



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 27, 2024

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for August 13, 2024. (For possible action)
- IV. Approval of the Agenda for August 27, 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. **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**
 - 2. **WS-24-0285-DE PRIETO, ELIZABETH N ESTRADA:**
HOLDOVER 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) **09/03/24 PC**
 - 3. **PA-24-700018-ORVPP TRUST & KUMAR RSHMI TRS:**
PLAN AMENDMENT to redesignate the land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on 5.00 acres. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/al (For possible action) **09/17/24 PC**
 - 4. **ZC-24-0409-ORVPP TRUST & KUMAR RSHMI TRS:**
ZONE CHANGE to reclassify 5.24 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rg (For possible action) **09/17/24 PC**
 - 5. **VS-24-0418-ORVPP TRUST & KUMAR RSHMI TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane (alignment), and between Oquendo Road and Russell Road within Spring Valley (description on file). JJ/rg/syp (For possible action) **09/17/24 PC**
 - 6. **PUD-24-0417-ORVPP TRUST & KUMAR RSHMI TRS:**
PLANNED UNIT DEVELOPMENT for a 94 lot single-family residential attached development with modified development standards on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Oquendo Road and 630 feet east of Fort Apache Road within Spring Valley (description on file). JJ/rg/syp (For possible action) **09/17/24 PC**

7. **TM-24-500084-ORVPP TRUST & KUMAR RSHMI TRS:**
TENTATIVE MAP consisting of 94 lots and 4 common lots on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rg/syp (For possible action) 09/17/24 PC

8. **WS-24-0392-AU-YEUNG, KA:**
WAIVER OF DEVELOPMENT STANDARDS to increase the fence height in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Westwind Road and approximately 300 feet north of Spring Mountain Road within Spring Valley. JJ/my/syp (For possible action) 09/17/24 PC

9. **UC-24-0399-TENAYA LOFTS, LLC:**
USE PERMIT for live-work dwellings.
WAIVER OF DEVELOPMENT STANDARDS to reduce of buffering and screening.
DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action) 09/18/24 BCC

10. **ZC-24-0400-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC**
LEASE:
ZONE CHANGE to reclassify 21.60 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/lm (For possible action) 09/18/24 BCC

11. **VS-24-0402-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC**
LEASE:
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Buffalo Drive, and between Warm Springs Road and Arby Avenue and portion of a right-of-way being Arby Avenue located between Tenaya Way and Buffalo Drive; portion of a right-of-way being Warm Springs Road located between Tenaya Way and Buffalo Drive; a portion of right-of-way being Monte Cristo Way located between Warm Springs Road and Arby Avenue and a portion of Capovilla Avenue located between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/tp/syp (For possible action) 09/18/24 BCC

12. **WS-24-0401-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC**
LEASE:
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for an office/warehouse distribution facility on 21.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/lm/syp (For possible action) 09/18/24 BCC

13. **TM-24-500081-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC LEASE:**
TENTATIVE MAP consisting of 1 commercial lot on 21.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/rp/syp (For possible action) **09/18/24 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: September 10, 2024.

- X. Adjournment.

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

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

<https://notice.nv.gov>

08/20/24 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 for detached sidewalks.

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



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,

A handwritten signature in blue ink, appearing to read 'R Skorpinski'.

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

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

HOLDOVER 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 Dindell Road within Spring Valley. JJ/jm/syp (For possible action)

RELATED INFORMATION:

APN:

163-12-710-141

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Site Plan

The plan depicts an existing accessory structure (partially built), 12 feet by 18 feet, in the southeast corner of the rear yard. The accessory 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 to the north. The existing shed is 4 feet, 6 inches from the existing single-family residence, and 5 feet from the east property line.

Landscaping

No changes are being made to the existing landscaping.

Elevations

The elevations show a 2 story accessory structure 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 floor plan of the partially built accessory structure is depicted as open on both levels with stairwell located on the interior of the back wall opposite the front door. The overall arc is 432 square feet, and the shed is 71 square feet.

Applicant’s Justification

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

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Although the existing yet partially built 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: 1 letter

PROTESTS: 2 cards, 1 letter

PLANNING COMMISSION ACTION: August 6, 2024 – HELD – To 09/03/24 – per the applicant.

APPLICANT: ELIZABETH ESTRADA

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

DRAFT

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.

09/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700018-ORVPP TRUST & KUMAR RSHMI TRS:

PLAN AMENDMENT to redesignate the land use category from Corridor Mixed Use (CM) to Compact Neighborhood (CN) on 5.00 acres.

Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ /al (For possible action)

RELATED INFORMATION:

APN:

163-32-101-009

EXISTING LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the subject parcel is currently vacant. To the west and south of the site are existing residential developments in the RS3.3 zoning district and to the north is a mixed-use development with residential and commercial components. The adjacent parcel to the east is undeveloped but further east is a multi-family residential development. The proposed master plan amendment is compatible with the surrounding area and will allow the site to be rezoned to an RM18 zoning district for a proposed single-family attached development that will serve as a transition between the surrounding moderate density residential neighborhoods and the mixed-use and multi-family residential areas to the north and east. Additionally, the propose master plan amendment aligns with the goal and policies of the Master Plan by supporting an infill development adjacent to established neighborhoods and commercial areas, and supporting development of attainable, diverse, and walkable communities.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	CM (Corridor Mixed-Use)	CC	Multi-family dwellings
South	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	RS3.3	Single-family attached dwellings
East	CM (Corridor Mixed-Use)	CC	Undeveloped
West	CM (Corridor Mixed-Use)	RS3.3	Single-family detached dwellings

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

Related Applications

Application Number	Request
ZC-24-0409	A zone change to reclassify the site from an RS20 to an RM18 zone for is a companion item on this agenda.
PUD-24-0417	A planned unit development for a single-family attached planned unit development (PUD) for modifications from the zoning regulations is a companion item on this agenda.
VS-24-0418	A vacation and abandonment of existing patent easements is a companion item on this agenda.
TM-24-500084	A tentative map for a 94 lot single-family attached planned unit development is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Corridor Mixed-Use (CM) to Compact Neighborhood (CN). Intended primary land uses in the proposed CN land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities such as parks, trails, places of assembly, schools, libraries, and other complementary uses.

The abutting properties to the north is a mixed-use development (the Gramercy) with commercial and residential components. The adjacent parcel to the east is undeveloped and in a CC zoning district. Farther to the east are existing multi-family residential and commercial developments. To the south and west are single-family residential developments in the RS3.3 zoning district. The proposed master plan amendment to Compact Neighborhood (CN) would allow a residential development that would be a transition between the higher density residential developments and commercial uses to the north and east from the lower density single-family residential developments to the west and south. The proposed plan amendment would support Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The proposed plan amendment would support Policy 1.3.2 of the Master Plan which encourages a mix of housing options within neighborhoods, both product types and unit sizes. For these reasons, staff finds the request for the Compact Neighborhood (CN) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 16, 2024, at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: KB HOME

CONTACT: CHRISTA BILBREY, 5795 BADURA AVENUE, SUITE 150, LAS VEGAS, NV
89118

DRAFT

Planned Land Use Amendment PA-24-700018



Current



Requested

DRAFT

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Requested Area To Change
- Planning Areas

Spring Valley Clark County, Nevada

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



Department of Comprehensive Planning Application Form

PA-24-700018

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ASSESSOR PARCEL #(s): 163-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: Oquendo / west of Quarterhorse

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment, zone change, PUD, tentative map and vacation on a 5.24 acre site to develop 94 single family attached homes.

PROPERTY OWNER INFORMATION

NAME: ORVPP TRUST, Rashmi Kumar Trustee

ADDRESS: [REDACTED] 723 Foreign Reef Way

CITY: Las Vegas

STATE: NV

ZIP CODE: [REDACTED] 89138

TELEPHONE: 702-445-3828

CELL

EMAIL: raykay70276@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: KB Home - Christa Bilbrey

ADDRESS: 5795 Badura Ave., Suite 180

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: (702) 266-8400

CELL (702) 449-5131

EMAIL: kbccpermits@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services - Roxanne Leigh

ADDRESS: 5725 W. Badura Ave., Suite 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: (702) 284-5300

CELL

EMAIL: lvproc@westwoodpa.com

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

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


Property Owner (Signature)*

Rashmi Kumar, Trustee
Property Owner (Print)

June 13, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-24-700018

ACCEPTED BY Romeo

PC MEETING DATE 9/17/24

DATE 7/24/24

BCC MEETING DATE 10/16/24

FEES \$2,700

TAB/CAC LOCATION Spring Valley

DATE 8/27

Westwood

May 31, 2024

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**PLANNER
COPY**
PA-24-700018

RE: **Gramercy West**
**Justification letter for Master Plan Amendment from Corridor Mix-Use (CM) to Compact
Neighborhood (CN) - APNs 163-32-101-009**
Westwood Project No. KBH2402-000

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Nevada, Inc., respectfully requests a master plan amendment for the subject parcel. The subject parcel is approximately 5.24 gross acres, located at W Oquendo Road between Fort Apache Road and CC-215. The accessor parcel number for the project site is 163-32-101-009. The current land use for the project is Corridor Mix-Use (CM). The applicant is proposing to modify the land use from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) for the purpose of rezoning the property to RM-18 in support of a single-family attached development.

Per the adopted Clark County Master Plan, the Compact Neighborhood (CN) land use category is a residential category with primary land uses consisting of single-family attached homes, duplexes, triplexes, fourplexes, and town homes. The subject parcel is currently vacant. West and South of the project site are existing communities with RS3.3 zoning (with density about 8-9 du/ac). To the north and east of the project site is a mix-use development that consists of both apartment complex, commercial space, and single-family attached housing. The applicant believes the proposed master plan amendment is compatible with the surrounding area. The amendment will allow the property to be rezoned to RM-18 for the proposed single-family attached development, which will serve as a transition between the surrounding moderate-density residential neighborhoods and commercial, mix-use areas.

Further, the proposed master plan amendment aligns with goals and policies of Clark County Master Plan by supporting an infill development adjacent to established neighborhood and commercial areas, and supporting the development of attainable, diverse, and walkable communities.

