive aisle, parking, and sidewalks are all existing.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------|--|-----------------|---------------|
| DR-0922-06 | Supper club within a shopping center | Approved by BCC | August 2006 |
| DR-0545-05 | Four commercial pad sites with a waiver of conditions to WS-2012-03 requiring consistent architecture throughout the shopping center | Approved by CC | May 2005 |
| WS-1106-04 | Alternative design standards and a design review for a shopping center on portions of an overall 42 acre site | Approved by BCC | June 2004 |
| WS-0730-04 | Alternative sign standards | Approved by BCC | June 2004 |
| TM-0144-04 | 1 lot commercial subdivision for a shopping center on 42 acres | Approved by PC | April 2004 |
| WS-2012-03 | Modified design standards for shade structures with a design review for a regional shopping center | Approved by BCC | March 2004 |
| DR-1157-01 | Shopping center on 42 acres in a C-2 zone | Approved by BCC | November 2001 |
| ZC-1195-98 (WC-0197-01) | Waived conditions of a zone change requiring reciprocal perpetual cross-access ingress/egress and parking agreement; no access onto Rochelle Avenue, dedication of 30 feet for Rochelle Avenue; and full off-sites | Approved by BCC | November 2001 |
| ZC-0419-97 (WC-0196-01) | Waived conditions of a zone change for right-of-way dedication to include the south 30 feet of Nevso Avenue | Approved by BCC | July 2001 |
| VS-1822-00 | Vacated easements and rights-of-way | Approved by PC | February 2001 |
| ZC-1195-98 | Reclassified 36 acres to C-2 zoning for a shopping center | Approved by BCC | August 1998 |
| ZC-1469-97 | Reclassified 15 acres to C-2 zoning for a shopping center | Approved by BCC | October 1997 |
| ZC-0419-97 | Reclassified 13 acres to C-2 zoning for a shopping center | Approved by BCC | May 1997 |

*Additional land use applications have been approved on this site and throughout the existing shopping center that are not related to this application request.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---------------------------|-----------------|-------------------|
| North & West | Corridor Mixed-Use | C-2 | Shopping center |
| South & East | Corridor Mixed-Use | C-2 | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed recreational facility is appropriate for the pad site and the overall shopping center. The proposed location features ample parking, adequate circulation for customers, and this establishment can add to the variety of approved and allowed uses within the existing shopping center. Staff supports this request.

Design Review

The submitted plans show that the proposed building is aesthetically pleasing and will add visual enhancements to the shopping center. The overall design meets the required height requirement, setback requirements, and does not hinder on-site circulation. Staff recommends approval of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance.

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 #0228-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHIP SHOTS RE, LLC

CONTACT: CHRIS TEACHMAN, LEESAK ARCHITECTS, 6280 S. VALLEY VIEW BOULEVARD, SUITE 116, LAS VEGAS, NV 89118



LAND USE APPLICATION

PLAN COPY

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|--|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>W/DR-22-0376</u> DATE FILED: <u>6/20/22</u> PLANNER ASSIGNED: <u>JDR</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/26/22</u> PC MEETING DATE: <u>8/16/22</u> BCC MEETING DATE: FEE: <u>\$675 (DR) / \$675 (UC)</u> |
| | PROPERTY OWNER NAME: <u>Chip Shots R E LLC</u> ADDRESS: <u>8905 W. Post Road, Ste. 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-845-7656</u> CELL: <u>702-954-9506</u> E-MAIL: <u>gabe@chipshots.club</u> |
| | APPLICANT NAME: <u>Chip Shots R E LLC</u> ADDRESS: <u>8905 W. Post Road, Ste. 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-845-7656</u> CELL: <u>702-954-9506</u> E-MAIL: <u>gabe@chipshots.club</u> REF CONTACT ID #: _____ |
| CORRESPONDENT NAME: <u>Chris Teachman</u> ADDRESS: <u>6280 S. Valley View Blvd., Ste. 116</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-270-6600</u> CELL: _____ E-MAIL: <u>cteachman@leesaklv.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 163-19-511-030
 PROPERTY ADDRESS and/or CROSS STREETS: W. Flamingo & S. Grand Canyon Dr. (Grand Flamingo Center)
 PROJECT DESCRIPTION: A 13,000sf, 2-story recreation facility containing golf simulators, lounge and kitchen.

(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.

Keith Langlands Keith Langlands
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 18, 2022 (DATE)
 By Keith Langlands
 NOTARY PUBLIC: Jennifer Jacobellis



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



**LEE & SAKAHARA
ARCHITECTS, INC**
ARCHITECTURE PLANNING

1825 S. Valley View Blvd., Suite 110 Las Vegas, NV 89119 (702) 702 2700 (702) 270 6600 www.lesak.com

May 12, 2022
REVISED June 13, 2022

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

UC-22-0376

Reference: Justification for Chip Shots

DESIGN REVIEW for a new recreation facility.
USE PERMIT: to allow for a new recreation facility.

To Whom It May Concern:

On behalf of Chip Shots RE, LLC, Lee & Sakahara Architects, respectfully submits this application for the above referenced property, located at Flamingo & I-215 within the Grand Flamingo Center.

APN:
163-19-511-030

CURRENT LAND USE PLAN:
CM / C-2

PROJECT DESCRIPTION:

- Site Address: Flamingo & I-215
- Site Acreage: 1.18
- Project Type: Type V-B wood framed building
- Number of Stories: 2
- Building Height: 33 feet
- Square Feet: 12,966
- Parking Required/Provided: 52 / 70

Site Plans

The site plan depicts the building sited on a vacant lot as parceled by the commercial retail complex. The building meets the required setback distances from the property line as well as meet the required parking allotment. Loading areas are screened and offset from the existing driveway so as to prevent any hindrance to on-site traffic.

There are no off-site improvements as a part of this application.

Landscaping

All existing landscaping shall remain on site except for the additional landscaping that will be added to the immediate site, blending in with the existing landscape.

Elevations

The elevations depict a contemporary design using multiple materials and color to give visual interest to the building.

Floor Plans

The plans depict two story building with outdoor seating on both levels. The first floor includes an entry/lobby area with a lounge, bar and kitchen to the west and golf simulator rooms to the east. The second floor includes conference rooms, 2 larger golf simulator rooms, an indoor putting green and outdoor seating area.

Signage

Signage is not a part of this request. The exterior elevation shows schematic locations of where signage may be intended to be placed on the building in the future.

