



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 27, 2021

6:30pm

AGENDA

Note:

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

Board/Council Members: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris

Catherine Godges, Vice Chair
 John Getter

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

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

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

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

- III. Approval of Minutes for July 13, 2021. (For possible action)
- IV. Approval of the Agenda for July 27, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **UC-21-0300-LEUNG CHUNG WAN & LUK YIM NGOR:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a retail and office complex on a portion of 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. JJ/lm/jo (For possible action) **08/03/21 PC**
 - 2. **NZC-21-0325-PAIR-A-DICE, LLC:**
ZONE CHANGE to reclassify 1.9 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone for a multiple family residential development.
WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio to single family residential.
DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade. Generally located 190 feet north of Tropicana Avenue, 270 feet east of Jones Boulevard within Spring Valley (description on file). MN/jvm/jd (For possible action) **08/17/21 PC**
 - 3. **UC-21-0314-KOMERICAN HOLDINGS, LLC:**
USE PERMIT to reduce separation for a supper club from a residential use in conjunction with a commercial building on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 500 feet west of Lindell Road within Spring Valley. JJ/jt/jo (For possible action) **08/17/21 PC**
 - 4. **UC-21-0347-DISCOVERY GATEWAY PARK, LLC:**
USE PERMIT to allow a sporting goods - firearm retail sales establishment within an existing office warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road, 690 feet east of the CC 215 within Spring Valley. JJ/jor/jo (For possible action) **08/17/21 PC**

5. **WC-21-400100 (Nzc-20-0057)-FORT APACHE PROFESSIONAL PARK, LLC:**
WAIVER OF CONDITIONS of a zone change for an 8 foot high wall adjacent to residential to the east in conjunction with a previously approved office complex on 4.5 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley (description on file). JJ/jt/jo (For possible action) **08/18/21 BCC**

6. **WS-21-0335-SAHARA PALM PLAZA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase animated sign area.
DESIGN REVIEW for an animated sign located on an existing freestanding sign in conjunction with an existing commercial complex on a 1.0 acre portion within a 3.0 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/jgh/jo (For possible action) **08/18/21 BCC**

VII. General Business

1. Review previous fiscal year budget request(s) and take public input regarding suggestions for the next budget request(s). (For possible action)

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 10, 2021.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

<https://notice.nv.gov>



Spring Valley Town Advisory Board

July 13, 2021

MINUTES

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

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

Yvette Williams called the meeting to order at 6:48 pm
Jared Tasko, Current Planner

II. Public Comment

- None

III. Approval of **June 29, 2021** Minutes

Motion by: **Brian Morris**
Action: **APPROVE** as published.
Vote: **PASSED 5/0 Unanimous**

IV. Approval of Agenda for **July 13, 2021** and Hold, Combine or Delete Any Items (For possible action)

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

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - None

VI. Planning & Zoning

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

Motion by: **John Getter**

Action: **DENY**

Vote: **5/0 Unanimous**

2. **NZC-21-0290-LHSFS WARM SPRINGS HOLDINGS, LLC:**
ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce landscaping; **3)** alternative driveway geometrics; and **4)** reduce driveway departure distance.
DESIGN REVIEWS for the following: **1)** office/warehouse complex; and **2)** finished grade in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley (description on file). MN/jt/jd (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE per staff conditions.**

Vote: **5/0 Unanimous**

3. **VS-21-0289-LHSFS WARM SPRINGS HOLDINGS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Belcastro Street and Tenaya Way within Spring Valley (description on file). MN/jt/jd (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**

Action: **APPROVE per staff conditions.**

Vote: **5/0 Unanimous**

4. **TM-21-500091-LHSFS WARM SPRINGS HOLDINGS, LLC:**
TENTATIVE MAP consisting of 1 commercial lot and common lots on 5.0 acres in M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Warm Springs Road and Belcastro Street within Spring Valley. MN/jt/jd (For possible action) **08/03/21 PC**

Motion by: **Rodney Bell**

Action: **APPROVE as presented.**

Vote: **5/0 Unanimous**

5. **NZC-21-0295-OMNI FAMILY LP:**
ZONE CHANGE to reclassify 5.0 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce private street width; **3)** allow modified A-curb and ribbon curb with an inverted crown; **4)** reduce street intersection off-set; and **5)** allow modified private residential driveway design.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action) **08/03/21 PC**

Motion by: **Rodney Bell**
Action: **APPROVE per staff conditions.**
Vote: **5/0 Unanimous**

6. **VS-21-0296-OMNI FAMILY LP:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and the Red Rock Drainage Channel, and between Bonita Vista Street and Durango Drive and portion of a right-of-way being Russell Road located between Bonita Vista Street and Durango Drive, and a remnant portion of right-of-way being Dewey Drive between Bonita Vista Street and Durango Drive within Spring Valley (description on file). JJ/rk/jd (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE subject to staff conditions.**
Vote: **5/0 Unanimous**

7. **TM-21-500093-OMNI FAMILY LP:**
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/rk/jd (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE subject to staff conditions.**
Vote: **5/0 Unanimous**

8. **UC-21-0300-LEUNG CHUNG WAN & LUK YIM NGOR:**
USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a retail and office complex on a portion of 0.5 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. JJ/lm/jo (For possible action) **08/03/21 PC**

Motion by: **Yvette Williams**
Action: **HOLD until the Spring Valley Town Advisory Board meeting on July 27, 2021 as the applicant was not present.**
Vote: **5/0 Unanimous**

9. **VS-21-0288-CHURCH ROMAN CATHOLIC LAS VEGAS:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Torrey Pines Drive and Redwood Street (alignment) within Spring Valley (description on file). MN/lm/jd (For possible action) **08/03/21 PC**

Motion by: **John Getter**
Action: **APPROVE per staff conditions.**
Vote: **5/0 Unanimous**

10. **VS-21-0305-REMINGTON UTE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street and between Ponderosa Way (alignment) and Oquendo Road within Spring Valley (description on file). MN/sd/jo (For possible action) **08/03/21 PC**