We appreciate your consideration of this request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Michael Fang, PE
Project Manager

09/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0409-ORVPP TRUST & KUMAR RSHMI TRS:

ZONE CHANGE to reclassify 5.24 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley (description on file). JJ/rg (For possible action)

RELATED INFORMATION:

APN:

163-32-101-009

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.24
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates that the subject parcel is currently vacant. To the west and south of the site are existing residential developments in the RS3.3 zoning district and to the north and east of is a mixed-used development with residential and commercial components. The adjacent parcel to the east is undeveloped, but further east is a multi-family residential development. The proposed zone change to an RM18 zoning district is compatible with the surrounding area with moderate density residential neighborhoods and commercial/mixed-use areas.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	CM (Corridor Mixed-Use)	CC	Multi-family residential development
South	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	RS3.3	Single-family residential attached development
East	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	CC	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	CM (Corridor Mixed-Use)	RS3.3	Single-family residential detached development

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

Related Applications

Application Number	Request
PA-24-700018	A plan amendment to redesignate the existing land use category from CM (Corridor Mixed-Use) to CN (Compact Neighborhood) is a companion item on this agenda.
PUD-24-0417	A planned unit development for a single-family attached planned unit development (PUD) for modifications from the zoning regulations is a companion item on this agenda.
VS-24-0418	A vacation and abandonment of existing patent easement is a companion item on this agenda.
TM-24-500084	A tentative map for a ¼ lot single-family attached planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The adjacent property to the north is a mixed-use development (the Gramercy) with commercial and residential components. The adjacent parcel to the east is undeveloped and in a CC zoning district. Farther to the east are existing multi-family residential and commercial developments. To the south and west are single-family residential developments in the RS3.3 zoning district. The proposed zone change to an RM18 (Residential Multi-Family 18) zone would allow a residential development that would be a transition between the higher density residential developments and commercial uses to the north and east from the lower density single-family residential developments to the west and south. The zone change request would support Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The proposed zone change would support Policy 1.3.2 of the Master Plan which encourages a mix of housing options within neighborhoods, both product types and unit sizes. For these reasons, staff finds the request for the request for the RM18 zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 16, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0345-2024 to obtain your POC exhibit; and that Flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: CHRISTA BILBREY, 5795 BADURA AVENUE, SUITE 150, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ZC-24-0409

4

ASSESSOR PARCEL #(s): 163-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: Oquendo / west of Quarterhorse

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment, zone change, PUD, tentative map and vacation on a 5.24 acre site to develop 94 single family attached homes.

PROPERTY OWNER INFORMATION

NAME: ORVPP TRUST, Rashmi Kumar Trustee
ADDRESS: [REDACTED] 723 Foreign Reef Way
CITY: Las Vegas STATE: NV ZIP CODE: [REDACTED] 89138
TELEPHONE: 702-445-3828 CELL _____ EMAIL: raykay70276@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: KB Home - Christa Bilbrey
ADDRESS: 5795 Badura Ave., Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 266-8400 CELL (702) 449-5131 EMAIL: kbccpermits@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services - Roxanne Leigh
ADDRESS: 5725 W. Badura Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
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.


Property Owner (Signature)*

Rashmi Kumar, Trustee
Property Owner (Print)

June 13, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) ZC-24-0409

ACCEPTED BY Romeo

PC MEETING DATE 9/17/24

DATE 7/24/24

BCC MEETING DATE 10/16/24

FEES \$1,200

TAB/CAC LOCATION Spring Valley

DATE 8/27/24

Westwood

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

main (702) 284-5300

May 06, 2024

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**PLANNER
COPY**

20-24-0409

RE: **Gramercy West**
Justification letter for Zone Change - APNs 163-32-101-009
Westwood Project No. KBH2402-000

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Nevada, Inc., respectfully requests a zone change for the subject parcel. The subject parcel is approximately 5.24 gross acres, located at W Oquendo Road between Fort Apache Road and CC-215. The accessor parcel number for the project site is 163-32-101-009.

In conjunction with a Master Plan Amendment request to modify the land use from Corridor Mixed-Use (CM) to Compact Neighborhood (CN), the applicant is requesting to rezone the property from RS-20 to RM-18. The proposed zone change will allow the development of the 94-lot single-family attached community, with an approximately 5.24± gross acres and a density of 17.94 du/ac. The proposed zoning is conforming to the post-amendment land use (CN).

The subject parcel is currently vacant. West and South of the project site are existing communities at are zoned RS 3.3 (with density about 8-9 du/ac). To the north and east of the project site is a mix-use development that consists of both apartment complex, commercial space, and single-family attached housing. The applicant believes the proposed zone change is compatible with the surrounding area. The proposed single-family attached development will serve as a transition between the surrounding moderate-density residential neighborhoods and commercial, mix-use areas.

We appreciate your consideration of this request. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Michael Fang, PE
Project Manager

09/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0418-ORVPP TRUST & KUMAR RSHMI TRS:

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane (alignment), and between Oquendo Road and Russell Road within Spring Valley (description on file). JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:
163-32-101-009

PROPOSED LAND USE PLAN:
SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 8 foot wide to 33 foot wide patent easements over the subject parcel. The applicant states that these patent easements are no longer necessary for the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	CM (Corridor Mixed-Use)	CC	Multi-family residential development
South	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	RS3.3	Single-family residential attached development
East	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	CC	Undeveloped
West	CM (Corridor Mixed-Use)	RS3.3	Single-family residential detached development

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

Related Applications

Application Number	Request
PA-24-700018	A plan amendment to redesignate the existing land use category from CM (Corridor Mixed-Use) to CN (Compact Neighborhood) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-24-0409	A zone change to reclassify the site from an RS20 to an RM18 zone is a companion item on this agenda.
PUD-24-0417	A planned unit development for a single-family attached planned unit development (PUD) for modifications from the zoning regulations is a companion item on this agenda.
TM-24-500084	A tentative map for a 94 lot single-family attached planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 16, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road and a portion of the cul-de-sac for Rocky Hill Street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0418; CCWRD has no objection to the request for vacation as presented; however, CCWRD requires all existing rights granted to us within the rights-of-way to be reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to CCWRD.

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

APPLICANT: KB HOME

CONTACT: CHRISTA BILBREY, 5795 BADURA AVENUE, SUITE 150, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

5

VS-24-0418

ASSESSOR PARCEL #(s): 163-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: Oquendo / west of Quarterhorse

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment, zone change, PUD, tentative map and vacation on a 5.24 acre site to develop 94 single family attached homes.

PROPERTY OWNER INFORMATION

NAME: ORVPP TRUST, Rashmi Kumar Trustee
ADDRESS: [REDACTED] 723 Foreign Reef Way
CITY: Las Vegas STATE: NV ZIP CODE: [REDACTED] 89138
TELEPHONE: 702-445-3828 CELL _____ EMAIL: raykay70276@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: KB Home - Christa Bilbrey
ADDRESS: 5795 Badura Ave., Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 266-8400 CELL (702) 449-5131 EMAIL: kbccpermits@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services - Roxanne Leigh
ADDRESS: 5725 W. Badura Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 284-5300 CELL _____ EMAIL: hproc@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.

Rashmi Kumar, Trustee
Property Owner (Print)

June 13, 2024
Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) VS-24-0418

PC MEETING DATE 9/17/24

BCC MEETING DATE 10/16/24

TAB/CAC LOCATION Spring Valley DATE 8/27/24

ACCEPTED BY Pomeo

DATE 7/24/24

FEES \$1200

Westwood

May 31, 2024

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**PLANNER
COPY**

VS-24-0418

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

main (702) 284-5300

RE: **Gramercy West**
Justification letter for Patent Easement Vacation - APNs 163-32-101-009
Westwood Project No. KBH2402-000

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Nevada, Inc., respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

The subject parcel is approximately 5.24 gross acres, located at W Oquendo Road between Fort Apache Road and CC-215. The accessor parcel number for the project site is 163-32-101-009. The applicant proposes to vacate the patent easement, per Patent No. 1164385 (OR: 113:93780), over the subject parcel. The patent easement is no longer needed for the proposed development as this development will provide required easements, common areas, and right-of-way via a Final Map as necessary.

An exhibit has been provided showing the proposed vacations along with supporting legal descriptions and exhibits. The previously recorded Patent Easements Documents have also been included.

Thank you for the opportunity to submit this application for your review.

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES



Michael Fang, PE
Project Manager

6

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-24-0417-ORVPP TRUST & KUMAR RSHMI TRS:

PLANNED UNIT DEVELOPMENT for a 94 lot single-family residential attached development with modified development standards on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Oquendo Road and 630 feet east of Fort Apache Road within Spring Valley (description on file). JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:

163-32-101-009

PROPOSED LAND USE PLAN:

SPRING VALLEY – COMPACT NEIGHBORHOOD (up to 18 du/ac)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.24
- Project Type: Single-family residential attached development
- Number of Lots: 94
- Density (du/ac): 18
- Minimum/Maximum Lot Size (square feet): 840/1,560
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 1,201 (minimum)/1,895 (maximum)
- Open Space Required/Provided: 11,280/11,280
- Parking Required/Provided: 206/206

Site Plans

The plans depict a single-family residential attached development totaling 94 lots and 4 common area lots on 5.24 acres located on the north side Oquendo Road. The density of the overall development is shown at 18 dwelling units per acre. The lots range in size from a minimum area of 840 square feet to maximum of 1,560 square feet. Access to the development is from Oquendo Road and Rocky Hill Street.

The plans depict modified setbacks from the standard Title 30 setback requirements for RM18 zoning. The proposed setbacks are as follows: zero feet for the side attached, front setback is 3

feet to living, 3 feet to porch/patio, 2 feet to popout and 1 foot to eave; corner side street is 5 feet; the rear setback 5 feet from the garage, 5 feet to living, 2 feet pop out and 1 foot eave. All lots have a 5 foot long driveway length and will access a 30 foot wide private street that ends in a stub street. But for the rest of the development a 38 foot wide private street is provided. Parking lot areas have been provided along the private streets; therefore, 18 parking spaces provided for guest parking within the designed parking spaces located common element "D". The development will have access to Oquendo Road to the south and a secondary access to the northwest corner of the development via Rocky Hill Street. Access to the lots is provided primarily by a 43 foot wide private street from Oquendo Road. The secondary access is provided to the interior lots by 38 foot wide private streets. There is no sidewalk provided within the development.