Applicant's Justification

This facility is designed as a type of private golf club, but without the golf course. The membership driven facility includes a number of golf simulators that can be rented. These simulators include a large screen and sophisticated technology the allow a patron to play a full round of golf without stepping outside. In addition, the facility includes a lounge/bar, kitchen and a couple of conference rooms.

STANDARDS FOR APPROVAL:

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

Zone Change

No Zone Change is requested as a part of this application.

Waiver of Standards

No Waivers are requested as a part of this application.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please contact our office.

Should you have any questions or comments regarding the above-mentioned project, please feel free to contact us.

Best Regards,



Chris Teachman, Principal
Lee & Sakahara Architects, Inc.

08/16/22 PC AGENDA SHEET

PAWN SHOP
(TITLE 30)

WARM SPRINGS RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VC-22-0366-WARM SPRINGS & LEE LLC:

VARIANCE to allow a pawn shop in conjunction with an existing commercial development located on 2.1 acres in a C-2 (General Commercial) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Warm Springs Road, 1,030 feet west of Durango Drive within Spring Valley. JJ/md/tk (For possible action)

RELATED INFORMATION:

APN:
176-08-516-002

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8785 W. Warm Springs Road
- Site Acreage: 2.1
- Project Type: Pawn shop
- Number of Stories: 1
- Square Feet: 3,200 (pawn shop)/9,585 (overall building)
- Parking Required/Provided: 99/125

Site Plans

The plans depict a commercial development consisting of 2 existing commercial buildings, with a cumulative area of 24,585 square feet, located on the subject property. A pawn shop is proposed within building 1, located at the northwest corner of the site. Access to the site is granted via an existing commercial driveway located adjacent to Warm Springs Road. An existing detached sidewalk measuring 5 feet in width is located along Warm Springs Road. The development requires 99 parking spaces where 125 parking spaces are provided.

Landscaping

All street and site landscaping exists and no changes are proposed or required to the existing landscaping.

Elevations

The plans depict an existing 1 story in-line retail building. The existing building features varying roof lines, stone veneer columns, and an aluminum storefront window system. The exterior of the building consists of stucco and is painted with neutral, earth tone colors.

Floor Plans

The plans depict a 3,200 square foot lease space that will be utilized as a pawn shop. The floor plans feature a business operations area, merchandise holding area, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the pawn shop is appropriate for the following reasons: 1) The site is located adjacent to Warm Springs Road, a busy 100 foot right-of-way, and also near the busy intersection of Warm Springs Road and Durango Drive; 2) All 4 corners of the Warm Springs Road/Durango Drive intersection have commercial developments; and 3) the site is part of a larger commercial development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------|
| DR-0531-05 | 2 commercial buildings | Approved by PC | May 2005 |
| ZC-0633-98 | Reclassified project site to C-2 zoning for future commercial development | Approved by BCC | May 1998 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|---------------------------|
| North | Compact Neighborhood (up to 18 du/ac) | R-3 | Single family residential |
| South | Mid-intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Mini-warehouse |
| East | Mid-intensity Suburban Neighborhood (up to 8 du/ac) | C-2 | Shopping center |
| West | Mid-intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The intent of the C-2 zoning district is to accommodate a full range of commercial uses, or mixed commercial and residential uses, in a manner that can be located to serve the needs of the

entire community, yet be buffered from having adverse impacts on any adjacent residential neighborhoods. Staff does not anticipate any adverse impacts from the pawn shop and finds that the use is compatible with the C-2 zoning district and existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: PRIMA COMMERCE, LLC

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

3



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|--|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) USE PERMIT (UC) <input checked="" type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>VC-22-0366</u> DATE FILED: <u>6/15/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/26/22</u> PC MEETING DATE: <u>8/16/22 @ 7:00 P.M.</u> <u>6:00 P.M.</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$475.00</u> |
| | PROPERTY OWNER NAME: <u>Warm Springs & Lee, LLC</u> ADDRESS: <u>4427 E. Sunset Road</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>(702) 451-0100</u> CELL: <u>(702) 858-2607</u> E-MAIL: <u>nami.lee@leediscountliquor.com</u> |
| | APPLICANT NAME: <u>Prima Commerce, LLC</u> ADDRESS: <u>P.O. Box 370997</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89137</u> TELEPHONE: <u>702-701-9115</u> CELL: <u>702-523-9710</u> E-MAIL: <u>sherri@ztradingpost.com</u> REF CONTACT ID #: <u>702-523-9710</u> |
| | CORRESPONDENT NAME: <u>Jennifer Lazovich - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>jlazovich@kcnvlaw.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 176-08-516-002

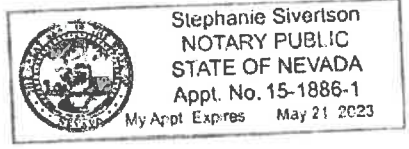
PROPERTY ADDRESS and/or CROSS STREETS: Warm Springs Road / Durango Drive

PROJECT DESCRIPTION: UC for pawn shop

(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.

Nami Lee
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 20, 2022 (DATE)
 By Nami Lee
 NOTARY PUBLIC: Stephanie Sivertson



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

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jlazovich@kcwvlaw.com
702.792.7050

VC-22-0366

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

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

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 7, 2022

VIA UPLOAD

PLANNED
COPY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89106

**Re: Justification Letter – Variance to Allow a Pawn Shop APN: 176-08-516-002
Mack Pawn**

To Whom It May Concern:

Please be advised our office represents Mack Pawn (the “Applicant”) in the above-referenced matter. The Applicant is proposing a pawn shop use on property located near the southwest corner of Warm Springs Road and Durango Drive, more particularly described as APN: 176-08-516-002 (the “Site”). By way of background, the Site is zoned C-2. The Site, approximately 2.09 acres, is part of an overall larger 7.75 acre developed commercial shopping center, within the Rhodes Ranch Master Planned Community.

The Applicant was recently awarded a pawn shop license by Clark County. The Applicant is now looking to establish a pawn shop on the Site in a portion of an existing building. The total square footage of the pawn shop is approximately 3,200 square feet. In a C-2 zoned district with approval of a variance, a pawn shop is allowed. Here, the Site, and more specifically the pawn shop, is not located within 1,500-feet of any GED.

The Site is accessible from Warm Springs Road. The Site complies with parking by providing 125 parking spaces where only 99 parking spaces are required.

In addition to complying with the code requirements including meeting the distance separation requirement, the proposed pawn shop is an appropriate use on the Site for the following reasons:

- The Site is located adjacent to Warm Spring Road, a busy 100-foot right-of-way and also near the busy intersection of Warm Springs Road and Durango Drive.
- All four (4) corners of the Warm Springs/Durango intersection have commercial developments.
- The Site is part of a larger overall 7.75 acre commercial development.