Motion by: **Rodney Bell**
Action: **APPROVE as presented with staff conditions.**
Vote: **5/0 Unanimous**

11. **TM-21-500097-REMINGTON UTE, LLC:**
TENTATIVE MAP 1 commercial lot on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/sd/jo (For possible action) **08/03/21 PC**

Motion by: **John Getter**
Action: **APPROVE per staff conditions.**
Vote: **5/0 Unanimous**

12. **WS-21-0282-AGASSI, ANDRE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side yard setback; and **2)** reduce lot area in conjunction with an existing residence within a minor subdivision on 0.9 acres in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Andre Drive and the west side of Agassi Court within Spring Valley. JJ/bb/jo (For possible action) **08/03/21 PC**

Motion by: **John Getter**
Action: **DENY per staff recommendations.**
Vote: **5/0 Unanimous**

13. **WS-21-0308-OJAI OIL COMPANY:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate landscaping.
DESIGN REVIEW for a proposed building addition to a mini-warehouse development on 2.6 acres in a C-1 (Local Business) Zone. Generally located on the east side of Rainbow Boulevard, 913 feet north of Hacienda Avenue with Spring Valley. MN/jor/jo (For possible action) **08/03/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE subject to staff conditions.**
Vote: **5/0 Unanimous**

VII General Business

1. None

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

• None

IX. Next Meeting Date

The next regular meeting will be **July 27, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 - Unanimous**

The meeting was adjourned at 8:40 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

08/03/21 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

SPRING MOUNTAIN RD/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0300-LEUNG CHUNG WAN & LUK YIM NGOR:

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant within a retail and office complex on a portion of 0.5 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Spring Mountain Road, 150 feet east of Duneville Street within Spring Valley. JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-13-105-013 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 5740 Spring Mountain Road
- Site Acreage: 0.5 (portion)
- Project Type: Service bar
- Square Feet: 1,280

Site Plans

The plans depict an existing pad site within a retail and office center. The pad site building is approximately 3,840 square feet with a 1,280 square foot suite currently occupied by a restaurant. This request is to allow a service bar in conjunction with the existing restaurant (Korean Hot Pot). The building is oriented towards Spring Mountain Road on the southeast portion of the site. The overall retail and office center maintains vehicular access from Spring Mountain Road and Duneville Street. No changes are proposed to the site design.

Landscaping

On-site landscaping exists and no new landscaping is proposed or required.

Elevations

The pad site containing the restaurant exists and no new changes are proposed to the building elevations.

Floor Plans

The plans depict an existing 1,280 square foot restaurant with a waiting area, dining areas, restrooms, office, kitchen, and food preparation areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests the re-establishment and approval of the service bar as it has been over a year since the last liquor license has been issued. Approval of the request will allow service of beer and wine to patrons with meals.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0476-15	Allow on-premises consumption of alcohol (service bar) in conjunction with a restaurant - expired	Approved by PC	September 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial Neighborhood	C-1	Remaining portions of the retail and office complex
South	Commercial General	C-2	Shopping center
East	Commercial General	C-2	Shopping center & motor vehicle sales

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff does not anticipate any negative impacts to the surrounding area since the primary function of the suite will still be a restaurant. The service bar will be an ancillary use to the restaurant, where alcohol can only be served with meals. The proposed use supports Economics Policy 1 of

the Comprehensive Master Plan, Public Facilities and Services Element, which encourages the development of a diversified economic base.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: PAUL PARK

CONTACT: PAUL PARK, 5740 SPRING MOUNTAIN RD, LAS VEGAS, NV 89146

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08/17/21 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

JONES BLVD/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0325-PAIR-A-DICE, LLC:

ZONE CHANGE to reclassify 1.9 acres from a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone for a multiple family residential development.

WAIVER OF DEVELOPMENT STANDARDS to reduce the height/setback ratio to single family residential.

DESIGN REVIEWS for the following: 1) multiple family residential development; and 2) finished grade.

Generally located 190 feet north of Tropicana Avenue, 270 feet east of Jones Boulevard within Spring Valley (description on file). MN/vm/jd (For possible action)

RELATED INFORMATION:

APN:

163-24-410-008; 163-24-410-011

WAIVER OF DEVELOPMENT STANDARDS:

To reduce the height/setback ratio to 86 feet where 105 feet is required (an 18 % reduction).

DESIGN REVIEWS:

1. A multiple family residential development.
2. Increased finished grade to 36 inches where 18 inches is the standard per Section 30.32.040 (a 100 % increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4846 S. Jones Boulevard
- Site Acreage: 1.9
- Number of Lots/Units: 44
- Density (du/ac): 23.2
- Project Type: Multiple family residential

- Number of Stories: 3
- Building Height (feet): 35
- Open Space Required/Provided (square feet): 4,400/15,000
- Parking Required/Provided: 79/82

Neighborhood Meeting Summary

The applicant conducted a virtual neighborhood meeting on February 4, 2021 as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project were notified about the meeting. Approximately 10 neighbors were in attendance and for the most part were in favor of the development.

Site Plan

The site plan depicts 2 parcels on either side of a private drive. The main parcel on the east side of the private drive is L-shaped while the parcel on the west side is rectangular. The apartment building is located entirely on the L-shaped parcel and follows the shape of the parcel itself. The project includes 44 apartment units on 1.9 acres for an overall density of 23.2 dwelling units per acre. Parking is shown primarily to the north and east of the main structure. A trash enclosure is shown south of the apartment building and the southern driveway is a gated exit only drive. Access is provided from a private drive that has access to both Jones Boulevard and Tropicana Avenue. The parcel located on the western side of the private drive is proposed to be developed as an auxiliary parking lot with 18 parking stalls.

Landscaping

The landscape plan depicts a 6 foot wide landscape planter along the perimeter of the main parcel. This planter has 24 inch box trees planted 20 feet on center with various shrubs and groundcover. There are additional landscape plantings around the perimeter of the building and within the parking areas.

Elevations

The elevations depict a 3 story, 35 foot tall building with a flat roof behind parapet walls. There are exterior stairways located on both the north and south elevations. Balconies and/or patios are located on all 4 sides of the apartment building which will have a stucco façade painted in various complimentary colors.