Landscaping

The landscaping plan show that interior and street landscaping is being provided. Street landscaping is being provided along Oquendo Road and the Rocky Hill Street. The street landscaping consists of a 15 foot wide landscaping with a detached sidewalk with landscaping on each sides; with double row of Shoestring Acacia and Southern Live Oak trees that are large type trees and spaced at 30 foot on center per Title 30 development standards.

The proposed development will have no formal private yards. Landscape, amenities, and walkways will be provided within the common elements.

A 5 foot wide landscape buffer is being provided for the east edge of the subject site. For the north property line, the adjacent apartment complex currently has an existing view fence and landscaping within their common open space in the shared property line. An 8 foot high screen wall is undesirable to the residents to the north and will not be installed as part of this development.

Elevations

The elevations provided show the attached dwelling units comprising of 5 different models for the exterior design of the homes that can be constructed within the development. The models overall have similar elevations throughout the development with 2 different options. The elevations are a 3 story dwelling with an overall height of 35 feet in height is depicted. The residences are shown with cementitious window trims, metal railing for the balcony, painted stucco, and cementitious sidings. The roof consists of pitch gable roof, with corbel at gable end and tiled roof. Each residence includes a 2 car garage with garage door with no variation in location. The provided cross section indicated a cut in grading with less than 3 feet along the west property line.

Floor Plans

The models shown range in size from 1,201 square feet to 1,895 square feet, including porch entry, balcony and garage space. The attached dwellings contain a 2 to 3 bedrooms that are located on the 3rd floor.

Applicant's Justification

The applicant states that the proposed planned unit development is an open concept with front doors facing common open space and garages are facing the rear or side of the houses. The reduced lot size and setbacks will allow more room to provide community-oriented amenities, which will offset the impact of smaller lot size. This design will encourage the residents to integrate inside the common areas of the community and provides a better connectivity between the lots. The buffering and screening along the north property line shares with an apartment complex (Gramercy) development contains an existing view fence with landscape buffer within their common space and will be undesirable to the resident of the apartment complex. As for the east property line, the applicant states that they owned the property immediate in the east and will follow on with a similar development as this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	CM (Corridor Mixed-Use)	CC	Multi-family residential development
South	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	RS3.3	Single-family residential attached development
East	CM (Corridor Mixed-Use)	CC	Undeveloped
West	CM (Corridor Mixed-Use)	RS3.3	Single-family residential development

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

Related Applications

Application Number	Request
PA-24-700018	A plan amendment to redesignate the existing land use category from CM (Corridor Mixed-Use) to CN (Compact Neighborhood) is a companion item
ZC-24-0409	A zone change to reclassify the site from an RS20 to an RM18 zone is a companion item on this agenda.
VS-24-0418	A vacation and abandonment of existing patent easements is a companion item on this agenda.
TM-24-500084	A tentative map for a 94 lot single-family attached planned unit development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being

developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

Staff finds that the proposed townhouse development is similar in character to other developments within the area. The abutting property to the north is a mixed development (the Gramercy) with commercial and residential components. The adjacent parcel to the east is undeveloped and in a CC zoning district. Farther to the east are existing multi-family residential and commercial developments. To the south and west are a single-family attached and single-family detached residential development in the RS3.3 zoning district, respectively. The proposed development would support Goal 1.1 of the Master Plan to provide opportunities for the diverse housing options to meet the needs of residents of all ages, income levels and abilities. The proposed development would support Policy 1.3.2 of the Master Plan which encourages a mix of housing options within neighborhoods, both product types and unit sizes. The proposed buildings and uses are compatible with the characteristics of the surrounding area.

With that said, staff has several concerns regarding the design of the proposed development. Staff's biggest concern is traffic circulation within the interior of the site. Staff finds that many of the interior streets are relatively narrow, and are primarily serving the small lot homes, which have reduced driveway widths. In addition, these same streets lack necessary sidewalks, which would mean pedestrians would most likely need to walk in the already narrow streets. Given the density of the site along these streets, the lack of sidewalks, and shortened driveways, staff is concerned that travel on these streets could become congested and cause safety issues for both motorists and pedestrians. Also, it appears that there will be more cut into the existing grade along the west property line, adjacent to an existing 6 foot high retaining wall and 6 foot high screen wall on top, which will most likely result in increasing the height of the retaining wall to over 6 feet. Although the applicant has not provided the ultimate height of the retaining wall, staff believes the increase would be excessive compared to what code allows.

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Spring Valley Policies SM-4.1, which the integrity of contiguous and uniform suburban neighborhoods in Spring Valley through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. While these are important factors, staff, however, ultimately finds that the proposed issues previously described could outweigh the benefits provided by the development and, therefore, are unable to support this proposed planned unit development.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 16, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Garages to be used for car parking only;
- Improved design for the 5 foot driveways;
- Every street to include a sidewalk;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- 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.
- Applicant is advised that future modifications to the plans including but not limited to increased wall height may need an additional land use application; within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road and a portion of the cul-de-sac for Rocky Hill Street.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: CHRISTA BILBREY, 5795 BADURA AVENUE, SUITE 150, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

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PUD-24-0417

ASSESSOR PARCEL #(s): 163-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: Oquendo / west of Quarterhorse

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment, zone change, PUD, tentative map and vacation on a 5.24 acre site to develop 94 single family attached homes.

PROPERTY OWNER INFORMATION

NAME: ORVPP TRUST, Rashmi Kumar Trustee
ADDRESS: [REDACTED] 723 Foreign Reef Way
CITY: Las Vegas STATE: NV ZIP CODE: [REDACTED] 89138
TELEPHONE: 702-445-3828 CELL _____ EMAIL: raykay70276@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: KB Home - Christa Bilbrey
ADDRESS: 5795 Badura Ave., Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 266-8400 CELL (702) 449-5131 EMAIL: kbccpermits@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services - Roxanne Leigh
ADDRESS: 5725 W. Badura Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
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.


Property Owner (Signature)*

Rashmi Kumar, Trustee
Property Owner (Print)

June 13, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PUD-24-0417

PC MEETING DATE 9/17/24

BCC MEETING DATE 10/16/24

TAB/CAC LOCATION Spring Valley

ACCEPTED BY Romeo

DATE 7/24/24

FEES \$1500

DATE 8/27/24

May 31, 2024

**PLANNER
COPY**
PUD-24-0417

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Gramercy West
Justification letter for Planned Unit Development - APN 163-32-101-009
Westwood Project No. KBH2402-000**

To whom it may concern:

Westwood Professional Services, on behalf of our client, KB Home Nevada, Inc., respectfully submit this planned unit development package for the subject parcel. The subject parcel is approximately 5.24 gross acres, located at W Oquendo Road between Fort Apache Road and CC-215. The accessor parcel number for the project site is 163-32-101-009.

The Planned Unit Development application is requesting the following modification to the standards.

30.02.09.B – Lot Area

Standard:	1,800 square feet minimum
Requested:	840 square feet (30' x 27').
Justification:	The proposed community is an open concept with front doors facing common open space and garages are facing the rear or side of the houses. With this type of product there aren't typical enclosed rear and side yards. The reduced lot area will allow more room to provide community-oriented amenities, which will offset the impact of smaller lot size. This design will encourage the residents to integrate inside the common areas of the community and provides a better connectivity between the lots.

30.02.09.B – Setbacks

	Standard	Requested
Front (Primary/Accessory):	20'	5' (Living) 3' (Porch/Patio) 2' (Pop out) 1' ((Eave)
Side (Interior):	20'	0'
Side (Street):	20'	7'
Side (Garage):	(none)	5'
Rear (Garage):	(none)	5'
Rear (Primary/Accessory):	20/5'	3' (Living) 2' (Pop out) 1' ((Eave)

Justification: The setbacks are being proposed due to the house plans utilizing rear and side load garage architecture. Parking lot areas have been provided in lieu of full driveways along the private streets. The front doors facing common open space along with common walks to all front doors will create plenty of distance between houses. In conjunction with the lot area reduction modification above, this modification will allow an open concept

Westwood

community design that encourages the residents to integrate inside the common areas of the community and provides a better connectivity between the lots. All homes will be equipped with an automatic fire sprinkler system.

30.04.02.C.1.i - Buffering and Screening

Standard: Buffering and screening wall shall consist of a 15-foot landscape buffer with an 8-foot decorative screen wall. Industrial zoning district may increase wall height to 10 feet maximum.

Request: 5.0' minimum landscape buffer specifically for east edge of the site. Remove 8-foot decorative screen wall requirements for the east and north edge of the site.

Justification: This waiver of standards is being requested due to the rear-load architecture of the buildings and open concept design of the communities. Since the front door of the buildings will face the required buffer area. A 8-foot screen wall is unnecessary and undesirable. The 5.0' minimum landscape buffer is being requested for the east edge. The applicant owns and will develop the adjacent parcel to the east. Both projects are proposing similar building architecture and community design. The common space will be shared between the two communities with pedestrian path in between. Applicant's adjacent development provided approximately 25' common space, combine with the 5' minimum landscape area requested by this waiver, a 30-foot-wide landscape area will be created, which will benefit residents from both developments. For the north edge, the adjacent apartment complex has installed view fence and landscaping within their common space along the edge. A 8-foot screen wall is also undesirable to the resident of the apartment complex. The removal of decorative screen wall requirement will allow future homeowners to benefit from the landscape installed by the apartment complex.

30.04.05.I.4 - Common Open Space – Area Prohibited as Required Common Open Space

Standard: The following areas shall not be counted towards required Common Open Space:

- i. Required Landscape and buffer areas...
- iv. Private Yards not subject to an open space or conservation easement...
- xi. With the exception of amenity zones, spaces with any dimension of less than 15 feet shall not count toward satisfying the Common Space requirement.

Request: Remove item i, iv, and xi.

Justification: The proposed community is a community with open concept design. There will be no formal private yards. Landscape, amenities, and sidewalks will be provided within the common elements and the building setback areas. The applicant believes that those proposed landscape and amenitized area, consist of roughly 20% of the project site, meets the purpose of common open space, as defined in Title 30, Section 30.04.05.I.1. However, the current Title 30 prohibits the proposed area to be counted as open space. which creates a burden for the applicant to meet the open space requirement. Hence, couple item with in Section 30.04.05.I.4 are requested to be removed with this waiver.

