



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 30, 2024

6:00pm

## AGENDA

### Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for July 9, 2024. (For possible action)
- IV. Approval of the Agenda for July 30, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
  - 1. **WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Edna Avenue, 175 feet east of Lindell Road within Spring Valley. JJ/jm/syp (For possible action) **08/06/24 PC**
  - 2. **VS-24-0339-ZOO LANDERS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/syp (For possible action) **08/20/24 PC**
  - 3. **ET-24-400077 (UC-22-0319)-MAVERIK INC:**  
**USE PERMIT FIRST EXTENSION OF TIME** to reduce separations to a residential use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; and 2) allow modified driveways.  
**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a CG (Commercial General) Zone. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/my/syp (For possible action) **08/21/24 BCC**
  - 4. **UC-24-0323-DUONGTRAN LLC:**  
**USE PERMIT** for a banquet facility in conjunction with an existing commercial complex on a portion of 7.79 acres in an CG (Commercial General) Zone. Generally located on the south side of Sahara Avenue, 550 feet east of Tenaya Way within Spring Valley. JJ/rp/syp (For possible action) **08/21/24 BCC**
- VII. General Business
  - 1. None.

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

IX. Next Meeting Date: August 13, 2024.

X. Adjournment.

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

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

<https://notice.nv.gov>





# Spring Valley Town Advisory Board

July 9, 2024

## MINUTES

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Board Members:	John Getter, Chair <b>EXCUSED</b> Dale Devitt <b>PRESENT</b> Randal Okamura <b>PRESENT</b>	Brian A. Morris <b>PRESENT</b> Juana Leia Jordan <b>PRESENT</b>
Secretary:	Carmen Hayes, 702 371-7991, <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Mike Shannon 702-455-8338 <a href="mailto:mds@clarkcountynv.gov">mds@clarkcountynv.gov</a> <b>PRESENT</b>	

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

**Dane Detommaso, Current Planning**

### 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 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 Chair or the Board/Council by majority vote.

- **None**

### III. Approval of **May 28, 2024** Minutes (For possible action)

Motion by: **Randy Okamura**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

### IV. Approval of Agenda for **July 9, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Brian Morris

Action: **APPROVE** after noting items 10 and 11 would be heard first under Planning & Zoning.

Vote: 4-0/Unanimous

### V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce separation for an accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Edna Avenue, 175 feet east of Lindell Road within Spring Valley. (For possible action) **08/06/24 PC**

Motion by: **Brian Morris**

Action: **HOLD** to July 30, 2024 meeting due to applicant not present.

Vote: 4-0/Unanimous

2. **PA-24-700015-NEVADA POWER COMPANY:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. (For possible action) **08/06/24 PC**

Motion by: **Dale Devitt**

Action: **DENY**

Vote: 4-0/Unanimous

3. **ZC-24-0310-NEVADA POWER COMPANY:**  
**ZONE CHANGE** to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). (For possible action) **08/06/24 PC**

Motion by: **Dale Devitt**

Action: **DENY**

Vote: 4-0/Unanimous

4. **UC-24-0311-NEVADA POWER COMPANY:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.  
**DESIGN REVIEW** for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. (For possible action) **08/06/24 PC**

Motion by: **Dale Devitt**

Action: **DENY**

Vote: 4-0/Unanimous

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

Motion by: **Dale Devitt**

Action: **APPROVE** for 2-years with staff conditions.

Vote: 4-0/Unanimous

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

Motion by: **Randy Okamura**

Action: **APPROVE**

Vote: 4-0/Unanimous

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

Motion by: **Dale Devitt**

Action: **APPROVE** as presented after applicant **WITHDREW** Waivers of Development Standards #2 and #3.

Vote: 4-0/Unanimous

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

Motion by: **Randy Okamura**

Action: **DENY**

Vote: 4-0/Unanimous

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

Motion by: **Randy Okamura**  
Action: **APPROVE** with staff conditions.  
Vote: 4-0/Unanimous

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

Motion by: **Randy Okamura**  
Action: **APPROVE**  
Vote: 4-0/Unanimous

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

Motion by: **Dale Devitt**  
Action: **APPROVE** Use Permit  
**APPROVE** Waivers of Development Standards #1, #3 and #4  
**APPROVE** Design Review  
**DENY** Waivers of Development Standards #2.  
Vote: 4-0/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.