Floor Plans

The project will be composed of 17, one bedroom units and 27, two bedroom units. The smallest 1 bedroom unit is approximately 710 square feet and the largest 2 bedroom unit is 1,110 square feet. All units are composed of rooms typically associated with this type of use.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this is an older part of town and new, modern housing is in need. In addition, it is stated that being in close proximity to the intersection of Jones Boulevard and Tropicana Avenue makes this site ideal for the proposed project. Also, the applicant indicates

that the proposed project will not create an increased burden on infrastructure over what has already been contemplated. Lastly, it is stated that the proposed project will meet several of the policies of the Comprehensive Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0050	Vehicle maintenance and repair	Approved by PC	March 2020
ZC-1996-96	Reclassified portions of this site to C-2 zoning	Approved by BCC	January 1997
ZC-1284-95	Reclassified portions of this site to C-1 zoning	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	C-2	Manufactured home park
South & West	Commercial General	C-1 & C-2	Remaining portions of the shopping center

STANDARDS FOR APPROVAL.

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

Analysis

Current Planning

Zone Change

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

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

The applicant indicates that the Spring Valley Land Use Plan has not been updated since 2014, and there have been multiple changes over the last several years within the area. As this is an older part of town, the need for new, modern housing choices has increased. By way of example, there are several older multiple family developments in this area, including Bridges on Tropicana Apartments (1980); Sedona Ridge Apartments (1990); Meadow Ridge Apartments (1990); and Stonegate Townhouse Apartments (1996).

Staff finds that since this is an in-fill development in an area that has a wide variety of existing uses that range from high intensity commercial development to lower density manufactured home parks, the proposed development will provide a positive transition between the commercial development centered around the intersection of Jones Boulevard and Tropicana Avenue and the manufactured home park located to the north and east of the subject parcel.

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

The applicant states that the subject parcels have commercial development to the south and west and a large existing manufactured home park to the north and east. The site is in close proximity to the intersection of Jones Boulevard and Tropicana Avenue which clearly makes the proposed project compatible with the surrounding area.

Staff finds that the proximity to major transportation corridors on both Jones Boulevard and Tropicana Avenue makes the proposed project ideally suited for this location. In addition, the proposed development will provide a positive transition between the commercial development centered around the intersection of Jones Boulevard and Tropicana Avenue and the manufactured home park located to the north and east of the subject parcel.

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

The applicant advises that the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area and states that the applicant will mitigate any impacts the proposed development may have.

There has been no indication from most service providers that this request will have a substantial adverse effect on public facilities and services. However, the school district has indicated that this development would generate 6 additional elementary school students, 3 middle school students, and 3 high school students. Dondero Elementary School, Guinn Middle School and Clark High Schools are all currently over capacity however, development of this project will minimally impact the schools.

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

The applicant states that pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourages site design to be compatible with adjacent land use and off-site circulation patterns." Here, the site is located near Tropicana Avenue and Jones Boulevard. The site is located near public facilities and mass transit stops necessary to support multiple family development and is near other planned multiple family developments, residential neighbors, and commercial uses. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following

policies: Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is placed throughout the site and is broken up by landscaped parking fingers; and Policy 53 which encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements in that regard.

Summary

Zone Change

Staff finds that since this is an in-fill development in an area that has a wide variety of existing uses that range from high intensity commercial development to lower density manufactured home parks, the proposed development will provide a positive transition between the commercial development centered around the intersection of Jones Boulevard and Tropicana Avenue and the manufactured home park located to the north and east of the subject parcel. Staff finds that the proximity to major transportation corridors on both Jones Boulevard and Tropicana Avenue makes the proposed project ideally suited for this location; therefore, staff can support the proposed zone boundary amendment.

Waiver 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.

Staff finds that the reduction in the height/setback ratio is minimal and should not negatively impact the manufactured homes to the north and east of the project; therefore, staff can support this request.

Design Review #1

Staff finds that the proposed layout and design of the project presents an effective use of the in-fill property. The elevations of the building are stylish and incorporate a modern design which will enhance the aesthetics of the surrounding area. Drive aisles and pedestrian walkways are free of conflicts and circulation is sufficient. The landscaping as proposed will improve the streetscape and beautify the area in general. Staff does have 1 concern with the overall development, that being the lack of amenities for the future residents. Staff would recommend a condition that requires at a minimum, grilling area and benches to be located in the landscape areas at the corners of the development. With that condition, staff can support the design review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 22, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Provide grilling areas with benches in the landscaped areas at the corners of the site;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- 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 #0271-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PAIR-A-DICE, LLC

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

DRAFT



LAND USE APPLICATION R-5 ZONING

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input checked="" type="checkbox"/> ZONE CHANGE</p> <p style="margin-left: 20px;"><input type="checkbox"/> CONFORMING (2C)</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> NONCONFORMING (N2C)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p style="margin-left: 20px;"><input type="checkbox"/> PUBLIC HEARING</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> ANNEXATION REQUEST (AR)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p><u>(ORIGINAL APPLICATION #)</u></p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p><u>(ORIGINAL APPLICATION #)</u></p>	STAFF	<p>APP. NUMBER: <u>NZC-21-0325</u> DATE FILED: <u>6/28/21</u></p> <p>PLANNER ASSIGNED: <u>SOEL</u></p> <p>TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/27/21</u></p> <p>PC MEETING DATE: <u>8/17/21</u></p> <p>BCC MEETING DATE: <u>9/22/21</u></p> <p>FEE: <u>\$3142.50</u></p>
	PROPERTY OWNER	<p>NAME: <u>Pair-A-Dice, LLC</u></p> <p>ADDRESS: <u>1137 Rancho Drive, Suite 120</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Ali Kaveh</u></p> <p>ADDRESS: <u>6830 S. Rainbow #200</u></p> <p>CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>(702) 277-0194</u> CELL: <u>(702) 277-0194</u></p> <p>E-MAIL: <u>platinumusa9@aol</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Ali Kaveh</u></p> <p>ADDRESS: <u>6830 S. Rainbow #200</u></p> <p>CITY: <u>LV</u> STATE: <u>NV</u> ZIP: <u>89118</u></p> <p>TELEPHONE: <u>(702) 277-0194</u> CELL: <u>(702) 277-0194</u></p> <p>E-MAIL: <u>platinumusa9@aol</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 163-24-410-008 and 163-24-410-011

PROPERTY ADDRESS and/or CROSS STREETS: JONES + TROPICANA

PROJECT DESCRIPTION: NZC for multi-family development

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

Property Owner (Signature)*

DAVID MASON
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 25 January 2021 (DATE)
 by DAVID MASON

NOTARY PUBLIC: Victoria O'Harra

VICTORIA O'HARRA
 Notary Public-State of Nevada
 Appointment No. 16-2216-1
 My Appointment Expires June 5, 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.