Westwood

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

main (702) 284-5300

Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

A handwritten signature in blue ink, appearing to read 'M. Fang', is written over a faint, light blue circular stamp or watermark.

Michael Fang, PE
Project Manager

09/17/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500084-ORVPP TRUST & KUMAR RSHMI TRS:

TENTATIVE MAP consisting of 94 lots and 4 common lots on 5.24 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located 630 feet east of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rg/syp (For possible action)

RELATED INFORMATION:

APN:
163-32-101-009

PROPOSED LAND USE PLAN:
SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.24
- Project Type: Single-family attached planned unit development
- Number of Lots: 94
- Density (du/ac): 17.93
- Minimum/Maximum Lot Size (square feet): 840/1,560

The plans depict a single-family residential attached development totaling 94 lots and 4 common area lots on 5.24 acres located on the north side Oquendo Road and 630 feet east of Fort Apache Road. The density of the overall development is shown at 17.93 dwelling units per acre. The lots range in size from a minimum area of 840 square feet to maximum of 1,560 square feet. The lots are configured to the attached single-family dwelling. All lots will usually have a 5 foot long driveway length and will access a 38 foot wide private street. The development will have access to Oquendo Road to the south and access to the northwest corner via Rocky Hill Street. Access to the lots is provided primarily by a 43 foot wide private street from Oquendo Road. The secondary access is provided to the interior lots by 38 foot wide private street. There is no sidewalk provided within the development.

The landscape plans show that interior and street landscaping is being provided. Street landscaping is being provided along Oquendo Road and Rocky Hill Street. This landscape strip contains the required large trees and a medium to large shrubs.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	CM (Corridor Mixed-Use)	CC	Multi-family residential development
South	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	RS3.3	Single-family residential attached development
East	CM (Corridor Mixed-Use)	CC	Undeveloped
West	CM (Corridor Mixed-Use)	RS3.3	Single-family residential attached development

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

Related Applications

Application Number	Request
PA-24-700018	A plan amendment to redesignate the existing land use category from CM (Corridor Mixed-Use) to CN (Compact Neighborhood) is a companion item on this agenda.
ZC-24-0409	A zone change to reclassify the site from an RS20 to an RM18 zone is a companion item on this agenda.
PUD-24-0417	A planned unit development for a single-family attached planned unit development (PUD) for modifications from the zoning regulations is a companion item on this agenda.
VS-24-0418	A vacation and abandonment of existing patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Spring Valley Policies SM-4.1, which the integrity of contiguous and uniform suburban neighborhoods in Spring Valley through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses. While these are important factors, staff ultimately finds that the proposed issues previously described could outweigh the benefits provided by the development and since staff is not supporting the companion PUD-24-0417, staff is unable to support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 16, 2024, at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road and a portion of the cul-de-sac for Rocky Hill Street;
- 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.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;

- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0345-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: CHRISTA BILBREY, 5795 BADURA AVENUE, SUITE 150, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

TM-24-500084

ASSESSOR PARCEL #(s): 163-32-101-009

PROPERTY ADDRESS/ CROSS STREETS: Oquendo / west of Quarterhorse

DETAILED SUMMARY PROJECT DESCRIPTION

Master plan amendment, zone change, PUD, tentative map and vacation on a 5.24 acre site to develop 94 single family attached homes.

PROPERTY OWNER INFORMATION

NAME: ORVPP TRUST, Rashmi Kumar Trustee
ADDRESS: 723 Foreign Reef Way
CITY: Las Vegas STATE: NV ZIP CODE: 89138
TELEPHONE: 702-445-3828 CELL: _____ EMAIL: raykay70276@gmail.com

APPLICANT INFORMATION (must match online record)

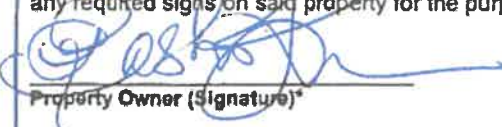
NAME: KB Home - Christa Bilbrey
ADDRESS: 5795 Badura Ave., Suite 180
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 266-8400 CELL (702) 449-5131 EMAIL: kbccpermits@kbhome.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Westwood Professional Services - Roxanne Leigh
ADDRESS: 5725 W. Badura Ave., Suite 100
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 284-5300 CELL _____ EMAIL: hproc@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.


Property Owner (Signature)*

Rashmi Kumar, Trustee
Property Owner (Print)

June 13, 2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500084
PC MEETING DATE 9/17/24
BCC MEETING DATE 10-16-24
TAB/CAC LOCATION Spring Valley DATE 8/27/24

ACCEPTED BY Romeo
DATE 7/24/24
FEES \$750

8

09/17/24 PC AGENDA SHEET

REVISED

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0392-AU-YEUNG, KA:

WAIVER OF DEVELOPMENT STANDARDS to increase the fence height in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the west side of Westwind Road and approximately 300 feet north of Spring Mountain Road within Spring Valley. JJ/my/syp (For possible action)

RELATED INFORMATION:

APN:

163-13-105-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase the fence height to 8 feet where a maximum of a 6 foot high decorative fence is permitted within the first 15 feet of the front property line per Section 30.04.03B (a 33% increase).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3445 Westwind Road
- Site Acreage: 0.51
- Project Type: Fence
- Fence Height (feet): 8

Site Plan

The plan depicts an existing single-family residence with driveway access from Westwind Road. The proposed fence will be located along the front (east) property line. Two gates are proposed along the street; 1 gate is approximately 40 feet from the southern property line, and the other is on the northeast corner of the site.

Landscaping

There are no proposed changes to landscaping associated with this application.

Elevations

The elevations depict 8 foot high block pilasters with an 8 foot high wrought iron fence in between the pilasters.

Applicant’s Justification

The applicant states that they are concerned about disruptive and potentially dangerous pedestrian traffic from 2 nearby shopping centers that are causing problems with noise in the middle of the night. They are hoping that raising the fence higher will provide protection for the house and family.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residence
South	Corridor Mixed-Use	CG	Shopping center

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

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 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.

Staff finds that the properties within the neighborhood have decorative fences along their front property lines that are up to 6 feet in height. The applicant has not provided any mitigating measures to limit the potential negative impacts on the neighborhood or reasoning as of why exceeding the maximum wall height allowed per Title 30 is necessary. Over height fences within front yards detract from the aesthetics of the streetscape. Therefore, staff cannot support this request.

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:

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

Public Works - Development Review

- Coordinate with Public Works - Development Review for protection of the fire hydrant on the northeast corner of the site.
- Applicant is advised that wall over 24 inch in height cannot be within the sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KA AU-YEUNG

CONTACT: KA AU-YEUNG, 3445 WESTWIND ROAD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

8

ASSESSOR PARCEL #(s): 163-13-105-007

PROPERTY ADDRESS/ CROSS STREETS: 3445 Westwind Rd, Las Vegas, NV 89146

DETAILED SUMMARY PROJECT DESCRIPTION

3 FT Tall fence along the east property line at front of house. Construct of blocks and wrought iron.

PROPERTY OWNER INFORMATION

NAME: Ka Au-Yeung
ADDRESS: 2707 Redwood St
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: _____ CELL 702 715 5996 EMAIL: KaybaeLV@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: Ka Au-Yeung
ADDRESS: 3445 Westwind Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702 715 5996 EMAIL: kaybaeLV@hotmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Ka Au-Yeung
ADDRESS: 3445 Westwind Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702 715 5996 EMAIL: KaybaeLV@hotmail.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.

Ka Au-Yeung
Property Owner (Signature)*

Ka Au-Yeung
Property Owner (Print)

4/11/24
Date

DEPARTMENT USE ONLY.

AC AR ET PUDD SN UC WS
 ADR AV FA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) WS-24-0392

ACCEPTED BY RP

PC MEETING DATE 9/17/24

DATE 7/24/24

BCC MEETING DATE _____

FEES \$800.00

TAB/CAC LOCATION Spring Valley

DATE 8/27/24

24-0392

Applying for a wrought iron fence in front of the property to increase wall height to 8 ft tall.

I need a waiver because my house is bordering two commercial plazas on a high traffic street. I want the fence to be safe, grand and beautiful like the custom home it would be in front of. Pilasters will be constructed of blocks and the walls will be wrought iron.

We recently purchased this gorgeous million dollar home in November of 2023, moved in for 4 months, having quite a few concurrences of intoxicated persons on the edge of our property late at night, often hearing them scream. One night, you can hear clearly from our primary bedroom that they were vomiting very close by after screaming... in the middle of the night!! Later on another morning, we found someone sleeping next to the power box right at the corner of my property nearest to the commercial side. On another note, we also have at least few people walking their dogs that will urinate and defecate in our front yard as we watch, even after warning them multiple times.

I live with my retired parents and my disabled husband who has heard many stories from his Veteran buddies about people easily climbing and stepping over 3-6ft block walls. This brings concerns of kidnapping to mind, as I'm raising a 4 year old and also a newborn. In summary I deeply care and want our kids and elders to feel safe and not worry about kidnapping or any drunk drivers while enjoying our front yard. I want a grand fence that is tall, safe, secure, and matches the beautiful custom home we have to avoid chaos happening at all hours. I want to feel safe and protect my family so me and my husband can watch the kids grow while taking care of our parents here with peace of mind.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0399-TENAYA LOFTS, LLC:

USE PERMIT for live-work dwellings.

WAIVER OF DEVELOPMENT STANDARDS to reduce of buffering and screening.

DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-411-011; 163-34-411-012

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of a landscape buffer to 10 feet where a minimum of 15 feet is required per Section 30.04.02C (a 33% reduction).
- b. Reduce the height of a decorative screen wall to 6 feet where an 8 foot high decorative screen wall is required per Section 30.04.02C (a 25 % reduction).

BACKGROUND:

Project Description

General Summary

- Site Address: 6345 S. Tenaya Way
- Site Acreage: 5.60
- Project Type: Office/warehouse with live-work dwellings
- Number of Units: 4 live-work dwellings
- Number of Stories: 2
- Building Height (feet): 42 (Building D2)/43 (Building F1)
- Square Feet: 33,952 (Building D2)/32,056 (Building F1)
- Parking Required/Provided: 426/431
- Sustainability Required/Provided: 7/7

History & Request

The site was originally approved for an office/warehouse complex with live-work dwellings (accessory residential quarters within each office/warehouse lease unit). The 3 existing office warehouse buildings with live-work dwellings (Phase I) are located to the south of this request.