- A representative from the El Camino Neighborhood Watch thanked the Spring Valley Town Board for road work completed in their neighborhood. The work referenced was included with previous budget requests. The neighbor also thanked Commissioner Justin Jones for his support and the responsiveness of Jason Barker with Public Works during the construction phase.

IX. Next Meeting Date **July 30, 2024.**



X     **Adjournment**

**Motion by:** Brian Morris

**Action:** **ADJOURN** meeting at 7:42 p.m.

**Vote:** 4-0/Unanimous

DRAFT



08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

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**RELATED INFORMATION:**

**APN:**

163-12-710-141

**WAIVERS OF DEVELOPMENT STANDARDS:**

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

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

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

**Site Plan**

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

**Landscaping**

No changes are being made to the existing landscaping.

**Elevations**

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

**Floor Plan**

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

**Applicant’s Justification**

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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Public Use	RS29	Boys & Girls Club
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

**Clark County Public Response Office (CCPRO)**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

**Waivers of Development Standards**

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

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

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

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ELIZABETH ESTRADA**

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



To whom it may concern:

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

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

Description:

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

and one under the stairs.

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

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

Thank you.



08/20/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0339-ZOO LANDERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Bronco Street, and between Oquendo Road and Ponderosa Way within Spring Valley (description on file). MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of 5 feet of right-of-way, on the east sides of the parcels, along Jones Boulevard. The applicant indicates that these rights-of-way are needed to dedicate the portion of the parcels where the required detached sidewalks will be.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-22-0375	Zone change, waivers of development standards, and design reviews for an office complex	Approved by BCC	August 2022

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Public Use	RS20 (AE-60)	Undeveloped
East	Neighborhood Commercial	CP (AE-60)	Commercial complex

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Staff has no objection to the vacation of right-of-way for detached sidewalks.

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that a fire hydrant will be required on Jones Boulevard when improvements are made.

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

- No objection.

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

**APPLICANT: NATHAN JONES**

**CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV  
89103**

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April 29, 2024

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

**RE: Application for Vacation of Right-of-Way**  
**Project Name: Jones & Ponderosa – Commercial Development**  
**Project Address: NWC Jones Boulevard and Ponderosa Way**  
**Assessor's Parcel #: 163-35-602-005 & 163-35-602-006**

To Whom It May Concern:

Please find attached our application for the Vacation of Right-of-Way along Jones Boulevard. We have received comment from Public Works that no dedications for the required detached sidewalk are able to move forward without a vacation being completed. This application is for the 5' of land to be vacated along the East property line abutting Jones.

All required dedications will be completed after the vacation has been approved through Clark County Comprehensive Planning.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Randolph Skorpinski  
Principal/Civil Engineer  
Architectural Civil Group, LLC.  
[RSkorpinski@acg.design](mailto:RSkorpinski@acg.design)  
(702) 569-9157



08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-24-400077 (UC-22-0319)-MAVERIK INC:**

**USE PERMIT FIRST EXTENSION OF TIME** to reduce separations to a residential use. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) alternative landscaping; and 2) allow modified driveways.

**DESIGN REVIEWS** for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a CG (Commercial General) Zone.

Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/my/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-29-813-003

**USE PERMIT:**

- 1. a. Reduce the separation for a convenience store from a residential use to 77 feet where 200 feet is required per Table 30.44-1 (a 61% reduction).
- b. Reduce the separation for a gasoline station from a residential use to 109 feet where 200 feet is required per Table 30.44-1 (a 45.5% reduction).

**WAIVERS OF DEVELOPMENT STANDARDS:**

- 1. a. Allow alternative landscaping (attached sidewalk) along an arterial street (Russell Road) where Figure 30.64-17 is required.
- b. Allow alternative landscaping adjacent to a less intensive use where Figure 30.64-11 is required.
- 2. a. Reduce driveway approach distances from the intersection to 39.5 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 73.6% reduction).
- b. Reduce driveway departure distance from the intersection to 178.2 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 6.2% reduction).
- c. Reduce throat depth to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

**DESIGN REVIEWS:**

- 1. Proposed convenience store with gasoline station.
- 2. Increase finished grade to 9.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 216% increase).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 5655 S. Durango Drive
- Site Acreage: 1.7
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height (feet): 30 (convenience store)/20 (fuel canopy)
- Square Feet: 4,425 (convenience store)/2,756 (fuel canopy)
- Signage Height (feet): 20 (freestanding signs)
- Parking Required/Provided: 18/33

#### Site Plans

The approved plans depict a proposed convenience store, gasoline station, and fuel canopy with access from existing driveways along Durango Drive and Russell Road. The convenience store is located 77 feet from the west property line, 112 feet from the east property line, and 170 feet from the south property line. The fuel canopy is set back 78.4 feet from the east property line, 79.1 feet from the south property line, and 99.7 feet from the west property line. Parking is provided to the south and east of the convenience store building and along the east property line between the existing 2 driveways along Durango Drive. Pedestrian access is provided from Russell Road to the convenience store. The loading space with trash enclosure and housekeeping area is located at the northeast corner of the building. The fuel canopy includes 4 fuel dispensers serving a total of 8 bays.