Additionally, since this is an existing developed commercial shopping center, no cross-sections are required as part of the land use submittal.

We thank you in advance for your time and consideration of the application. Should you have any questions, please feel free to contact me.

Very truly yours,

KAEMPFER CROWELL

A handwritten signature in blue ink that reads "Jennifer Lazovich".

Jennifer Lazovich

/ajc

PLANNER
COPY

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

PATRICK LN/HUALAPAI WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400089 (VS-19-0873)-TRI POINTE HOMES NEVADA, INC.:

FIRST EXTENSION OF TIME TO VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Hualapai Way and Windfresh Drive (alignment) and portion of a right-of-way being Hualapai Way located between Patrick Lane and Sunset Road within Spring Valley (description on file). JJ/sd/tk (For possible action)

RELATED INFORMATION:

APN:
163-31-301-022

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

BACKGROUND:

Project Description

On the east side of the site there is an existing public drainage easement proposed to be vacated. The area encompasses the eastern 160 feet of the parcel and is 160 feet wide and 2,016 feet long. Lastly, the vacation of right-of-way is a 5 foot wide and 1,965 foot long portion of Hualapai Way.

The applicant's justification to request the vacation was because it is necessary to construct an approved single family subdivision and the vacation of the portion of Hualapai Way will accommodate the construction of a detached sidewalk in conjunction with the residential subdivision.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0873:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that a resolution relative to the acquisition of rights-of-way may exist and may need to be vacated; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Applicant's Justification

The applicant is requesting more time to process the vacation due to change in firms and ownership and the former processor not adequately transferring all the information related to the project.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|----------------|
| VS-19-0873 | Vacated and abandoned a public drainage easement and a portion of Hualapai Way | Approved by BCC | March 2020 |
| UC-19-0872 | Single family residential development (attached & detached) with reduced lot sizes, modified driveway, residential street geometrics, and increased finished grade | Approved by BCC | March 2020 |
| TM-19-500230 | 85 lot single family residential development | Approved by BCC | March 2020 |
| WS-0500-16 | Waivers and design review for a single family residential development - expired | Approved by PC | July 2016 |
| VS-0502-16 | Vacated and abandoned 5 feet of right-of-way and drainage easement - expired | Approved by PC | July 2016 |
| TM-0164-13 | 85 lot single family residential subdivision - expired | Approved by BCC | November 2013 |
| VS-0593-13 | Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way - expired | Approved by BCC | November 2013 |
| ZC-0592-13 | Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development and design review as a public hearing for any significant changes to the plans | Approved by BCC | November 2013 |
| ZC-1035-03 | Reclassified 11.8 acres from R-2 to C-1 and C-P zoning for an office development within the Southwest Ranch Concept Plan Area - expired | Approved by BCC | September 2003 |
| ZC-0263-00 | Established several zoning districts for 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community - expired | Approved by BCC | April 2000 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|---------------|
| MP-0063-00 | Public Facilities Needs Assessment for the Southwest Ranch Community - expired | Approved by BCC | April 2000 |
| TM-0164-13 | 85 lot single family residential subdivision | Approved by BCC | November 2013 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|---|-------------------|---------------------------|
| North & East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-2 | Single family residential |
| South | Commercial Neighborhood | C-1 | Commercial center |
| West | Summerlin South | R-U (ROI for R-2) | Single family residential |

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Until March 4, 2024 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies will be required.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TRI POINTE HOMES NEVADA, INC.

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

4



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | | |
|--|-----------------------|--|
| APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): VS-19-0873 | DEPARTMENT USE | APP. NUMBER: <u>ET-22-400089</u> DATE FILED: <u>6/22/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Spring Valters</u> TAB/CAC DATE: <u>7/26/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/17/22</u> FEE: <u>\$ 300</u> |
|--|-----------------------|--|

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>Tri Pointe Homes Nevada, Inc.</u> |
| | ADDRESS: <u>4675 West Teco Ave. #115</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-614-1452</u> CELL: _____ |
| | E-MAIL: <u>mina.maleki@tripointehomes.com</u> |

| | |
|------------------|---|
| APPLICANT | NAME: <u>Tri Pointe Homes Nevada, Inc.</u> |
| | ADDRESS: <u>4675 West Teco Ave. #115</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>702-614-1452</u> CELL: _____ |
| | E-MAIL: <u>mina.maleki@tripointehomes.com</u> REF CONTACT ID #: _____ |

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>GCW, Inc. / Keeley Smith</u> |
| | ADDRESS: <u>1555 S. Rainbow Blvd</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> |
| | TELEPHONE: <u>702-804-2092</u> CELL: _____ |
| | E-MAIL: <u>ksmith@gcwengineering.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 163-31-301-022

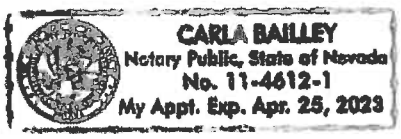
PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of South Hualapai Way and West Patrick Lane

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

Dan Hale
 Property Owner (Signature)*

Dan Hale
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON June 7, 2022 (DATE)
 By Dan Hale
 NOTARY PUBLIC: Carla Bx



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

**PLANNER
COPY**

5523-A080

June 8, 2022

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**RE: Hualapai & Patrick Justification Letter for Extension of Time VS-19-0873
APN 163-31-301-022**

Dear Staff:

VS 19-0873 was approved for the subject project in March 2020, and expired in March, 2022. We are respectfully requesting an extension of time. The original application was processed by a different firm and owner. The former processor did not transfer all information adequately to our team.

The vacation is to vacate offsite right of way to accommodate a detached sidewalk, and to vacate an existing drainage easement that encumbers the parcel.

Please let us know if you need additional information.

Thanks,


Jennifer Veras
Senior Project Coordinator

08/17/22 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

BUFFALO DR/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0368-ZANCHI, GIACOMO J. & YOLANDA TR & ZANCHI, GIACOMO J. & YOLANDA TRS:

ZONE CHANGE to reclassify 1.1 acres from a C-2 (General Commercial) Zone to a C-1 (Local Business) Zone.

USE PERMITS for the following: 1) mini-warehouse facility; and 2) off-highway vehicle, recreational vehicle, and watercraft storage facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) access a local street; and 3) modified commercial driveway standards.