This request is for Phase 2, which was previously approved as an office/warehouse complex with 2 buildings located on the northern portion of the parcel with a parking lot located west of existing Loftworks buildings (Phase 1). Use permit (UC-0787-17) was approved for to modify the office/warehouse complex with increased live-work dwelling area (Building D1) and a 2 story, 50 foot high office/warehouse (JLA Corporate Building).

Site Plan

The plan depicts the modification of phase 2 of the proposed office/warehouse complex. The JLA Corporate Building has been replaced by a 5-unit office/warehouse building with 4 live-work dwelling units above the 1st floor and is designated as Building F1. Building D1 remains as a 10 unit office/warehouse building with 10 live-work dwelling units per UC-0787-17. In addition, a proposed Building D2 for an 8 unit office/warehouse without live-work dwelling units is located on the west end of phase 2. Access to the site is from a shared driveway on Tenaya Way. Parking is located along the south side of the proposed buildings and between the previously approved Building D1 and proposed Building F1. This request the site provides a total of 431 parking spaces for the entire complex where 426 parking spaces are required.

Landscaping

The plan shows a previously approved 20 foot wide landscape area along Tenaya Way with an attached sidewalk. A gated 10 foot wide landscape area is shown along the north property line with an existing 6 foot high decorative block wall. The applicant requests to keep the wall height as is. Landscaping is provided throughout the parking areas and in pockets along the southern face of the buildings.

Elevations

The plan depicts a 2 story, 42 foot high office/warehouse (Building D2). Also, the plan depicts a 2 story, 43 foot high office/warehouse with live-work units (Building F1). The building materials consist of concrete tilt-up panels, stucco finished foam pop-outs, acrylic canvas awnings, sectional roll-up doors, mixed exterior cladding stone and brick materials, wood shutters, and wrought iron railings. Decorative window and chamfered concrete reveals are shown on all elevations. Buildings D2 and F1 has a flat corniced parapet roofline along the north side. Buildings D2 and F1 feature a pitched roof with concrete roof tiles at an overall height of 42 feet and 43 feet, respectively. The lowest parapet line on the north elevation is 33 feet high on the second floor. The southern elevation includes varying roof lines, diverse building façade details, and varying window fenestrations. Although, the elevations are provided Building D1, no changes to the elevation characteristics for Building D1 have been proposed.

Floor Plans

The plan depicts a 33,952 square foot (Building D2) office/warehouse building with 16,616 square feet of office, and 17,336 square feet of warehouse. The proposed building comprises of an 8 units without any live-work dwelling being proposed. The first floor consists of a warehouse, restroom, breakroom and office space. The second floor consists of office space with a balcony faces the south into the office/warehouse complex.

The plan shows a 33,056 square foot (Building F1) office/warehouse building with areas ranging from 688 square feet to 4,448 square feet of office space, 104 square feet to 6,236 square feet of

warehouse space, and 1,520 square feet to 1,562 square feet of live-work dwelling space. The building comprises of a 5 units, with 4 live-work dwellings. The west unit on the first floor consists of a warehouse, maintenance room, reception, restroom, entry and coffee room. The second floor consists offices, conference room, break room, restrooms and storage. The remaining 4 units are office/warehouses with live-work dwellings. There are 2 options for the office/warehouse live-work unit layout. The first type includes 688 square feet of office area, 3,104 square feet of warehouse area, and 1,520 square feet of unit living area. The second type includes 688 square feet of office area, 3,134 square feet of warehouse area, and 1,562 square feet of unit living area. The second floor of the 4 office/warehouse units include a balcony that faces south into the interior of the office/warehouse complex. The live-work dwellings are located on the second floor.

Plans are provided for Building D1, however, there are no changes proposed for this building and it is in accordance with the previously approved UC-0787-17.

Applicant's Justification

The applicant indicates the building materials, color palette, and overall design elements are the same as the previous approval. The proposed 5 unit and 8 unit buildings will be visually compatible with the other buildings in Phase 1. Sufficient landscaping along the perimeter of the proposed buildings and throughout the nearby section of the parking lot coincide with the previously approved landscaping in Phase 1 and the remaining portion of Phase 2.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400157 (UC-0787-17)	Extension of time was approved for the increase live-work dwellings and waiver of mixed-use development design standards and design review	Approved by BCC	December 2023
ET-22-400014 (UC-0787-17)	Extension of time was approved for the increase live-work dwellings and waiver of mixed-use development design standards and design review	Approved by PC	April 2022
ET-20-400018 (UC-0787-17)	Administrative extension of time was approved for the increase live-work dwellings and waiver of mixed-use development design standards and design review	Approved by ZA	March 2020
UC-0787-17	Increased live-work dwellings and waiver of mixed-use development design standards and design review to modify the office/warehouse complex and parking lot	Approved by BCC	November 2017
WS-0502-17	Reduced side setback and height setback ratio for an office warehouse buildings (Phase 2)	Approved by BCC	August 2017
WS-0232-07	Reduction parking and a design review for an office/warehouse complex with live-work dwellings - expired	Approved by BCC	April 2007
ZC-1698-06	Reclassified the west half of the site from R-E to M-D zoning for a future development	Approved by BCC	January 2007

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0377-06 (ZC-2154-04)	Waiver of conditions of a zone change requiring dedication of 30 feet for Monte Cristo Way	Approved by BCC	January 2007
ZC-2154-04	Reclassified the east half of the site and parcels to the east from R-E to M-D zoning for a warehouse complex with accessory residential quarters	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & RS5.2 (AE-60)	Warehouse & distribution & single-family dwellings
South	Business Employment	RS20 & IP (AE-60)	Undeveloped & Phase I of this project
East	Business Employment	IP (AE-60)	Place of worship
West	Business Employment	IP (AE-60)	Undeveloped

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

A 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 of undue adverse effect on adjacent properties.

As part of the Neighborhood Services and Employment Options in the Comprehensive Master Plan, Policy SV-1.5 encourages the development of neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs (including health and childcare) and potentially work within proximity of their homes, with a focus on commercial activity at nodes throughout the community as opposed to along linear commercial corridors. The proposed live-work dwelling component for this site is appropriate for the location and complies with the above policy. Also, the existing Loftworks development contains live-work dwellings. However, since staff is not supporting the waivers of the development standards, staff recommends denial of this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The intent of the buffering and screening requirement is to enhance the visual appearance of the community and reduce impacts of uses and activities on neighboring properties. The subject property is zoned industrial and is adjacent to a single-family residential development to the north. The affected area is on the north side of the proposed Building F1. This request is a self-imposed hardship that can be rectified with a redesign of the location of the proposed building to accommodate the buffer and wall height per Title 30 standards. The proposed reduction in buffer width and wall height does not meet the intent of the Master Plan Policy SV-1.1 (Neighborhood Integrity) related to contiguous and uniform neighborhood development. Therefore, staff cannot support this request.

Design Review

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

Master Plan Policy SV-5.2 prohibits residential uses, or other incompatible uses as defined by Title 30, on deed restricted parcels or as prohibited within the Airport Environs Overlay District. The west end of phase 2 contains certain deed restrictions which prohibits uses such as live-work dwellings. The proposed building design includes classic exterior elements, architectural enhancements on all elevations and is architecturally compatible with the Loftworks development phase 1 to the south. However, since staff is not supporting the waiver of the development standards, staff recommends denial of this request.

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:

- 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 approval of a Certificate of Compliance.

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0219-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TENAYA LOFTS, LLC

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

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

9
KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

July 18, 2024

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter – Design Review
Tenaya Lofts, LLC
APNs: 163-34-411-011 and 012***

To Whom It May Concern:

Please be advised this office represents Tenaya Lofts, LLC (the “Applicant”) in the above-referenced matter. The Applicant is submitting revisions to a design review of a previously approved live/work, office warehouse project called “Loftworks.” The property is located near the northwest corner of S. Tenaya Way and W. Sunset Road, bearing Clark County Assessor Parcel Numbers 163-34-411-011 and 012 (formerly APN 163-34-411-010) (the “Property”).

By way of background, the Clark County Board of County Commissioners approved use permits and a design review in August 2017 (UC-0787-17) to modify an approved office/warehouse complex with manager’s units. An administrative first extension of time (ET-20-400018) was approved in March 2020. A second extension of time (ET-23-400157) was most recently approved in December 2023.

The initial design review approved “Phase I” and “Phase II” of the office/warehouse complex with manager’s units. Phase I is now developed and includes three office warehouse buildings with manager’s units. Phase II was approved to the north and west of Phase I. Phase II was originally approved to include five office/warehouse buildings and a sixth, corporate office building on the northeast corner of the Site abutting Tenaya Way.

The Applicant now requests a design review for the following change:

- The previously approved corporate office building situated on the northeast corner of the Site (called out on approved site plan as “Proposed JLA Corporate Office”) is now a 5-plex office warehouse building similar to the other approved office warehouse buildings in Phase I and Phase II.
- Further, the Applicant proposes changes to previously approved Buildings D1 and D2. The interiors have changed and therefore, the revised floor plans are subject to the instant design review. Building D1 remains a 10-plex but D2, a previously approved 10-plex, is now a proposed 8-plex.

The JLA Corporate Building was originally approved as a two-story, 50-foot high and approximately 30,222 square foot building. The newly proposed building will include the office on the west most unit, and office/warehouse spaces with manager's units in the remaining four units. It will similarly be a two-story building, however, with a reduced height of 41'-5" and an approximate area of 32,056 square feet. Like the other Loftworks buildings, the first floor of the 5-plex building is office warehouse space and the respective manager's units will occupy the second floor. Despite this change, the building materials, color palette, and overall design elements are the same as the previous approval. The proposed 5-plex building will be visually compatible with the other buildings in Phase II. There will also be sufficient landscaping along the perimeter of the proposed 5-plex building and throughout the nearby section of the parking lot to coincide with the previously approved landscaping in Phase I and the remaining portion of Phase II. The parking count has also changed from the previous approval. The proposed development now provides 431 parking spaces where 430 spaces are required. Previously, 448 spaces were provided where 413 spaces were required.