Rev. 10/21/20

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

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sallen@kcnvlaw.com
702.792.7045

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Fax: 775.327.2011

CARSON CITY OFFICE
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Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

June 24, 2021

VIA ONLINE SUBMITTAL

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

N20-21-0325

Re: *Compelling Justification Letter – Nonconforming Zone Change and Design Review & NE Corner of Tropicana and Jones*
APN's: 163-24-410-008 and 011

To Whom It May Concern:

Please be advised that this office represents Ali Kaveh (the "Applicant") in the above referenced matter. The proposed development is located on 1.64 acres located north of W. Tropicana Avenue and east of S. Jones Boulevard. The property is more particularly described as APN's 163-24-410-008 and 011 (the "Site"). The Applicant is proposing a nonconforming zone change from C-1 and C-2 to R-5 to allow for a multi-family residential development with a corresponding design review.

Nonconforming Zone Change

The Site has a master plan designation of Commercial General (CG) and is located within the Spring Valley Township. This request for a zone change to R-5 for the Site satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

The Spring Valley Land Use Plan was last amended in October of 2014. There have been multiple changes the last several years within the area. As this is an older part of town, the need for new, modern housing choices has increased.

By way of example, there are several older multi-family developments in this area, including:

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- Bridges on Tropicana Apartments (Tropicana and Sepulveda) - Constructed in 1980
- Sedona Ridge Apartments (Tropicana and Red Rock) – Constructed in 1990
- Meadow Ridge Apartments (Tropicana and Lindell) – Constructed in 1990
- Stonegate Townhouse Apartments (Reno and Jones) – Constructed in 1996

Based on these apartment offerings in the area, the need for new, up-to-date apartment living is needed.

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

The Site has existing commercial development to the south and west and a large existing manufactured home community to the north and east. The site is in close proximity to the intersection of Tropicana Avenue and Jones Boulevard. With the existing commercial, as well as the Site being located near the busy intersection of Tropicana and Jones, the proposed use is clearly compatible with the surrounding area.

3. There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire, and police facilities, and storm water and drainage facilities, as a result of the uses allowed by the nonconforming zone change:

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The proposed development is provided zero three bedroom units which discourages occupation by families with school aged children, thereby not negatively impacting the schools in the area. Finally, the Applicant will mitigate any impacts the proposed development may have.

4. The proposed nonconforming zone conforms to other applicable adopted plans, goals, and policies:

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the Site is located near Tropicana Avenue and Jones Boulevard. The Site is located near public facilities and mass transit stops necessary to support multi-family development and is near other planned multi-family development, residential neighbors and commercial uses. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family

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Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is placed throughout the Site and is broken up by landscaped parking fingers.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements in that regard.

As such, the Site design meets the goals and polices set forth in the Urban Land Use Policies. Finally, R-5 developments allow for up to 50 units to the acre. The Applicant is proposing a total of 44 units at a density of only 26.82 units to the acre, well below the maximum density allowed in R-5.

Design Review

The project will consist of 44 residential units among one (1) "L" shaped building. Of the 44 residential units, there will be 17 one bedroom units, and 27 two bedroom units. The proposed development provides easy access to the Site on the private drive through the commercial development.

The residential building will be three stories with a maximum height of 38 feet 6 inches and will be comprised of painted stucco, modern roof lines, large decorative windows and metal accents. The project will be gated with a sliding entry gate located on the northern portion of the site and an exit only gate located on the southern portion of the site. Additionally, the Site plan and design of the buildings adheres to Title 30 standards, including but not limited to exceeding parking requirements, and setback requirements.

The Applicant is also requesting a design review to increase the finished grade up to three (3) feet where 18" is allowed. The property slopes to one side and the increased grade is necessary to level out the property for development.

Waiver of Development Standards

The Applicant is requesting a waiver of the height/setback ratio from the manufactured home park. The building is set back 86 feet where 105 feet is required. The applicant is proposing a row of large evergreen trees planted at 20 feet on the center along the east and the north property lines to provide a permeant green buffer zone from the proposed development and the mobile park.

KAEMPFER

CROWELL

Thank you for your consideration of this application. If you have any questions or comments relating to anything in this justification letter please do not hesitate to contact either me or my Paralegal, Lindsay Kaempfer.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in cursive script, appearing to read "Stephanie H. Allen".

Stephanie H. Allen

SHA/lak

08/17/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

SPRING MOUNTAIN RD/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0314-KOMERICAN HOLDINGS, LLC:

USE PERMIT to reduce separation for a supper club from a residential use in conjunction with a commercial building on 1.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Spring Mountain Road, 500 feet west of Lindell Road within Spring Valley. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

163-13-203-012

USE PERMIT:

Reduce separation for a supper club from a residential use to 88 feet where 200 feet is the minimum per Table 30.44-1 (a 56% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5599 Spring Mountain Road
- Site Acreage: 1.1
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 12,466 (building)/5,281 (supper club)
- Parking Required/Provided: 134/104 (previously approved with WS-21-0086)

Request

This request is to reduce the separation from a proposed supper club in the southernmost suite of the building to the residences to the south to 88 feet where 200 feet is required. Other suites within the building may also operate as supper clubs; however, since these units are not located in the southernmost portion of the building, they are buffered from the residential uses to the south by the southernmost suite. Therefore, they do not require a special use permit to reduce separation. WS-21-0086 was previously approved to allow mostly restaurants in the building.