DESIGN REVIEW for a mini-warehouse with off-highway vehicle, recreational vehicle, and watercraft storage facility on 2.6 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Buffalo Drive and the south side of Rochelle Avenue within Spring Valley (description on file). MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-21-619-002 through 163-21-619-004

USE PERMITS:

1. Mini-warehouse facility in a C-1 zone per Table 30.44-1.
2. Off-highway vehicle, recreational vehicle, and watercraft storage in a C-1 zone per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 10 feet of landscaping behind an attached sidewalk where 15 feet is required per Section 30.64.030.
2. Access a residential local street (Rochelle Avenue) where not allowed per Table 30.56-2.
3.
 - a. Reduce throat depth to 10 feet 8 inches where 25 feet is required (Buffalo Drive) per Uniform Standard Drawing 222.1 (a 57% reduction).
 - b. Reduce driveway departure distance from 130 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 31% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.6
- Project Type: mini-warehouse with off-highway, recreational vehicle and watercraft storage facility
- Number of Stories: 3 (Building A)/1 (Buildings B through D)
- Building Height (feet): 35 (Building A)/12 (Buildings B through D)
- Square Feet: 45,500 per level (Building A)/10,535 (Buildings B through D)
- Parking Required/Provided: 5/6

Site Plans

The plans depict a mini-warehouse Building A centrally located on the site. Three additional buildings are located along the perimeter of the site; Building D is located along the intersection of Rochelle Avenue and Buffalo Drive; Building B is located on the southern portion of Buffalo Drive and extends west along the southern property line, and Building C consists of 2 buildings 5 feet 6 inches from the east property line running north/south. A gated, one-way drive aisle circles around Building A. Access to the site is off Buffalo Drive, with secondary, exit only access to Rochelle Avenue. Parking is located along Buffalo Drive outside of the gated portion of the complex in front of the office. Covered parking for recreational and off-highway vehicles is located in the southwest portion of the site.

Landscaping

A 10 foot wide landscape strip is shown behind an existing attached sidewalk along Buffalo Drive. While the existing attached sidewalk is permitted, 15 foot of landscaping is required. A 10 foot wide landscape strip, with an attached sidewalk per Code is depicted along Rochelle Avenue. The required quantity of trees and shrubbery is provided within the landscape areas along Buffalo Drive and Rochelle Avenue with large trees such as Shoestring Acacia, Blue Palo Verde, and entry feature Mexican Fan Palm trees. A 6 foot wide landscape strip is shown between Building C adjacent to the daycare facility with Mondell Pine trees, and farther to the south a 10 foot wide landscape strip is provided along the west property line, adjacent to the single family development, per Figure 30.64-11, with Shoestring Acacia trees.

Elevations

Building A is 3 stories and a maximum of 35 feet high. The exterior surface is comprised of masonry block, painted EIFS and decorative metal, including a muted orange tone metal accent. A portion of the east elevation also includes 3 story windows at the entry. The perimeter buildings are 1 story and a maximum of 10 feet high. The same building materials and color scheme are used throughout. Roll-up doors are located interior to the complex. The covered parking for the recreational and off-highway vehicles range from 13 feet to 17 feet for the 3 larger spaces.

Floor Plan

Building A is 45,500 square feet per level and the 3 perimeter buildings where combined are 10,535 square feet. There are 1,112 units provided in total. The manager's office is located within Building A.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this facility is similar to other facilities in the valley and will be secured through fencing and controlled access. The covered parking for the recreational vehicle and off-highway vehicles is buffered from the residential development by a landscape buffer. Regarding the waivers of development standards: 1) existing attached sidewalks exist to the north and south of the site and the proposed landscaping in certain areas will exceed the landscape width if a detached sidewalk was provided; 2) the access to Rochelle Avenue is a gated access, for egress only; 3) the project anticipates low traffic patterns, and although the site does not meet the throat depth requirements, a distance of 100 feet is located between the entry on to the site and gate; and 4) the driveway is located to the southernmost portion of the site, which remains clear of utility and light poles.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------|--|-----------------|--------------|
| VC-1578-97 | Self service car wash in C-1 zoning - expired | Approved by PC | October 1997 |
| ZC-0328-96 (ET-0163-98) | First extension of time to reclassify from R-E to C-1 zoning and C-2 zoning for a commercial shopping center | Approved by BCC | June 1998 |
| ZC-0328-96 | Reclassified from R-E to C-1 zoning and C-2 zoning for a commercial shopping center | Approved by BCC | May 1996 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|-------------------------------------|
| North | Compact Neighborhood (up to 18 du/ac) | R-3 | Multiple family residential |
| South | Corridor Mixed-Use & Neighborhood Commercial | C-2 & C-1 | Shopping center |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Single family residential |
| West | Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | C-P & RUD | Daycare & single family residential |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff finds that the request to C-1 zoning is appropriate at this location. Although the northern portion of the site is planned for Corridor Mixed-Use, both to the south and west of the site is planned for Neighborhood Commercial and zoned C-1 and C-P, respectively. C-2 zoned sites are encouraged to be for larger sites, 10 acres or greater. This zone change will establish cohesive zoning for the corner of an arterial street and local street. In addition, uses permitted in the C-1 zone should not create a burden on services an infrastructure nor impact adjacent properties. Staff supports the request.

Use Permits

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

Mine-warehouse facilities have been known to be quiet neighbors and not generate much traffic. In this case, the mini-warehouse facility is located adjacent to an arterial street and more than two-thirds of the proposed development is located adjacent to a C-P zoned daycare facility to the west and the proposed facility should not impact the surrounding area. The bulk of proposed Building A is located more than 100 feet to the east of the existing residential development and a landscape buffer is provided along the property line. While recreational vehicle and off-highway parking spaces are located along the southern property line the closest space is located 15 feet from the property line to the west, and the carport does not exceed 17 feet in height, with landscaping provided to buffer the structure from the residential property. The remaining recreational vehicle and off-highway vehicle parking is located over 40 feet from the west property line. Staff supports these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

Although a detached sidewalk is preferred, Code does allow for existing attached sidewalks, provided 15 feet of landscaping is provided. While staff typically does not support a reduction in landscaping, a portion of the street frontage along Buffalo Drive is 15 feet wide and the applicant has provided additional trees than required by Code. Staff can support this request.

Waiver of Development Standards #2

An existing commercial property exists to the west of this site, with a daycare which has high traffic volumes at different times of the day and is only accessed from Rochelle Avenue. Mini-

warehouse developments do not tend to generate high traffic volumes and with an exit only gated egress access to Rochelle Avenue, staff can support this request.