Thank you in advance for your consideration. Please let me know if you have any questions or need additional information.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0400-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC LEASE:

ZONE CHANGE to reclassify 21.60 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/lm (For possible action)

RELATED INFORMATION:

APN:

176-03-401-011 through 176-03-401-014; 176-03-401-019; 176-03-402-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.60
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to IP (Industrial Park) is conforming to the Master Plan. The property to the east of the site is undeveloped and planned for Business Employment. The property to the north is undeveloped but zoned IP and CG (Commercial General) and designated Business Park in the Master Plan. A distribution center is under construction to the west of the site and is zoned IP and designated Business Employment in the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1629-06 (ET-0360-08)	First extension of time for an office complex with signage	Approved by BCC	February 2009
VS-0817-07	Vacated and abandoned easements	Approved by PC	August 2007
VS-0266-07	Vacated and abandoned easements and right-of-way	Approved by BCC	February 2009

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1629-06	Office complex and signage package	Approved by BCC	January 2007
ZC-0889-05	Reclassified 43.9 acres from R-E to C-2 zoning	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Industrial Park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Undeveloped
East	Corridor Mixed-Use	IP	Undeveloped
West	Business Employment	IP	Warehouses

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

Related Applications

Application Number	Request
TM-24-500081	A tentative map for a single lot industrial subdivision is a companion item on this agenda.
WS-24-0401	A waiver of development standards for an office/warehouse and distribution center is a companion item on this agenda.
VS-24-0402	A vacation of easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the existing planned land use category for the subject site is Business Employment. The Master Plan states that the primary intended land uses for this category include warehouse flex spaces and distribution centers. In addition, the Master Plan also indicates that the uses within this land use category should be located near major transportation corridors. Staff finds that the IP zone at this location would be located near the CC 215 corridor allowing easy access to rail and air freight operations. In addition, the surrounding area, north of Warm Springs Road, is slowly shifting towards more industrial and warehouse/distribution-oriented uses. The properties surrounding the site have been developing as industrial uses and can support the additional developing industrial uses. Lastly, staff finds that the proposed zone change to the IP zone would also support Policies 5.1.3 and 5.5.1, which encourage the diversification of the economic base of the Las Vegas Valley and concentrating industrial and

higher intensity uses within designated Business Employment areas. For these reasons, staff finds the request for the IP zone is appropriate for this location and can support the zone change 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:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0347-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO V., LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

10

ASSESSOR PARCEL #(s): 176-03-401-011, 012, 013, 014, 019; 176-03-402-001

PROPERTY ADDRESS/ CROSS STREETS: NORTH SIDE OF WARM SPRINGS ROAD, 1,200 FEET EAST OF BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 354,600 sq ft WAREHOUSE/DISTRIBUTION CENTER (THREE BUILDINGS - 238,000 sq ft, 80,500 sq ft & 43,000 sq ft)

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC (Lease)
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION (must match online record)

NAME: MAJESTIC EJM ARROYO V LLC
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Vornsand, AICP
ADDRESS: 62 Swan Circle
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449
TELEPHONE: (702) 321-8229 CELL (702) 321-8229 EMAIL: john@vornsandconsulting.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.

Shauna Bradley
Property Owner (Signature)*

Shauna Bradley, Director, CC RPM
Property Owner (Print)

6/18/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 21-24-0400
PC MEETING DATE _____
BCC MEETING DATE 9/18/24
TAB/CAC LOCATION Spring Valley

ACCEPTED BY [Signature]
DATE 7/24/24
FEES \$1,200

DATE 8/27/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-401-011, 012, 013, 014, 019; 176-03-402-001

PROPERTY ADDRESS/ CROSS STREETS: NORTH SIDE OF WARM SPRINGS ROAD, 1,200 FEET EAST OF BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 354,600 sq ft WAREHOUSE/DISTRIBUTION CENTER (THREE BUILDINGS - 238,000 sq ft, 80,500 sq ft & 43,000 sq ft)

PROPERTY OWNER INFORMATION

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ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION (must match online record)

NAME: MAJESTIC EJM ARROYO V LLC
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Vornsand, AICP
ADDRESS: 62 Swan Circle
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449
TELEPHONE: (702) 321-8229 CELL (702) 321-8229 EMAIL: john@vornsandconsulting.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)*

Robert C. Martin
Property Owner (Print)
Registered Agent

11/2/24
Date

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

APPLICATION # (s) ZC-24-0401
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY [Signature]
DATE 7/10/24
FEES _____

DATE _____

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: john@vornsandconsulting.com

Planner
Copy

ZC-21-0401

July 15, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

**RE: Justification Letter for Zone Change, Design Review & Waiver of
Development Standards APN 176-03-401-019, 011, 012, 013, 014; 176-03-
402-001**

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Arroyo V LLC. The Applicant is proposing to develop a warehouse/distribution center on 19.75 acres located between Warm Springs Road and Arby Avenue. The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park), a Design Review, and Waivers of Development Standards as described in the project summary/description below. Please also note, the proposed development will also include accompanying Tentative Map and Vacation Applications.

Project Description:

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park). The planned land use for the area is BE (Business Employment).

The requested land use includes both onsite and offsite improvements. Onsite improvements consist of three (3) warehouse/distribution buildings containing 238,000 square feet, 43,000 square feet and 80,600 square feet respectively, for a total of 361,600 square feet.

Offsite improvements consist of frontage half-street improvements along Arby Avenue and Warm Springs Road including, but not limited to: Right-of-Way Vacations, dedications, typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), pavement, curb gutter, sidewalk, public utilities (i.e. storm drain, sewer, water, dry utilities, etc.), streetlights, traffic control devices, and a series of driveway encroachments. Both Arby Avenue and Warm Springs Road will consist of half street improvements with typical over-pave meeting the Clark County Area Uniform Standard Drawings (CCAUSD) and public utility main extensions along the property frontage per the local design criteria. Pioneer Way and Tenaya Avenue will consist of pavement restoration and public utility main extensions in order to provide utility service to the north side of the site through Arby Ave.

The site is bounded by properties with existing Zoning classifications as follows:

- South across Warm Springs Road: An existing residential subdivision zoned RS3.3.
- East: Vacant properties zoned RS20 adjacent to North half and adjacent to South half. Both properties are designated on the land use plan for Business Employment (BE). Therefore, the requirements outlined per Title 30.04.02 and 30.04.06 for residential

adjacency do not apply. No additional waivers will be requested. Additionally, preliminary conversations with the adjacent property Owners have indicated the sites are NOT anticipated to be developed for residential use in the future.

- North across Arby Avenue: Vacant properties zoned IP and CG designated on the land use plan for Business Employment.
- West: Properties zoned IP and designated on the land use plan for Business Employment (BE) including a distribution center presently under construction adjacent to the North half.

272 parking spaces provided where a minimum of 252 spaces are required and a maximum of 291 parking spaces are allowed per Title 30. Bicycle parking is proposed in conformance to Title 30 requirements.

Drivable access to the development is proposed Warm Springs Road and Arby Avenue. Pedestrian access to the development is proposed from Warm Springs Road and Arby Avenue with direct access to the building from the frontage parking along the west and east side of building 1, along the north side of building 2, and on the south side of building 3. Cross access is not required for this application as the proposed development will be part of an Industrial Subdivision and there are no adjacent properties sharing a property line to the proposed development.

The buildings are designed as potential multi-tenant buildings with entrances/office locations facing Arby Avenue and Warm Springs Road at all corners of building 1, on the north side of building 2 and the south side of building 3. In conformance with Title 30.04.05.G(3), the entrance area consists of the following architectural elements:

- 42' tall glazed parapets with 9' vertical glazing at the ground level entry and 6' tall glazing 17' at Finished Floor
- Glazed office entrance doors recessed approximately 4'-8" from the exterior face of the panel—forming an "L" entry glazing system at the corners. The central office features a 16' wide recessed glazing entrance that exceeds approximately 4'-8" deep.

All mechanical equipment will be screened from the public Right-of-Way in conformance with Title 30. Site Lighting will conform to the requirements of the Title 30 and will be located in intentional locations throughout the site and along the perimeter of the property to provide sufficient illumination while not impacting any of the adjoining properties. All lights along the building façade will be flush-mounted so as not to impose or "spill" onto adjoining properties. All other site lighting fixtures include illumination screening or shielding to mitigate light trespassing. A site lighting and photometric plan will be designed and prepared for Electrical and Zoning review and approval during the Building Permit phase.

Landscaping and building setbacks are proposed on all four abutting streets with landscaping also provided throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List. The development will comply with sustainable design criteria outlined in the Clark County Comprehensive Planning Sustainable Provisions Checklist.

The applicant has completed the Sustainability Provision form summarizing the maximum "points" achievable within reasonable means for the proposed development. Please refer to the completed Sustainability Provision form for reference. A maximum of 5.25 points is achievable for this development where 7 points is encouraged per Title 30.04.05.J. The sustainable architectural elements include daylighting strategies, low-emissivity glass installation, and electric bicycle parking areas. Please refer to the architectural Site Plan, Floor Plan and Elevation views for further detail.

The sustainable landscaping elements include increasing the proposed tree count beyond code minimum, increasing water-efficient plantings, increasing landscape width, increasing mature tree canopies in paved parking areas. A detailed summary of these sustainable design initiatives illustrated on the Landscape plans and summarized below:

1. Trees: 10% more than required
 - Required Street Trees: 37
 - Provided Street Trees: 42
 - Required Parking Lot Trees: 73
 - Provided Parking Lot Trees: 77
 - Total Trees Required On-site: 110
 - Total Trees On-site: 123 (13% more)
2. Water Efficient Planting- 95% or more of plants have low or very low water needs:
 - Trees/ Shrubs on Plan: 475
 - Trees/ Shrubs with Low/ Very Low Water Needs: 475 (100%)
3. Parking Lot Trees: Mature Trees Canopies Cover at Least 50% of Paved Parking
 - Parking Spaces Provided: 272
 - Square Foot of each Space: 162
 - Parking Lot Square Footage: 44,064
 - 50% of Parking Lot Square Footage: 22,032
 - Canopies of Parking Lot Trees:
 - Palo Verde: 368 SF; Mastic Tree: 236 SF; Rosewood: 722 SF
 - Palo Verdes Provided in Parking Lot: 43 (15,824 SF)
 - Mastic Trees Provided in Parking Lot: 33 (7,788 SF)
 - Rosewood Provided in Parking Lot (Double as Street Trees): 1 (722 SF)
 - Total Canopy Coverage: 24,334 SF SF (55% of Parking Lot)

Land Use Application Requests:

Zone Change:

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park).