As a result, this application is to allow a supper club where a restaurant was previously approved. WS-21-0086 was also approved to reduce landscaping and reduce parking on the site.

Site Plan

The site plan depicts a 12,466 square foot commercial building located on the west side of the site. Setbacks include 20 feet to the north property line along Spring Mountain Road, 10 feet to the west property line, and 88 feet to the south property line, adjacent to single family residences. Two other buildings are located to the east of this building that share parking, but these buildings are located on a separate parcel. Access to the site is via a driveway on Spring Mountain Road, and parking spaces are in the center of the site and along the southern property line.

Landscaping

The previously approved landscape plans show a redesigned street landscaping area along Spring Mountain Road, which includes palm trees and shrubbery. The southerly landscape buffer is 4.5 feet wide and consists of existing and new Mondell pine trees, spaced 9 feet on center.

Elevations

The previously approved plans for the commercial building indicate an overall height of 25 feet with the roof surrounded by a multi-height parapet wall. Decorative features include painted accent panels, painted metal beams, and wood accents.

Floor Plans

Overall area of the building is 12,466 square feet, and the southernmost supper club suite is 5,281 square feet. Other suites are shown as restaurants, but which may become supper clubs and retail uses.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that there is no direct access between the proposed supper club and the residential uses to the south. In addition, parking spaces, a drive aisle, and landscaping all provide a buffer between the proposed supper club use and the residences.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0086	Remodeled the commercial building for restaurant and retail uses with reduced parking and reduced landscaping	Approved by PC	April 2021
WS-0637-09	Reduced parking in conjunction with a place of worship - expired	Approved by PC	December 2009
DR-1044-96	Retail pool and spa store with showroom and offices	Approved by PC	July 1996

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0641-95	Reclassified 1.5 acres to C-2 zoning for a retail sales showroom and warehouse building for a spa business in conjunction with an existing retail building.	Approved by BCC	May 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Commercial complex
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Commercial General	C-2	Commercial buildings & undeveloped
West	Commercial General	C-1	Commercial complex

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

The proposed supper club will operate inside an enclosed building that is separated from the residential uses to the south by parking spaces, a drive aisle, and a dense landscape buffer. Staff does not anticipate any negative impacts to the residences to the south from the supper club use; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KOMERICAN HOLDINGS, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	APP. NUMBER: <u>UC-21-0314</u> DATE FILED: <u>6/28/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/27/21</u> PC MEETING DATE: <u>8/17/21</u> BCC MEETING DATE: <u>—</u> FEE: <u>675⁰⁰</u>
	PROPERTY OWNER	NAME: <u>Komerican Holding LLC</u> ADDRESS: <u>4717 West Post Road, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>LAS Consulting, Inc.</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-499-6469</u> CELL: _____ E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 163-13-203-012

PROPERTY ADDRESS and/or CROSS STREETS: 5599 Spring Mountain Road Suite 150

PROJECT DESCRIPTION: Use Permit for restaurant with alcohol (supper club) within 200 feet of residential

(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)*

Freddy Hwang
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ 2ND, 2021 (DATE)

By [Signature]

NOTARY PUBLIC: _____



*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.

*LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax*

UC-21-0314

June 24, 2021

Mr. Jared Tasko, Principal Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Justification letter- APR-21-100765 Supper Club

Dear Mr. Tasko:

Please accept this letter as our justification for a use permit for a supper club.

Project Description:

The subject parcel is currently zoned C-2

Planned Land use: CG- Commercial General

This retail building was approved April 20th for a remodel and a reduction in parking and waiver of the landscape fingers and alternative landscaping between a less intensive use to the south. The building was shown as being converted from a retail/storage building to a more retail/restaurant building.

The applicant always intended to have restaurants with alcohol sales. This request is for a supper club at the southern end of the building, within 200 feet of the residential area to the south. The southern end of the building is located around 88 feet from the southern property line. There is no direct access between the residential and the commercial, and in order for the

two uses to connect, a person would have to walk along Spring Mountain to the east, then south on Lindell, and then weave their way through the neighborhood. There is existing landscaping and a wall separating the two uses, this should have no impact on the adjacent neighborhood.

We believe this request will be an asset to the community and respectfully request approval of this application.

Yours truly,

Lucy Stewart

4

08/17/21 PC AGENDA SHEET

SPORTING GOODS - FIREARM SALES
(TITLE 30)

RUSSELL RD/ CC 215

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0347-DISCOVERY GATEWAY PARK, LLC:

USE PERMIT to allow a sporting goods – firearm retail sales establishment within an existing office warehouse complex on a 0.2 acre portion of a 4.5 acre office/warehouse complex in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 690 feet east of the CC 215 within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-810-003; 163-29-810-005 thru 163-29-810-007; 163-29-810-010 thru 163-29-810-016
ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8840 W. Russell Road, Building B Suite 235
- Site Acreage: 0.2 (lease space)/4.5 (entire complex)
- Project Type: Sporting goods – firearm retail sales
- Number of Stories: 2
- Square Feet: 5,002
- Parking Required/Provided: 263/264

Site Plan

The site was reclassified from R-E zoning to M-D zoning via NZC-0808-04. The site plan depicts an existing office/warehouse complex with 2 rectangular shaped buildings oriented north to south. The first building (Building A) is located within the eastern half of the complex, and Building B is located on the western half. Access to the site is provided via 2 commercial driveways along the south property lines adjacent to Russell Road. The applicant's lease space is located within Building B, Suite 235. Parking is located around the perimeter of the complex, adjacent to the buildings, and in between the buildings where the loading docks and trash enclosures are located.

Landscaping

Existing landscaping will remain on-site and changes to the landscaping are neither required nor a part of this request.

Elevations

The existing office/warehouse building exterior elevations include a 2 story office/warehouse building with an average building height of 32 feet, with some portions of the roofline extending to 34 feet. The exterior walls are concrete casted tilt-up panels with a variety of grey tones. The exterior finishes include aluminum store front and window systems with balconies that have stainless steel railings. Building B (applicant's proposed establishment) includes main entrances along the west facing elevation of the building, and overhead roll-up doors along the east facing elevation. No changes are proposed to the elevations of the building.