Design Review

The elevations provided architectural elements and colors to break-up the facades, rather than a typical neutral colored CMU block wall. The site interior one-way circulation can be enforced by the gated access; therefore, there should not be traffic conflicts within the complex. Adequate landscaping is provided to buffer the residential development to the west; however, Mondell Pines are not permitted per the Southern Nevada Regional Planning Coalition (SNRPC) Regional Plant List and all trees/plants shall be installed per the list. If the design is revised to replace Mondell Pines with another recommended large Evergreen tree, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3a

The site is being overbuilt and a redesign would allow for the Buffalo Drive driveway to meet the minimum throat depth standards. Therefore, staff cannot support this request.

Waiver of Development Standards #3b

Staff has no objection to the reduction in the departure distance for the Buffalo Drive commercial driveway. The applicant has placed the driveway in a location that allows sight zones to be adhered to with the existing and relocated utility poles.

Staff Recommendation

Approval of the zone change, use permits, waivers of development standards #1, #2, and #3b, and design review; denial of waiver of development standards #3a.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Replace Mondell Pines with another recommended large Evergreen tree per the SNRPC Regional Plant List along the west property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited, the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the use

permits, waivers of development standards, and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

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 #0361-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KURT WALDEN

CONTACT: ERIK SWENDSEID, EV&A, 1160 N. TOWN CENTER DR., LAS VEGAS, NV 89144



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|---|--|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>LC-22-0308</u> DATE FILED: <u>6/15/2022</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/26/2022</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/17/2022</u> FEE: <u>\$2700</u> |
| | PROPERTY OWNER NAME: <u>Storage Brothers, LLC / Darwin Horan</u> ADDRESS: <u>9801 E. Easter Ave</u> CITY: <u>Centennial</u> STATE: <u>CO</u> ZIP: <u>80112-3723</u> TELEPHONE: <u>720-697-9003</u> CELL: _____ E-MAIL: <u>dahoran@ventanacap.com</u> |
| | APPLICANT NAME: <u>Darwin Horan</u> ADDRESS: <u>9801 E. Easter Ave.</u> CITY: <u>Centennial</u> STATE: <u>CO</u> ZIP: <u>80112-3723</u> TELEPHONE: <u>720-697-9003</u> CELL: _____ E-MAIL: <u>dahoran@ventanacap.com</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>EV&A Architects / Kurt Walden</u> ADDRESS: <u>1160 N. Town Center</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-946-8195</u> CELL: <u>702-581-9684</u> E-MAIL: <u>kwalden@edvanceassociates.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 163-21-619-002, 003 & 004

PROPERTY ADDRESS and/or CROSS STREETS: SW Corner of South Buffalo Dr & West Rochelle Ave

PROJECT DESCRIPTION: New 148,500 sf Mini Storage Facility and RV/Vehicle Storage

(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] Darwin Horan
 Property Owner (Signature)* Property Owner (Print)

STATE OF Colorado
 COUNTY OF Douglas
 SUBSCRIBED AND SWORN BEFORE ME ON March 30, 2022 (DATE)
 By Darwin Horan
 NOTARY PUBLIC: [Signature]

ALANA WESTER
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 20204039896
 MY COMMISSION EXPIRES NOVEMBER 13, 2024

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



March 30, 2022

ARCHITECTURE
PLANNING
INTERIORS

Clark County Development Services
500 S. Grand Central Parkway
Las Vegas, Nevada 89153

20-22-0368

Re: **Justification Letter : Ventana Capital – Mini Storage**
Parcel No: 163-21-619-002, 003 & 004
EV&A Project No. 2021161

Principals

Edward A Vance FAIA
Matthew F Burns AIA
Kellie L Wanbaugh RID
Kurt P Walden, CDT, Assoc. AIA

On behalf of our team, the following details a new Commercial Development located on the southwest corner of South Buffalo Drive & West Rochelle Avenue here in Las Vegas, Nevada. The following outlines our request for a design review and requests for waivers of development standards.

Associates

Theresa Grayson, AIA
Erik Swendseid, AIA
Stephan Winfield AIA
Ana Fimbres, Assoc. AIA
Humberto Lopez, Assoc. AIA
Kim Galbe, Assoc. AIA
Carina Gaytan
Jose Ruiz, Assoc. AIA
Destanee Cook, Assoc. AIA
Alex Varice
Alyssa Baker

Application Overview

- Conforming Zone Change
- Special Use Permit
- Waiver of Development Standards
- Design Review

The project site will be comprised of three parcels: No. 163-21-619-002, 003, and 004 totaling approximately 2.61 net acres. Parcels 003 & 004 are currently zoned C-1 (and are to remain C-1), parcel 003 is currently C-2 and is proposed to be re-zoned C-1 as part of a single lot commercial subdivision.

Project Overview

This gated self storage facility is comprised of four buildings, the center building being 3 levels and three perimeter buildings being 1 level each, with a single one-way loop drive between. In total, the project will have 1,112 units ranging from 25 SF to 450 SF. The project is narratively described as follows:

Administration

Jennifer Blanchard
Janice Arvo
Sarani Robles

BUILDING A:

Self Storage

- 3 Levels @ 10'-0" Floor-to-Floor
- Leasing office and Lobby at ground floor
- Sprinklered and conditioned exterior & interior accessed units

BUILDINGS B-D:

Self Storage

- 1 Level, sprinklered, exterior accessed units

EV&A Architects
1160 N Town Center Dr. Ste 170
Las Vegas, NV 89144

T (702) 946 8195

F (702) 946 8195



ARCHITECTURE
 PLANNING
 INTERIORS

Principals

Edward A. Vance, FAIA
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Administration

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OHV & RV Parking:

This facility will also provide covered outdoor storage for Off-Highway-Vehicles and Recreational Vehicles in the southwestern portion of the site.

The buildings will consist of a contemporary design aesthetic, with EIFS walls, Metal Panel wall covering, CMU walls, and glass store front.

Parking Requirements

6 standard parking spaces will be provided where 5 are required in the ungated portion of the front entrance, with direct access to the leasing office. A 27'-0" min. drive aisle throughout the project will be provided per Table 30.60-1. 1 accessible parking stall will be provided where 1 is required. Four loading stalls (minimum 25' x 10') will be provided where four loading stalls are required by Table 30.60-6. Four bicycle spaces will also be provided per Table 30.60-2.

Minimum throat depth dimensions and departure distance along Buffalo have been reduced and waivers of development standards are requested for these deviations. Please refer to the waiver section below for justification.