Design Review:

A Design Review is requested to construct three (3) distribution buildings containing 238,000 square feet, 43,000 square feet and 80,600 square feet respectively, for a total of 361,600 square feet. The buildings are concrete tilt-up construction at a maximum overall height of 42 feet. The dock loading areas will be screened by a combination of intense landscaping, building projections, concrete stem walls and screen walls.

The proposed development meets 5.25 Sustainability Provision points of the minimum 7 points (~68%) encouraged per Title 30. This result is influenced by the optimal building orientation intended to maximize the building footprint, accommodate grades, and ensure public access and adequate circulation. The proposed industrial use, north and south access (lowest vs. highest area elevations), and limited windows and building access points in general, additional sustainability points are difficult to achieve for this development.

The proposed development was designed to optimize industrial operational access and site circulation. To mitigate additional driveways along Arby Ave., shared connectivity between Buildings 1 and 2 is proposed. Shared connectivity between Buildings 1 and 3 was considered in preliminary design; however, has since been excluded from the proposed scope of work due to existing grade constraints. There is approximately 23 feet of elevation difference in existing conditions between Warm Springs Rd. and Arby Ave. Therefore, in order to mitigate an excess import condition and accommodate the proposed developed conditions to level the sites for industrial development while maintaining reasonable slopes for access to the frontage streets,

shared access has been eliminated and a grade change via landscape scarp is proposed between Buildings 1 and 3.

In association with the accompanying Vacation application, the Applicant is aware that the proposed Right-of-Way (ROW) Vacation of Monte Cristo Way landlocks the adjacent property to the south (APN: 176-03-402-002). It is understood the adjacent property Owner to the south considering an industrial development(s) which may connect adjoining parcels and provide access off both Arby Ave., Warm Springs Rd. and Tenaya Way. However, at this time, it is unknown at this time how the adjacent property Owner to the south will proceed.

To maintain access to the adjacent property to the south (APN: 176-03-402-002) in the interim, the Applicant proposes a 41'-wide private access easement along the east property boundary of Building 2 extending from Arby Ave. to the northeast corner of the adjacent property in the south. The location of this private access easement also provides optimal utility service access for the property to the south (APN: 176-03-402-002) since the access is located at the low end of their property vs. the Monte Cristo Way alignment (high end of property). Depending on the type of future development of the property to the south (APN: 176-03-402-002), utility service access to the Monte Cristo Way alignment may be difficult for the adjacent property Owner to achieve without a private sewer lift station.

The Applicant is currently working with the adjacent property Owner (APN: 176-03-402-002) to establish a private access easement along the east side of Building 2. This concept has been preliminary reviewed and supported by the Director of Public Works. It is understood this easement agreement must be in place prior to issuance of the civil offsite permit. As part of this Design Review application, the Applicant requests that the anticipated condition remains limited to the offsite improvements immediately adjacent to the Building 2 property only. For example, in the scenario that the Developer is unable to obtain, process and record the private easement agreement prior to the final offsite improvement plan submittal, the Applicant would like to exclude the Building 2 onsite site portion of this application (including associated proposed driveway encroachment at the NEC of the property) and be able to proceed with all other improvements included in this application.

The Applicant is requesting, as part of this Design Review, to allow Temporary Certificate of Occupancy (TCO) and/or Certificate of Occupancy (CofO) for each building and accompanying onsite and offsite development independent of the development progress of other buildings and accompanying onsite developments included in this application. If approved, it is understood that prior to the TCO and/or final CofO being released, full offsite improvements and any mapping requirements associated with this application must be complete, regardless of which building site said offsite improvements are immediately adjacent to.

Waiver of Development Standards #1
Reduced throat depths.

Arby Avenue:

Westernmost Driveway at Arby Ave. Cul-de-sac - Reduce throat depth to 6 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing between 51 to 100 parking spaces.

Justification: This driveway is intended to serve tenant parking for the tenant spaces at the west side of the building. Since Arby is a dead-end street, trip generation at this end of the dead-end street is anticipated to be very low, consisting only of traffic servicing the tenant spaces on the east side of Building 1. Additional throat depth is also provided onsite via incorporated landscape between the driveway and parking stalls. The truck traffic and tenant traffic are separated via separate drive aisles to avoid conflicts.

Driveway along Arby Ave. at NWC of Building 1 - Reduce throat depth to 6 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing between 51 to 100 parking spaces.

Justification: This driveway is intended to serve as primarily truck access. Additional throat depth is also provided onsite via incorporated landscape between the driveway and loading docks. The truck traffic and tenant traffic are separated via separate drive aisles to avoid conflicts.

Driveway along Arby Ave. at NEC of Building 1 - Reduce throat depth to 11 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces.

Justification: This driveway serves both truck and tenant parking access. The truck traffic and tenant parking has separate drive aisles onsite to mitigate conflicts. We've provided substantial vehicle maneuvering area onsite at the driveway location to allow adequate space and turning movements for vehicles to accommodate the limited throat depth. Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and parking stalls. The proposed development in this area is for industrial use. Arby Ave. is not anticipated to generate high traffic volumes based on the proposed industrial use for this area.

Driveway at NEC of Building 2 - Reduce throat depth to 9 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1.

Justification: Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and parking stalls. This driveway is also intended to serve primarily for truck access. We have also widened the onsite drive aisle at this location to accommodate greater maneuvering area for auto vehicles. The proposed development in this area is for industrial use. Arby Ave. is not anticipated to generate high traffic volumes based on the proposed industrial use for this area.

Warm Springs Road:

East Driveway at Warm Springs Road - Reduce throat depth to 23 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1.

Justification: We have widened the onsite drive aisle from the typical minimum 24 feet to 26 feet to accommodate greater maneuvering area for auto vehicles. Additional onsite landscaped throat depth throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

Waiver of Development Standards #2:

A Waiver of Development Standards is also requested for the driveway geometrics of the truck access driveways off of Arby Ave. intended to serve as the primary truck access to the loading dock areas on the property. The Applicant proposes a maximum 53-foot width (lip-to-lip) at the truck access driveways along Arby Ave. respectively, where 40' from the lip of gutter to lip of gutter is the maximum allowable width per Title 30, Section 30.53.050 and the Clark County Area Uniform Design Standards (CCAUSD) 222.1.

Justification: The purpose for this waiver request is to better accommodate trucks for Distribution use entering and exiting the property concurrently from the nearest travel lane while mitigating potential conflicts. These widths have been established based on truck turn analyses for WB-67s which have been included as a supplemental reference for previous applications and completed developments within the Southern Beltway Business Park area.

The proposed driveway geometric design and justification outlined in this waiver request has been coordinated and reviewed by Public Works staff and Commissioner Naft as it related to a similar project application recently approved (WC-21-400122 & WS-21-0399).

To mitigate any concerns with this design as it relates to public safety and/or potential driver confusion, the Applicant proposes a 5-foot-wide concrete median island at the center of the applicable truck access driveways to: 1) help delineate the driveway ingress and egress travel paths, and 2) provide an ADA compliant refuge island for pedestrians consistent with the Public Rights-of-Way Accessibility Guidelines (PROWAG). The median will reduce the open width of the driveway from 53 feet to 24 feet clear from the face of the median curb to the lip of gutter in both the ingress and egress approach. The proposed design better accommodates truck turning movements while reducing the total travel length for pedestrians crossing the driveway without a safety realm by 60% compared to the maximum 40-foot open width currently allowed per code and CCAUSD. This design also meets the minimum 24-foot clear width for single directional fire access.

Waiver of Development Standards #3:

Reduce landscaping along frontage street where utility service infrastructure will be installed (precise locations TBD)

Justification: For detached sidewalk conditions, the Code requires a minimum of 15 feet of landscaping (including 5' sidewalk) per Title 30.04. This development will require utility infrastructure including (but not limited to), fire backflow devices, meters, and possible power infrastructure such as switch gear. At the time of this application, the utility design/development and coordination with the municipalities remains underway. It is understood this infrastructure will require easements per the agency standard design requirements that cannot include any landscaping materials within the easement areas. In these limited locations, the Applicant requests a waiver to allow landscaping to be excluded and offset elsewhere along the property frontage.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0402-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V., LLC
LEASE:

VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Buffalo Drive, and between Warm Springs Road and Arby Avenue and portion of a right-of-way being Arby Avenue located between Tenaya Way and Buffalo Drive; portion of a right-of-way being Warm Springs Road located between Tenaya Way and Buffalo Drive; a portion of right-of-way being Monte Cristo Way located between Warm Springs Road and Arby Avenue and a portion of Capovilla Avenue located between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

176-03-401-011 through 176-03-401-014; 176-03-401-019; 176-03-402-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easement along the east side of APN 176-03-402-001 (east of Monte Cristo Way), 3 foot wide patent easement along the west side of APN 176-03-402-001, and 8 foot wide patent easement along the north side of APN 176-03-402-001. The plans also depict the vacation and abandonment of 33 foot wide patent easement along the west side of the site, a 3 foot wide patent easement along the east and south side of the site, and 8 foot wide patent easement along the north side of the site.

The plans depict the vacation and abandonment of 5 feet of right-of-way along Arby Avenue to the north of the subject site, and 5 feet of right-of-way along Warm Springs Road to the south of the subject site, both of which are for detached sidewalk. The plans depict the vacation and abandonment of 60 feet wide alignment of right-of-way being Monte Cristo Way, which runs north to south through the middle of the subject site. The plans also depict the vacation and abandonment of 30 feet wide alignment of right-of-way being Capovilla Avenue, which is located along the south of the site.