Floor Plans

The provided floor plan depicts an office, restrooms, and warehouse space on the first floor and a second floor mezzanine space with offices. The overall area for the lease space is 5,002 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a gun smith establishment (permitted within M-D zoning) with accessory sporting goods - firearm retail sales. The proposed retail sales use is in harmony with the allowed gunsmith establishment and should not pose negative impacts to the overall office/warehouse complex.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0395-06	1 lot commercial subdivision	Approved by PC	November 2006
VS-0770-05	Vacated a portion of right-of-way being Russell Road between Seelinger Street (alignment) and Durango Drive	Approved by PC	June 2005
DR-0685-05	For an office/warehouse complex	Approved by BCC	June 2005
VS-1355-04	Vacated government patent easements	Approved by BCC	September 2004
NZC-0808-04	Reclassified the site from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility	P-F	Elementary School
South	Commercial General	RUD	Single family residential
East	Public Facility	R-E	Power generating station
West	Residential Urban Center (up to 25 du/ac)	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff does not oppose the use of retail sales within a proposed gunsmith establishment. Accessory retail is harmonious to the overall site and should not pose negative effects to the overall complex. The applicant provided a current parking calculation with current tenants on-site, and with the addition of the proposed establishment, the parking requirement is still met; therefore, staff is in support 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AEGIS KINETICS LLC

CONTACT: G. C. GARCIA, INC C/O DOUG RANKIN, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0347</u> DATE FILED: <u>6/30/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>7/27/21</u> PC MEETING DATE: <u>8/17/21</u> BCC MEETING DATE: _____ FEE: <u>\$1075</u>
	PROPERTY OWNER NAME: <u>Discovery Gateway Park LLC</u> ADDRESS: <u>8840 W RUSSELL RD # 200</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>AEGIS Kinetics, LLC dba Summerlin Armory (Brando H. Balarezo)</u> ADDRESS: <u>8840 West Russell Road, Suite 235</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>714-731-2283</u> CELL: _____ E-MAIL: <u>Brando.Balarezo@AEGISPRINCIPIA.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>G.C. Garcia, Inc. c/o Doug Rankin</u> ADDRESS: <u>1055 Whitney Ranch Dr., Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-29-810-013
 PROPERTY ADDRESS and/or CROSS STREETS: Russell & 215 (8840 W RUSSELL RD)
 PROJECT DESCRIPTION: To allow a special use permit for manufacturing, assembling and sales of Firearms & Ammunition

(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.

Gerald Niznick Gerald Niznick
 Property Owner (Signature) Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____ *See Attached*

*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.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

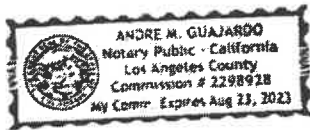
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles
On 6/10/21 before me, Andres M Guajardo Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Gerald Niznick
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____



GCGARCIA

June 28, 2021 (revised)

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

UC-21-0347

RE: Letter of Justification: Russel Road & Brent Turman Way, NEC
Request for Special Use Permit for Sporting Goods – Firearms Sales and Services
in M-D Zoning
Address: 8840 W. Russell Road Suite 235
APN#: 163-29-810-013

Dear Nancy:

On behalf of the applicant, AEGIS Kinetics LLC, please accept this letter and attached as materials for a Special Use Permit for a Sporting Goods – Firearms Sales and Services Use, on approximately 0.21+ acres within a developed Office/Warehouse facility, for proposed Gunsmith and Retail Sales & Service uses. The current zoning is Designed Manufacturing (M-D). The Planned Land Use is Commercial General. The proposed project is located within a completed building near the NEC of Russell Road & Brent Thurman Way. The use will occupy 5,002 SF of the building with a Gunsmith and Retail Sales use. The retail portion will occupy less than a third of the suite. The Gunsmith Retail Uses require 15 parking spaces. At this time there is no plan to make changes to the site or modify the existing elevations.

The applicant will provide Gunsmithing services which will include the reloading of ammunition and retail sales of ammunition and firearms. Regarding the reloading of ammunition less than 50 lbs of smokeless gunpowder will be stored on site at any time. Gun Smithing is permitted in the M-D zoning district.

The abutting property to the west is developed as a multi-family project and is zoned R-4; to the east a power substation with R-E zoning is developed; to the north across a large drainage channel is a school zoned P-F, and finally to the south is a single-family home development zoned RUD.

Special Use Permit

Title 30.16 requires a Special Use Permit for a Sporting Goods – Firearms Sales and Services use to be established in a M-D Zoning District. The applicant proposes to locate a Gun Smith use with Retail Sales of firearms and ammunitions in a 5,002 SF suite within a developed multi-tenant industrial building. The Gun Smith Use is permitted in M-D zoning.

Special Use Permit Approval Criteria 30.16-4

A Special Use Permit is required for this project. Special Use Permits are required for a Sporting Goods – Firearms Sales and Services use in a M-D zoning district and is not subject to any specific requirements.

For a Special Use Permit, the applicant shall establish that the use is appropriate at the proposed location by showing the following:



GCGARCIA

A Planning & Development Services Corporation

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

1. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Plan and of this Title;

The proposed Retail Sales Use is in harmony with the purpose, goals, objectives and standards of the Plan and Title 30; the use is located upon a parcel planned for General Commercial (GC) land use and is a permitted use within that specific land use category.

2. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and

The proposed use, located within a built office/warehouse building, will not unduly affect the adjacent properties nor impact the character of the area in regard to traffic, parking, public improvements, public rights-of way or the public health, safety, and general welfare.

3. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden

The site is built with the necessary infrastructure to serve this use so it will be adequately served by the existing public improvements, facilities and services located within and adjacent to the site.