Site Landscape

Per the requirements under Title 30, landscaping will be provided with one medium tree every 20' adjacent to Buffalo and Rochelle (outside the sight visibility zones). Parked storage areas will have adjacent landscaping per Title 30 with an intense buffer provided adjacent to the residential properties. Landscaping will also be provided adjacent to the less intense property to the west, per Title 30. Where fencing occurs adjacent to or abutting shared property block walls, wrought-iron style fencing will be provided for security and visibility purposes.

Building Height

The 3-story Building A will have an overall height of 35'-0" and the Buildings B-D heights will be 12'-0". There will be no view corridors from any windowed portion of the building to an immediately adjacent residence as level 2 & 3 glazing is decorative only.

Trash Enclosures

A trash enclosure is located outside the gated portion of the project and has been integrated into the perimeter building design to be screened from view along Buffalo.

Site Lighting and Signage

Site lighting and signage is not included in this application and will be submitted separately. All site lighting and signage will conform with Clark County Title 30 Standards and be designed in a way to limit the impact on the neighboring residences.



ARCHITECTURE
 PLANNING
 INTERIORS

Principals

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Waiver of Development Standards

1. A waiver of development standards is requested to reduce the standard geometrics of drive (A) along Buffalo Dr. The throat depth provided is 10'-8" where 25' is required.

Justification:

Drive A will be one of two driveways and the only ingress drive serving the facility. Vehicular circulation through the facility will flow in a one-way, clockwise direction and in addition to the 25'-0" throat depth on the south side of the drive, approximately 100' of distance between the gate and the ingress driveway lane to alleviate congestion. This project anticipates low traffic patterns and has produced the bulk of parking on the north side of the drive to further attempt to divide traffic.

2. A waiver of development standards is requested to reduce the departure distance of Drive A to 130'-0" where 190'-0"-feet is required.

Justification:

The driveway has been shifted to the southernmost portion of the frontage along Buffalo that remains clear of any utility poles and light poles. The projected low traffic nature of this business and the queueing distance provided in front of the entry gate will help to lessen any potential for traffic impacts on Buffalo.

3. A waiver of development standards is requested to retain the existing attached sidewalk adjacent to Buffalo Dr, in lieu of the detached sidewalk as prescribed in figure 30.64-17.

Justification:

The existing attached sidewalk is consistent with the design of most, if not all, of the sidewalks north and south along Buffalo Dr. for a significant distance. The amount of landscaped area depicted in Fig. 30.64-17 will not be lessened, but increased and the project will provide a minimum of 10' and maximum of 15' between the sidewalk and building. The landscaping along Buffalo will provide the required distance between trees as would exist in a detached condition and will be a far greater density of trees than currently exist in front of commercial development to the south and still higher density than the residential developments to the north and east.

4. A waiver of development standards is requested to provide access to a local street (Rochelle).

Justification:

The access provided from the property to Rochelle will be one of two egress points and will have an exit only gate to control unwanted ingress. The immediately adjacent properties to the west and north on Rochelle are not single family homes and, along with the proximity to Buffalo, the low projected traffic output of this facility suggests that a very small impact to Rochelle's traffic will occur.



ARCHITECTURE
 PLANNING
 INTERIORS

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 Alyssa Baker

Administration

Jennifer Blanchard
 Janice Arvo
 Sarah Robles

Special Use Permits

1. A special use permit is requested for the storage of Off-Highway Vehicles, Recreational Vehicles and Watercrafts in a C-1 zone.

Justification: The storage area in the southwest corner of the site will have covered stalls and be buffered from the adjacent residential properties with an intense landscape buffer. The covered stall heights in this area will range from 13' for smaller stalls and 17' for the 3 larger stalls that are further offset from the neighboring properties. No covered parking will directly abut any residential property and all adjacent fencing will remain below the existing shared residential wall.

2. A special use permit is requested for a mini-warehouse use in a C-1 zone.

Justification: This facility will be of similar nature to many other facilities in the valley and will be secured with metal wrought-iron style fencing, controlled entry, and monitored passively and actively, while allowing no invasive views from occupants inside the facility. The design and aesthetic of the building will feature thoughtful use of materials and color that is consistent with contemporary design seen throughout Las Vegas and the region.

We appreciate any comments you may have with this proposed development, please let me know if you need anything additional to complete your review of this project.

Respectfully,

Kurt Walden
 Project Manager



Digitally signed by Kurt Walden
 DN: cn=US
 o=Kurt Walden@evandassociates.com
 ou=EV&A Architects, OU=EV&A
 Architects, cn=Kurt Walden
 Date: 2022.04.05 13:58:45 -0700

EV&A Architects

1160 N. Town Center Dr. Ste 170
 Las Vegas, NV 89144

T (702) 946 8195

F (702) 946 8195

6

08/17/22 BCC AGENDA SHEET

OFFICE COMPLEX
(TITLE 30)

PONDEROSA WY/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0375-ZOO LANDERS, LLC:

ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) alternative landscaping; 3) non-standard improvements (landscaping) within a right-of-way; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping.

Generally located on the northwest corner of Jones Boulevard and Ponderosa Way within Spring Valley (description on file). MN/al/ja (For possible action)

RELATED INFORMATION:

APN:

163-35-602-005; 163-35-602-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street (corner) setback to 10 feet where a minimum of 15 feet is required per Table 30.40-4 (a 33.3% reduction).
2. Permit alternative landscaping along Jones Boulevard where landscaping is required per Figure 30.64-17.
3. Permit non-standard improvements (landscaping) within a right-of-way (Jones Boulevard) where not permitted per Section 30.52.050.
4.
 - a. Reduce driveway throat depth to a minimum of 22 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 70.7% reduction).
 - b. Reduce intersection approach distance to 98 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 34.7% reduction).
 - c. Reduce intersection departure distance to 77 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 59.5% reduction).

DESIGN REVIEWS:

1. An office complex.
2. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Office complex
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 24,280
- Parking Required/Provided: 98/100

Site Plan

The request is to reclassify the site to a C-P zone and develop the site as an office complex consisting of 3 buildings. The plans show access to the site being provided by 2 driveways, one each on Ponderosa Way and Jones Boulevard. These driveways will be located in the center of each street frontage. The buildings will be located on the southwest, northeast, and southeast corners of the site. Parking is depicted on the northwest corner of the site and on each side of the driveways between the buildings. The building on the southwest corner of the site will be located a minimum of 10 feet from the west property line and 10 feet from the south boundary which is adjacent to Ponderosa Way and will require a waiver of development standards for a reduced setback. The plans show the other buildings will be set back a minimum of 15 feet from the streets. The building on the northeast corner of the site will be set back a minimum of 10 feet from the northern property line.