#### Landscaping

The approved plans depict a 25 foot wide landscape area including a 5 foot wide detached sidewalk along Durango Drive and a 20 foot wide landscape area (small trees) located behind an attached sidewalk along Russell Road (under existing NV Energy power transmission lines). A 15 foot wide intense landscape area is located along the west property line with a 6 foot high block wall with 3 small trees located within the NV Energy power transmission line area and the remainder of the area has a mix of large and medium trees. As designed, the landscaping necessitates the waiver; however, if large trees were placed within the intense landscape buffer, the waiver would not have been needed. The landscape island fingers are located along the southern (front) entrance of the building. A variety of small to large trees are located on the west and north elevations of the building. Landscaping materials (trees) include Shoestring Acacia, Desert Museum Palo Verde and Texas Mountain Laurel, with a variety of shrubbery, and groundcover.

#### Elevations

The approved plans depict a single story, up to 30 foot high, convenience store building with a flat roof and parapet walls at varying heights. The elevations consist of cultured stone base, steel frame, aluminum composite metal and vertical fiber cement siding panels and trim, and an aluminum storefront window and door system. A canopy with a standing seam metal roof is flanked on both sides with entrance canopies also consisting of a standing seam metal roof. The fuel canopy is up to 20 feet tall with decorative steel columns and cultured stone attached to the

base of all columns of the fuel canopy to match the storefront. Color elevation plans submitted with the application depict neutral, earth tone colors with red accents on both structures.

#### Floor Plans

The approved plans depict a proposed 4,425 square foot convenience store building consisting of a retail area, beverage and beer coolers, deli and coffee areas with kitchen, coolers, freezers, restrooms, and an office. There is a housekeeping area screened by an 8 foot tall block wall with a gate at the northeast corner of the building.

#### Signage

The approved plans depict a 20 foot high freestanding sign located adjacent to the northern driveway entrance along Russell Road and another at the intersection of Durango Drive and Russell Road. The signs include 104.9 square feet of sign area which includes the company branding, fuel price areas, and static changeable copy area. The other signs are illuminated wall signs on the south and east sides of the building. Canopy signage is located on the south, west, and east elevations and will include the company name and logo. Both signs include colors and materials (decorative stonework at the base of the sign) to match the convenience store and fuel island canopy.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0319:

##### Current Planning

- Per revised plans;
- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Comply with previous approved drainage study PW18-16942;
- Pull off-site improvements.

**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 #0085-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states that they need more time due to a change in engineering firms.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0319	Reduced residential separation, alternative landscaping and driveways, and design review for gas station and restaurant	Approved by BCC	August 2022
DR-18-0376	Signage and lighting for a convenience store - expired	Approved by BCC	July 2018
VS-18-0150	Vacated and abandoned a drainage easement and flood control right-of-way	Approved by PC	April 2018
WS-0983-17	Convenience store and gasoline station - expired	Approved by BCC	December 2017
VS-0585-15	Vacated and abandoned a 5 foot wide portion of right-of-way being Durango Drive	Approved by PC	October 2015
TM-0012-15	Commercial subdivision	Approved by PC	March 2015
DR-1091-06	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	November 2006
ZC-0784-05	Reclassified the project site to C-2 zoning	Approved by BCC	June 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-use	CG	Undeveloped
South	Corridor Mixed-use	CG	Convenience store
East	Public Use	PF	Drainage detention basin
West	Corridor Mixed-use	RM18	Multi-family residential

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Comprehensive Planning**

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

The applicant submitted plans to Public Works and the Building Department, but those plans were drawn by the previous engineering company that represented the applicant. Since the applicant changed engineers, these permits were not completed. Since the applicant made some progress previously and this is the first extension of time request, staff can support this application.

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

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

### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

- Until August 17, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Compliance with previous conditions.