Summary

The proposed use is consistent with the surrounding land use pattern and will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Doug Rankin, AICP
Planning Manager

PARKING ANALYSIS

UC-21-0347

Discovery Gateway Park

Warehouse- 2 Spaces: 1,000 SF

Office- 4 Spaces: 1,000 SF

Warehouse: 44,367 SF (89 Spaces)

Office: 42,502 SF (171 Spaces)

Total Required: 260

Total Provided: 264

Building B, Suite 235- 5,002 SF

Gunsmith/ Retail Sales- 4 Spaces: 1,000 SF

Office- 4 Spaces: 1,000 SF

Warehouse/ Manufacturing-1.5 Spaces: 1,000 SF

Gunsmith/ Retail Sales- 1,360 SF (6 Spaces)

Office- 1,247 SF (5 Spaces)

Warehouse/ Manufacturing- 2,179 SF (4 Spaces)

Total Required: 15 Spaces

Total Provided: 15 Spaces

08/18/21 BCC AGENDA SHEET

WALL
(TITLE 30)

FORT APACHE RD/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400100 (NZC-20-0057)-FORT APACHE PROFESSIONAL PARK, LLC:

WAIVER OF CONDITIONS of a zone change for an 8 foot high wall adjacent to residential to the east in conjunction with a previously approved office complex on 4.5 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley (description on file). JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-05-227-001

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6710 S. Fort Apache Road
- Site Acreage: 4.5
- Project Type: Office complex
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 51,126
- Parking Required/Provided: 205/231

Request

This application is a request to waive a condition of approval for an office complex to construct an 8 foot high wall adjacent to a residential development to the east.

Site Plan

The previously approved site plan depicted an office complex consisting of 5 buildings located in the center of the site. Parking spaces and drive aisles circle around the perimeter of the site. A driveway is located on the southernmost portion of the site from Fort Apache Road, and a second driveway is located on the easternmost portion of the site on Martin Avenue. Enhanced paving

is provided for all pedestrian walkways that cross a vehicular path, and bicycle parking racks are provided per Title 30 standards. Trash enclosures are located on the north and south sides of the site, and a loading space is in the southeast portion of the site.

Landscaping

Landscaping complied with Title 30 standards, and the previously approved landscaping included a 10 foot wide intense landscape buffer along the east property line (adjacent to an existing residential subdivision).

Previous Conditions of Approval

Listed below are the approved conditions for NZC-20-0057:

Current Planning

- Resolution of Intent to complete in 4 years;
- 8 foot high wall adjacent to residential to the east;
- Loading zone minimum of 100 feet from residential;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for right-of-way and easement dedications necessary for the Fort Apache Road project;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 30 feet for Martin Avenue, and associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that the commercial driveway on Martin Avenue must be a minimum of 32 feet from lip of gutter to lip of gutter; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0650-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

An existing 6 foot wall is located along the east property line, adjacent to the residential subdivision. Building a new 8 foot wall would not improve the backyards of the residences to the east, and this wall would be a considerable expense for the developer. Instead, additional money will be spent on installing large 24 inch box buffer trees spaced 10 feet on center within the 10 foot wide landscape buffer adjacent to the existing 6 foot high wall. Also, the office complex is single story, and the closest buildings are 83 feet west of the east property line. The tenants of the new office park will not be able to see into the backyards of the residents, and the residents will enjoy the additional landscaping beyond their property line wall.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0057	Reclassified the site to C-2 zoning for an office complex	Approved by BCC	May 2020
TM-20-500017	1 lot commercial subdivision	Approved by BCC	May 2020
VS-20-0060	Vacated and abandoned an easement	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-storage facility
South	Residential Suburban (up to 8 du/ac) & Commercial General	C-2	Shopping center, convenience store, & gasoline station
East	Major Development Project (Rhodes Ranch)	R-2	Single family residential
West	Office Professional	R-2	Single family residential

The subject site and surrounding parcels are in 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

An 8 foot wall with an intense landscape buffer along the east property line was deemed appropriate to buffer the proposed office complex from the existing residences to the east. Circumstances have not changed since this condition was approved, and the proposal to change

the tree type to add more variety will not create the same buffer between the uses as an 8 foot high wall. As a result, the original condition of approval is still appropriate, which includes an intense landscape buffer with an 8 foot high wall; therefore, staff cannot support the request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JOHN D. BURKE

CONTACT: FORT APACHE PROFESSIONAL PARK, LLC, 1742 W. HORIZON RIDGE PARKWAY, SUITE 100, HENDERSON, NV 89012

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08/18/21 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

MILLER LN/SAHARA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0335-SAHARA PALM PLAZA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase animated sign area.
DESIGN REVIEW for an animated sign located on an existing freestanding sign in conjunction with an existing commercial complex on a 1.0 acre portion within a 3.0 acre complex in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
163-09-518-002; 163-09-518-003; 163-09-518-005

WAIVER OF DEVELOPMENT STANDARDS:
Increase the animated sign area to 157 square feet where 100 square feet is the maximum allowed per Table 30.72-1 (a 57% increase).

LAND USE PLAN:
SPRING VALLEY COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 7875 W. Sahara Avenue
- Site Acreage: 1 (sign location)/3 (overall commercial complex)
- Project Type: Freestanding sign (increase animated area)
- Sign Height (feet): 30
- Square Feet: 157 (LED message/animation panel)

Site Plan

The site plan depicts an existing commercial complex on the south side of Sahara Avenue and the east side of Miller Lane. The commercial complex consists of 3 separate parcels which totals 3 acres for the complex. Access to the site is located along Miller Lane (east side) and Sahara Avenue (south side). The applicant is proposing to increase the animated sign area on a previously approved, freestanding sign along Sahara Avenue. The improvements being made to the freestanding sign are to help bring visibility to the existing businesses in the complex.

Landscaping

Landscaping is existing on-site and additional landscaping is neither required nor a part of this request.

Signage

The submitted plan shows the proposed improvements will increase the electronic message panel from 90 square feet to 157 square feet. The total area of the sign (animated area and tenant panels) will be a total of 432 square feet (no change to total square footage), which does not deviate from what was previously approved.