Landscaping

The plans show minimum 10 foot wide landscape areas adjacent to the streets consisting of trees, shrubs, and groundcover. A minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover is depicted along the northern property line. A minimum 6 foot wide landscape area consisting of trees, shrubs, and groundcover is depicted along the western property line. The landscaping within the parking areas is not in compliance with the standards of Figure 30.64-14; however, the required number of trees for the parking areas is provided and distributed throughout the site. Additional landscape areas are depicted adjacent to the buildings.

Elevations

Each of the buildings is 1 story with a maximum height of 21 feet. The buildings have flat roofs behind parapet walls that vary in height to break-up the roofline. The exterior of the buildings are a combination of a stucco finish painted in earth tone colors, stone veneer, anodized aluminum storefront window systems with aluminum awnings over the windows and decorative metal panels.

Floor Plans

The plans show the 3 buildings in the complex will have a total building area of 24,280 square feet. The plans show 2 buildings will have an area of 8,100 square feet and the third building will have an area of 8,080 square feet. The buildings will be constructed as shells, with the interiors to be complete in the future to meet the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the requested zone change is in conformance with the Master Plan. The proposed development is consistent and compatible with existing and planned land uses in this area. The proposed on-site landscaping is consistent with other commercial developments in this area. The alternative driveway geometrics are necessary due to the size and configuration of the site and other commercial developments in the area have had similar issues.

Surrounding Land Use

| | Planned land Use Category | Zoning District | Existing Land Use |
|--------------|--|------------------------|---|
| North | Public Use & Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Undeveloped & single family residential |
| South & West | Public Use | R-E | Undeveloped |
| East | Neighborhood Commercial | C-P | Office complex |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to reclassify this site to a C-P zone is in conformance with the Master Plan. The proposed use of the property is consistent and compatible with existing and planned land uses in the area. The proposed zone change is in conformance with Goal 5.1 of the Master Plan to encourage diversification of the economic base to enhance resilience. The request is also in compliance with Goal 5.3 to foster a business friendly environment and in part with Policy 5.5.3 for the expansion of small businesses in unincorporated Clark County. Therefore, staff can support the zone change.

Waivers of Development Standards

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

Waiver of Development Standards #1

The request for the setback reduction is only for the building located on the southwestern portion of the site. All other building setbacks will be met or exceeded. The building located on the southeastern portion of the site is set back approximately 19 feet from Ponderosa Way. The design of the complex has the majority of the parking located in the northeastern portion of the site with the 3 buildings screening the parking from the streets so as not to be the visually dominate feature for the proposed development. The proposed layout of the complex also allows for landscape buffers along the north and west property lines which will screen the parking area from the adjacent parcels. The proposed design of the office complex provides an architecturally pleasing streetscape. Staff finds the setback reduction will not have a negative impact on abutting properties. Since the proposed setback reduction is only for 1 building and will result in a more visually appealing streetscape, staff can support the setback reduction.

Waiver of Development Standards #2

The plan is depicting a landscape design along Jones Boulevard that is not in compliance with the standards of Figure 30.64-17. The plan depicts a 5 foot wide landscape area within the right-of-way with a 5 foot wide attached sidewalk on-site adjacent to the street, then a 10 foot wide landscape area between the buildings and the sidewalk. The applicant is working with Public Works on a future vacation of 5 feet of Jones Boulevard which would bring the landscape area into conformance with the design standard. This waiver would allow the application to move forward and allow design issues with the street to be worked out later. Staff finds this request will not have a negative effect on the abutting properties and can support this request.

Design Reviews

Staff finds the design of the office complex with the location of the buildings and landscaping distributed throughout the site will provide a visually appealing streetscape without the parking areas being the visually dominate feature for the site. The design of the complex is consistent and compatible with other developments in the area. Therefore, staff supports these requests.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #4

Staff finds the request to reduce the throat depth and the approach distance for the Jones Boulevard driveway, and the reduced departure distance for the Ponderosa Way driveway can be resolved with a site redesign. Jones Boulevard is an arterial street with a high volume of traffic, so driveways need to meet or exceed the minimum requirements to provide a safe transition from the public right-of-way into the site. With parking spaces so close to the street, vehicles entering the site may stack into the right-of-way, causing potential collisions. The reduced throat depth and the proximity of the driveways to the intersection of Jones Boulevard and Ponderosa Way is dangerous.

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 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of the zone change, waivers of development standards #1, #2, and #3, and the design reviews; denial of waiver of development standards #4.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Department of Aviation

- Applicant is 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 30.48 Part B of the Clark County Unified Development Code;
- 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 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0254-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT: ZOO LANDERS, LLC****CONTACT: ZOO LANDERS, LLC, 11770 WEYBROOK PARK DRIVE, LAS VEGAS, NV 89141**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

| | |
|--|---|
| APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <u>1050</u> <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <u>475</u> <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <u>675</u> <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) | STAFF APP. NUMBER: <u>ZC-22-0375</u> DATE FILED: <u>6-20-2022</u> PLANNER ASSIGNED: <u>A1</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>7-26-22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-17-22</u> FEE: <u>\$ 2,200.00</u> |
| | PROPERTY OWNER NAME: <u>Zoo Landers LLC</u> ADDRESS: <u>11770 Weybrook Park Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>(702) 290-8838</u> CELL: <u>(702) 290-8838</u> E-MAIL: <u>br@brandrealest.com</u> |
| | APPLICANT NAME: <u>Zoo Landers LLC</u> ADDRESS: <u>11770 Weybrook Park Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>(702) 290-8838</u> CELL: <u>(702) 290-8838</u> E-MAIL: <u>br@brandrealest.com</u> REF CONTACT ID #: _____ |
| | CORRESPONDENT NAME: <u>Bridget Richards</u> ADDRESS: <u>11770 Weybrook Park Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: <u>(702) 290-8838</u> CELL: <u>(702) 290-8838</u> E-MAIL: <u>br@brandrealest.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 163-35-602-005 and 163-35-602-006

PROPERTY ADDRESS and/or CROSS STREETS: Jones Blvd and Ponderosa Way (NWC)

PROJECT DESCRIPTION: Three (3) building office complex, +/-8,100 SF each (CP zoning classification)

(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.