### **Fire Prevention Bureau**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- No comment.

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

**APPLICANT: MAVERICK, INC.**

**CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE  
100, LAS VEGAS, NV 89118**

**DRAFT**

ET-24-40007



# Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 163-29-813-003

PROPERTY ADDRESS/ CROSS STREETS: Durango / Russell

### DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time request for UC-22-0319

### PROPERTY OWNER INFORMATION

NAME: Maverik, Inc.  
ADDRESS: 185 South State Street, St. 800  
CITY: Salt Lake City STATE: UT ZIP CODE: 84111  
TELEPHONE: 801-865-4212 CELL \_\_\_\_\_ EMAIL: rich.piggott@maverik.com

### APPLICANT INFORMATION (must match online record)

NAME: Maverik, Inc.  
ADDRESS: 185 South State Street, St. 800  
CITY: Salt Lake City STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 801-865-4212 CELL \_\_\_\_\_ EMAIL: rich.piggott@maverik.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services  
ADDRESS: 5725 Badura Ave, Suite 100  
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # lvproc@westwoodps.com  
TELEPHONE: 702-284-5300 CELL \_\_\_\_\_ EMAIL: lvproc@westwoodps.com

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

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

Crystal Magglet  
Property Owner (Signature)

CRYSTAL MAGGLET  
Property Owner (Print)

06/13/24  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # (s) ET-24-40007

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 8-24-24

TAB/CAC LOCATION Spring Valley

ACCEPTED BY MH

DATE 6-17-24

FEES \$11,400

DATE 7-30-24

ET-24-9000m

5725 W. Badura Ave, Suite 100  
Las Vegas, NV 89118

main (702) 284-5300

**Westwood**

MAV2203

July 8, 2022

Clark County Development Services  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: UC-22-0319 Extension of Time Request  
Maverik at Durango and Russell  
APN 163-29-813-003  
HTE# PW22-19033**

To Whom it May Concern:

On behalf of our client Maverik, Inc., Westwood Professional Services respectfully submits this letter as a request for an extension of time for the above referenced UC-22-0319 and the associated NOFA conditions.

Due to unforeseen circumstances, Maverik is required to transfer the project from the previous project engineer (CRS Engineering) to Westwood Professional Services. We seek for a time extension to assume the project and continue from its present state.

We appreciate your evaluation and consideration of our request. Should you have any questions or require additional information, please call me at 702-284-5300.

Sincerely,  
Westwood Professional Services



Thai Q. Tran, PE  
Project Manager

08/21/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0323-DUONGTRAN LLC:

USE PERMIT for a banquet facility in conjunction with an existing commercial complex on a portion of 7.79 acres in an CG (Commercial General) Zone.

Generally located on the south side of Sahara Avenue, 550 feet east of Tenaya Way within Spring Valley. JJ/rp/syp (For possible action)

RELATED INFORMATION:

**APN:**

163-10-515-002 through 163-10-515-014; 163-10-515-017 through 163-10-515-021ptn

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7211 W. Sahara Avenue
- Site Acreage: 7.79 (portion)
- Project Type: Banquet facility
- Number of Stories: 1
- Square Feet: 3,168 (lease space)
- Parking Required/Provided: 209/350

Site Plans

This is a project of regional significance as defined by Title 30 as the proposed banquet facility is located within 500 feet of a local government's jurisdiction (City of Las Vegas). The plans depict a 3,168 square foot banquet facility located south of Sahara Avenue, and west of Belcastro Street on the northeast portion of the development. The north half of the commercial complex is zoned Commercial General (CG), and the south half of the site is zoned Commercial Professional (CP). The banquet facility is located within the CG zoned portion of the site. Parking is centrally located within the commercial development. Additional parking is located along the east, west, and south sides of the development, adjacent to Belcastro Street, Tenaya Way, and Laredo Street. Access to the site is from both Sahara Avenue to the north and Tenaya Way to the west. The commercial complex requires 209 parking spaces where 350 parking spaces are provided. The facility is located more than 200 feet from an area subject to residential adjacency.

Landscaping

There is no new landscaping provided or required for this request.

### Elevations

The photographs depict a business measuring between 22 feet to 25 feet in height. All buildings are existing single story buildings with stucco siding and flat roofs. The south side of the building has decorative awnings and aluminum storefront entrances with windows. No changes are proposed to the exterior of the building.