Applicant's Justification

The applicant states that the proposed change is to improve visibility by increasing the current LED display size. The proposal is to replace the existing 90 square foot LED display with a 157 square foot LED display. The larger LED display will bring more attention to the property and the tenant names displayed on it.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0630	Secondhand sales	Approved by PC	October 2018
AR-18-400127 (UC-0370-17)	Application to review a use permit for a cannabis establishment	Approved by BCC	July 2018
UC-0370-17	Cannabis establishment	Approved by BCC	June 2017
UC-0250-17	Banquet facility and live entertainment	Approved by PC	May 2017
UC-0425-16	On-premises consumption of alcohol	Approved by PC	August 2016
UC-0387-14 (ET-400130-15)	Extension of a use permit for a medical cannabis establishment	Approved by BCC	December 2015
UC-0387-14	Medical cannabis establishment - expired	Approved by BCC	June 2014
UC-1034-08	Place of worship in an existing retail building within a shopping center	Approved by PC	December 2008
UC-1183-05	Service bar added to an existing restaurant	Approved by PC	September 2005
UC-0966-05	Secondhand sales within an existing commercial center	Denied by PC	September 2005
WS-0697-05	Waiver to reduce the setback from a public right-of-way for a freestanding sign	Approved by PC	June 2005
UC-0606-05	Dry cleaner operation within an existing commercial center	Approved by PC	May 2005
VS-1410-01	Vacated and abandoned government patent easements	Approved by PC	December 2001

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0350-01	1 commercial lot in a C-1 zone	Approved by PC	December 2001
ZC-0761-01	Reclassified 3.9 acres from R-E to C-1 zoning with a waiver to reduce parking	Approved by BCC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	Office (o)	Office complex
South	Commercial Neighborhood	C-P	Single family residential
East	Commercial General	C-1	Commercial & office spaces
West	Commercial Neighborhood	C-P, C-1, & C-2	Commercial & office spaces

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Waiver 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.

The applicant is proposing to make improvements to a previously approved freestanding sign. Staff finds that the increase in size to the animated, LED area of the sign, is compatible with the rest of the commercial complex and the rest of the signs along Sahara Avenue. The proposed improvements are not facing any residential areas and are consistent with Urban Policy 67 of the Comprehensive Master Plan that states, through site planning and building design, ensure that commercial developments are compatible with abutting uses. Signage should be considered and integrated into commercial developments. Staff finds this request to be appropriate and finds that the proposed improvements are consistent with the surrounding area. This request does not pose any negative impacts to the surrounding area therefore, staff can support this request.

Design Review

Staff finds this request to be appropriate and finds that the proposed improvements are consistent with the surrounding area. Along Sahara Avenue, there are many animated and multi-tenant signs. Staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SAHARA PALM PLAZA, LLC
CONTACT: MICHAEL LEBLUE, YESCO, 5119 CAMERON STREET, LAS VEGAS, NV 89113



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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>WS/DR-21-0335</u> DATE FILED: <u>4/29/21</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>7/27/21</u> PC MEETING DATE: _____ <u>6:30pm</u> BCC MEETING DATE: <u>8/18/21</u> FEE: <u>\$ 1,150</u>
	PROPERTY OWNER NAME: <u>Sahara Palm Plaza LLC</u> ADDRESS: <u>500 South Los Angeles Street # 204</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90013</u> TELEPHONE: <u>310-980-7470</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Sahara Palm Plaza LLC</u> ADDRESS: <u>500 South Los Angeles Street # 204</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90013</u> TELEPHONE: <u>310-980-7470</u> CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Michael LeBlue</u> ADDRESS: <u>5119 S. Cameron St.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-876-8080</u> CELL: <u>702-348-7414</u> E-MAIL: <u>mleblue@yesco.com</u> REF CONTACT ID #: <u>168828</u>

ASSESSOR'S PARCEL NUMBER(S): 163-09-518-003 , 163-09-518-002 and 163-09-518-005

PROPERTY ADDRESS and/or CROSS STREETS: 7865 , 7875 and 7885 W. Sahara Avenue

PROJECT DESCRIPTION: Waiver of Standards to allow for additional animation to an existing pylon sign.

(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)*

Alexander Tavaheri
Property Owner (Print)

See attached

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)

By _____

NOTARY PUBLIC: _____

*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.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

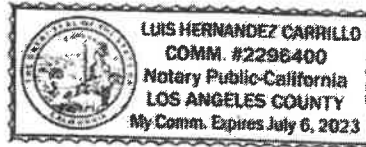
County of Los Angeles }

On May 13, 2021 before me, Luis Hernandez Carrillo "Notary Public",
(Here insert name and title of the officer)

personally appeared Alexander Javaheri
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (he) ~~she/they~~ executed the same in (his) ~~her/their~~ authorized capacity(ies), and that by (his) ~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Luis Hernandez Carrillo
Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Land Use Application
(Title or description of attached document)

APP. Number 163-09-518-002
(Title or description of attached document continued)

Number of Pages 1 Document Date 05/13/2021

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is/are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

May 6, 2021

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

**PLANNER
COPY**

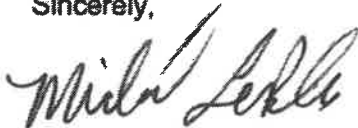
**RE: Sahara Hart Plaza
7885 W Sahara Ave
Las Vegas, Nevada 89117**

To Whom It May Concern:

Please accept this justification letter to request a Design Review and Waiver of Development Standards to allow a 157 square foot message unit on the pylon sign where a 100 square foot LED display is allowed. The proposed change is to improve visibility by increasing the current LED display size by 42%. They are proposing to replace the existing 90 square foot LED display with a 157 square foot LED display. The property consists of 3 separate buildings with one of them approximately 270' from the street which makes the current tenant building signage hidden from traffic along Sahara. The larger LED display will bring more attention to the property and the tenant names displayed on it.

We thank you and appreciate your consideration of this request. If you should have any questions regarding this, please do not hesitate to contact me on my cell phone at 702-348-7414.

Sincerely,



Michael LeBlue
mleblue@yesco.com
702-348-7414

YESCO Las Vegas
702-876-8080 » Phone
702-944-4500 » Fax
5119 South Cameron Street
Las Vegas, Nevada 89118

yesco.com