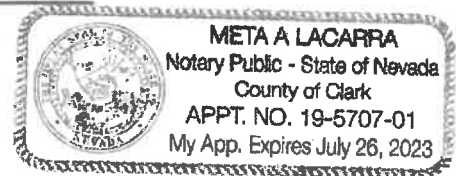
[Signature]
Property Owner (Signature)*

Bridget Richards, Manager - Zoo Landers LLC
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 2/7/2022 (DATE)

By Bridget Elizabeth Richards
NOTARY PUBLIC: [Signature]



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

Zoo Landers LLC
11770 Weybrook Park Drive
Las Vegas, NV 89141

May 13, 2022

Clark County Planning Department
500 S Grand Central Pkwy #1
Las Vegas, NV 89155

Justification Letter

Re: Office Project at SWC Jones Blvd. and Ponderosa Way, 1.91 AC

Dear Esteemed Professionals (Planning, Public Works and Commissioner's Office),

We are requesting zoning reclassification to C-P; authorization and permitting to allow us to develop three (3) small, yet high design office buildings on our property located at the Southwest corner of Jones Blvd. and Ponderosa Way. Each of these approx. 8,100 SF buildings will be offered as a "for sale" opportunity to local business owners through conventional and SBA financing. We think these office buildings will serve the area as the highest and best use for several reasons:

1. This site offers proximity to I-215, street visibility and access necessary for the success of an Office project. Office users are interested in being near clients and customers or at least near freeway access points. The location is in the path of growth for businesses that need commercial space for Office uses. South Jones Blvd. is a midway point between Henderson and Summerlin and the Southwest is a high demand area for Office use.
2. Retail and Light Industrial uses are strongly represented on Rainbow and Decatur, respectively. Since it bisects those 2 major corridors and experiences less congestion, Jones is a natural fit for Office activities. The traffic is lighter, Office requires less parking than retail and doesn't have the kind of construction and delivery commotion associated with Industrial. Jones is a more relaxed thoroughfare that would complement the Office use.
3. Office is a lower intensity use that will least impact residences. Approving Office use at this site mitigates the concern about noise and activity persisting outside of normal weekday business hours from some other more intense use. Office users are not generally loud and usually pack up work around 5pm. This would give reprieve to residences in the area while still allowing local businesses to operate.
4. Our Office buildings will be offered "for sale" which gives local businesses the opportunity to purchase their business real estate instead of leasing. This engenders pride of ownership and bodes well for the long term care and upkeep of the property for years to come. There is a shortage of buildings available for purchase in the area so we would be solving a problem and meeting the needs of Office businesses.

Waiver Requests: We have submitted our updated plans today May 13, 2022, we will need to request waiver(s) for the following items due to the size of the property and parking requirements for the proposed lower intensity use (Office):

1. **Parking lot landscaping:** We are requesting a design waiver to allow an alternative landscape design for the open area parking lot planter buffers; specifically to decrease **inside** curb to curb width of planters from 6' to 4'. This is required to maintain the minimum parking count and allow enough back up space for the end cars at each of the rows. We feel this will provide the

best solution for compliance without triggering alternate waiver request such as reduction in parking and reduction of 10'-0" setback at the west lot line which we find would be the result of applying the additional planter width we are requesting to reduce. Additionally All palm trees on the site plan including those in the open parking areas are being replaced with drought tolerant approved trees more suited to provide shading in these areas as requested.

2. Landscaping Along Jones: We have changed the Landscaping plan to reflect two offset rows of drought tolerant trees where the offset in the street side planting area does not interfere with the required visibility zone as stated in figure 30.64-17 comment 'F' title 30. We intend to engage a landscape architect to program the site in much further detail as part of our construction drawings. We are requesting a waiver of development standards to allow an alternative landscape design along Jones Blvd.; specifically to reduce to a 10' setback from 15'. It was previously indicated that Public Works has plans to improve Jones Blvd., consequently the public sidewalk improvements would `not be-a-part" of our site development improvements which was noted on the plans.
3. Approach distance and departure requirement, the site is simply not large enough to accommodate the 150' and 190' approach and departure, respectively. We are asking for a waiver to reduce to those requirements for our site:
 - a. We are requesting a reduction from the required 150' approach side to 98' shown on the current site design drawing A1.0 (refer to sheets EXB.1 thru EXB.4 for justification of our request based on reduction precedents set from the drawings exhibits provided).
 - b. We are requesting a reduction from the required 190' departure side to 77'-4" shown on the current site design drawing A1.0 (refer to sheets EXB.1 thru EXB.4 for justification of our request based on reduction precedents set from the drawings exhibits provided).
4. Although we increased throat depths from prior submittals, the area of the proposed buildings and parking requirements made compliance with the 75' condition unachievable. We are requesting a reduction on the total throat depth for the combined two drive ways from the 75' required to the combined min. 44'-6" provided on our site plan A1.0 (refer to sheets EXB.1 thru EXB.4 for justification of our request based on reduction precedents set from the drawings exhibits provided).

This is a 1.91 acre site we are programming and our architectural and engineering experts have re-worked the plan tirelessly to achieve maximum compliance with all codes. This latest submittal is the result of the whole team's best efforts. It would be especially difficult to re-work our site, given its small size, to achieve more than what we have changed with this latest site layout. As you can imagine, it is difficult to put our financing in place and promote our project to end-users without approval from the County for our prospective use of the property. We need to be doing these activities now to ensure the long term success of the project but we can't move forward until we know the zone change approval is imminent and our plan will not change materially.

In review of several other sites, most notably 5960 S. Jones – MDL Office Building across the street, we found that many of the driveways of more recently constructed buildings are not conforming. Our architect has provided examples of neighboring properties as exhibits in the new Site Plan. We have updated our package; increased driveways, throat depths and approach/departures and we are very close to all measurements being

Zoo Landers LLC
11770 Weybrook Park Drive
Las Vegas, NV 89141

conforming as you can see from the revised Site Plan. Our Civil group, ACG has provided an updated grading plan and cross section. I've uploaded all updated documents to the portal.

Our architect has provided some very nice renderings and preliminary feedback from office users, brokers and other professionals is extremely positive. I'd like to re-iterate that the area is in need of single story professional space, most developers working on much larger scale developments will not consider building single story buildings due to escalating land prices, high construction costs and the need to gain as much site coverage as possible. We are not most developers. We are a small family group that wants to build an enduring, high image office property for owner users that will stand the test of time and provide much needed destinations for their businesses. Again, these buildings will be sold to owner users, not rented to tenants. Our buyers are professionals who will be investing in the area and providing much needed services for the community. We think this is a good thing for all involved.

If you would like to discuss our plan in further detail, please contact me directly at (702) 290-8838.

Kind regards,



Bridget Richards, Manager
Zoo Landers, LLC