### Floor Plans

The banquet facility will occupy 2 event rooms. The main event room will be 1,800 square feet and the small event room will be 650 square feet. There will be 2 restrooms, office space, and a lobby. Additionally, there will be a utility area for storage of supplies.

### Applicant's Justification

The proposed use will be harmonious and pose no impact to the surrounding parcels. The business is currently licensed as a training center for dance and industry development classes. The applicant is requesting a special use permit for a banquet facility. The events are for corporate meetings and business summits and non-ticketed events. Hour of operation will be Monday through Friday from 7:00 a.m. through 5:00 p.m. and some weekends for corporate meetings, and also some weekend gatherings for children's birthday parties or baby showers. The applicant indicates that they will not have any live entertainment.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0616	Veterinary clinic	Approved by BCC	November 2023
UC-1547-06	On-premises consumption of alcohol	Approved by PC	December 2006
VS-0765-05	Vacated Laredo Street right-of-way	Approved by PC	June 2005
ZC-1808-04	Reclassified 3 in-line retail buildings and 7 office buildings to C-P zoning and the south half of the site and C-1 zoning for the north half	Approved by BCC	November 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U(R) & C-2	Vehicle sales & place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Corridor Mixed-Use	C-P & CG	Commercial & offices
West	Corridor Mixed-Use & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP) & RS20	Single-family residential & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

The proposed banquet facility is compatible with the existing uses within the office/commercial center. The proposed location features ample parking and adequate circulation for customers. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**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:** DUONGTRAN LLC

**CONTACT:** KAY MORE, AKTUALIZE ENTERTAINMENT, 7993 ALPINE FIR AVE, LAS VEGAS, NV 89117

DRAFT





# Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-10-515-002 through 163-10-515-014; 163-10-515-017 through 163-10-515-021

PROPERTY ADDRESS/ CROSS STREETS: 7211 W. Sahara Ave, Las Vegas, NV 89117

### DETAILED SUMMARY PROJECT DESCRIPTION

I am applying for a Special Use Permit for a Banquet Hall. We would like to schedule corporate events and babyshowers in our unused operation hours (Mon-Fri 7am-5pm ; Sat Sun afternoon)

### PROPERTY OWNER INFORMATION

NAME: DUONGTRAN, LLC  
 ADDRESS: 2291 S. Fort Apache #104  
 CITY: Las Vegas STATE: NV ZIP CODE: 89117-5896  
 TELEPHONE: (424)281-3700 CELL \_\_\_\_\_ EMAIL: DRaffle@RPMRES.COM

### APPLICANT INFORMATION (must match online record)

NAME: DUONGTRAN, LLC  
 ADDRESS: 2291 S. Fort Apache #104  
 CITY: Las Vegas STATE: NV ZIP CODE: 89117-5896 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: (424)281-3700 CELL \_\_\_\_\_ EMAIL: DRaffle@RPMRES.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: Kay More  
 ADDRESS: 7993 Alpine Fir Ave  
 CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: (702) 460-6585 CELL \_\_\_\_\_ EMAIL: Aktualizeent@gmail.com

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

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

[Signature]  
 Property Owner (Signature)\*

John Duong  
 Property Owner (Print)

6/03/24  
 Date

#### DEPARTMENT USE ONLY

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

APPLICATION # VG-24-0823

ACCEPTED BY RP

PC MEETING DATE 6/20/24

DATE 6/24/24

BC MEETING DATE \_\_\_\_\_

FEE \$ 1000.00

TAB/CAC LOCATION Spring Valley

DATE 7/30/24



UC-24-0323

**JUSTIFICATION LETTER:**

I am applying for a Special Use Permit for Banquet Facility at 7211 W. Sahara Ave, Las Vegas, NV 89117. I am applying because we are zoned c-1 which requires a use permit to provide space to outside clients.

We are currently licensed as a Training center for dance and industry development classes. We would like to be able to list our location for rental for corporate meetings and business summits in our non used hours. These will be catered events with table set ups. These would be private and non-ticketed events only. We are looking at predominantly Monday- Friday 7am-5pm for meetings and Weekends including some evenings if a corporate wrap up gathering. We will not be having any live entertainment. We will have our staff onsite at all times. We may hold some sat/sun kids birthday or baby showers if happening during the day.

Conditions we meet which are required:

1. Shall be accessed from an arterial or collector street
2. A facility shall not be located within 200 feet of areas subject to 30.04.06 residential adjacency

Landscape Plan-

We are not adding any new Landscaping to the property.