The applicant is proposing to develop a warehouse/distribution center. The applicant indicated that based on the current Title Report and completed boundary survey, there is a series of existing patent easement along the north and east portions of the site. Therefore, the applicant is requesting right-of-way and easement vacation to develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1629-06 (ET-0360-08)	First extension of time for an office complex with signage	Approved by BCC	February 2009
VS-0817-07	Vacated and abandoned easements	Approved by PC	August 2007
VS-0266-07	Vacated and abandoned easements and right-of-way	Approved by PC	April 2007
DR-1629-06	Office complex and signage package	Approved by BCC	January 2007
ZC-0889-05	Reclassified 43.9 acres from R-E to C-2 zoning	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Industrial park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Undeveloped
East	Corridor Mixed-Use	IP	Undeveloped
West	Business Employment	IP	Warehouses

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

Related Applications

Application Number	Request
ZC-24-0400	A zone change to reclassify 21.60 acres from a CG zone to an IP zone is a companion item on this agenda.
WS-24-0401	A waiver of development standards for an office/warehouse and distribution center is a companion item on this agenda.
TM-24-500081	A tentative map for a single lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation
Approval.

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

- Execute a cross access agreement with APN 176-03-401-007 prior to recordation of this vacation;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO V., LLC
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

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Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 176-03-401-011, 012, 013, 014, 019; 176-03-402-001

PROPERTY ADDRESS/ CROSS STREETS: NORTH SIDE OF WARM SPRINGS ROAD, 1,200 FEET EAST OF BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 354,600 sq ft WAREHOUSE/DISTRIBUTION CENTER (THREE BUILDINGS - 238,000 sq ft, 80,500 sq ft & 43,000 sq ft)

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC (Lease)
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION (must match online record)

NAME: MAJESTIC EJM ARROYO V LLC
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Vornsand, AICP
ADDRESS: 62 Swan Circle
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449
TELEPHONE: (702) 321-8229 CELL (702) 321-8229 EMAIL: john@vornsandconsulting.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)*

Radman C. Martin
Property Owner (Print)
Registered Agent

1/12/24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input 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) VS-24-0402
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY [Signature]
DATE 7/21/24
FEES _____

DATE _____

JOHN VORNSAND, AICP

Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: john@vornsandconsulting.com

Planner
Copy
VS-21-0402

July 15, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

RE: Majestic EJM Arroyo V, Site I (APR-23-101577)
Justification Letter for Vacation Application
APN: 176-03-401-019, -011, -012, -013, -014, 176-03-402-001

To Whom it May Concern,

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Realty Company. The Applicant is proposing to develop a warehouse/distribution center located near the southeast corner of Arby Ave. and S. Tenaya Way. (APNs: 176-03-401-019, 176-03-401-011, 176-03-401-012, 176-03-401-013, 176-03-401-014, 176-03-402-001). The Applicant is requesting Right-of-Way and Easement Vacations as described in the project summary/description below to meet the current Clark County design criteria.

Project Description:

The ±19.75 acre site is currently vacant, undeveloped land zoned CG (Commercial General). The requested land use includes both onsite and offsite improvements. Onsite improvements consist of three (3) distribution buildings with an area of 43,000, 80,600, and 238,000 square feet.

Based on the current Title Report and completed boundary survey, there is a series of existing patent easements along the north and east portions of the site. We are requesting to vacate the portions of the patent easements that exist on the property as well as an existing private drainage easement that was granted per a recorded Map. Per preliminary conversations with

the Mapping team, it is understood that although the existing drainage easement is listed as "private," since the easement was granted per a map, it must be included in this Vacation Application if the intent of the Applicant is to remove/relinquish this encumbrance for the purpose of this development.

We are also requesting to vacate portions of the existing Right-of-Way (ROW) along Arby Ave, Monte Cristo Way and Warm Springs Rd. to meet the current Clark County ROW dedication requirements for detached sidewalk conditions.

A summary of the proposed Vacations is outlined below:

1. Vacate 5 feet of ROW along Arby Ave. to accommodate detached sidewalk condition;
1. Vacate 5 feet of ROW along Warm Springs Rd. to accommodate detached sidewalk condition;
2. Vacate 30 feet of ROW along the Monte Cristo Way alignment (both east and west of the alignment);
3. Vacate 30 feet of ROW along the Capovilla Ave. alignment;
4. Vacate all patent easements (widths vary) on APNs: 176-03-402-001, 176-03-401-011, -012, -013, and -014;
5. Vacate a 10-foot private drainage easement on APNs: 176-03-401-011, -012, -013, and -014;

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0401-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V. LLC

LEASE:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for an office/warehouse distribution facility on 21.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-03-401-011 through 176-03-401-014, 176-03-401-019; 176-03-402-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for a driveway (Arby Avenue) to 9 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 64% reduction).
- b. Reduce throat depth for a driveway (Warm Springs Road) to 23 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 8% reduction).
- c. Reduce throat depth for a driveway (Arby Avenue) to 6 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 92% reduction).
- d. Reduce throat depth for a driveway (Arby Avenue) to 11 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 85% reduction).
- e. Increase the width of a driveway to 53 feet where 40 feet is the maximum permitted per Uniform Standard Drawing 222.1 (a 32% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.60
- Project Type: Office/warehouse and distribution facility
- Building Height (feet): Up to 43
- Minimum/Maximum Area (square feet): 238,000 (Building 1)/43,000 (Building 2)/80,600 (Building 3)
- Parking Required/Provided: 252/272
- Sustainability Required/Provided: 7/5.25

Site Plans

The plans depict a proposed office/warehouse and distribution facility located at the south side of Arby Avenue, 330 feet west of Tenaya Way, and the north side of Warm Springs Road. The plans show that the proposed distribution facility will consist of a 238,000 square foot (Building 1), a 43,000 square foot (Building 2) and an 80,600 square foot (Building 3) industrial buildings. Buildings 1 and 2 are located along the north side of the property and Building 3 is located along the southern side. The plans indicate that Building 1 will be set back 135 feet from Arby Avenue, Building 2 will be set back 99 feet from Arby Avenue, and Building 3 will be set back approximately 160 feet from Warm Springs Road to the south. The plans show that parking lots are provided along Warm Springs Road and Arby Avenue and the east and west sides of Building 1. Loading docks are provided on the north and south sides of Building 1 facing Arby Avenue, the west side of Building 2, and the north side of Building 3. Access to the site is provided along Arby Avenue by 4 driveways with one, 37 foot wide driveway, two, 40 foot wide driveways and two, 24 foot wide driveways. There are 2 driveways located along Warm Springs Road with the westerly driveway designed as 40 foot wide that is shared with the parcel to the west, along with a 37 foot wide driveway.

Landscaping

The plan shows that both street and parking lot landscaping is being provided per Code. In terms of the street landscaping, along Arby Avenue, a 20 foot wide to 26 foot wide landscaping strip has been provided. This landscaping strip consists of a 5 foot landscaping area along Arby Avenue, then a 5 foot wide sidewalk, and then a minimum 10 foot wide landscaping area. Along Warm Springs Road, a 29 foot to 37 foot wide landscape buffer is proposed with a 5 foot landscaping area, then a 5 foot wide sidewalk. All trees and spacing meet Title 30 requirements.

Elevations

The plans depict a typical concrete tilt-up shell industrial building with varied rooflines, a maximum of 43 feet high. Each building exterior consists primarily of painted concrete tilt-up panels. These panels vary in color across each façade switching between a beige, grey-beige, and off-white color. The recessed navy blue medallion panels act as accents within the panels on each façade. Each façade also contains parapets that vary in height with the parapets changing 2 feet in height. In addition, the walls of the building also recess and pop-out to create a varying appearance to the building. Access to the building is provided primarily through the office entrance. These entrances contain a double door commercial window and door system and is recessed into the building to shade the entrance. Windows surround the office entrance door and on the western façade as well. Additional access to the building is provided by hollow metal doors that are painted to match the corresponding façade and white metal roll-up overhead doors.

Floor Plans

The plans show that the buildings are a 1 story shell building that will be modified for future tenants. The plans show that the overall interior space consists of 238,000 square feet (Building 1), 43,000 square feet (Building 2), and 80,600 square feet (Building 3).

Applicant's Justification

The applicant indicates the proposed project will improve the existing site through development and off-site with their proposed street and associated improvements. The applicant states there

are similar industrial, and office/warehouse uses nearby and adjacent to the site. The applicant further states that the site will have sufficient parking and loading facilities for any uses that are eventually conducted on-site. The applicant indicates the site has multiple points of access and that the design of the building is similar to other distribution facilities and complies with Code. The applicant also states the need for several of the waivers for driveway geometrics are justified due to the low traffic generation of the site, site limitations, and the truck only nature of the southern driveway.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1629-06 (ET-0360-08)	First extension of time for an office complex with signage - expired	Approved by BCC	February 2009
VS-0817-07	Vacated and abandoned easements	Approved by PC	August 2007
VS-0266-07	Vacated easements and right-of-way	Approved by BCC	February 2009
DR-1629-06	Office complex and signage package	Approved by BCC	January 2007
ZC-0889-05	Reclassified 43.9 acres from R-E to C-2 zoning	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Industrial park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Undeveloped
East	Corridor Mixed-Use	IP	Undeveloped
West	Business Employment	IP	Warehouses

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

Related Applications

Application Number	Request
IM-24-500081	A tentative map for a single lot industrial subdivision is a companion item on this agenda.
ZC-24-0400	A zone change to reclassify 21.60 acres from a CG zone to an IP zone is a companion item on this agenda.
VS-24-0402	A vacation of easements and right-of-ways is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver 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.

Design Review

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

Overall, staff finds that the proposed design of the proposed distribution facility is similar in nature to other distribution facilities in the Las Vegas Valley, but also in the immediate area. The building is attractive with enough architectural articulations on all four sides to prevent blank walls. The color scheme is neutral, and accents help make the building attractive to the eye. The entrances are clearly indicated. The building has been provided with enough parking to address the needs of the site, while also not being overparked. The street landscaping provided on site meets the code and the landscaping within the parking areas help to reduce issues related to the urban heat island effect. The site also has sufficient access for both cars and trucks with cross access not necessarily needed with the site to the east due to the difference in intensity of the two sites, as well as site constraints. Also, staff finds that the proposed distribution facility will comply with Policies 5.1.3 and 5.5.1 which encourage the development of new industries in the Las Vegas Valley and the placement of such industries within designated employment areas.

However, staff typically does not support loading docks that are directly along the front of the building, adjacent to the street. Per Title 30, service/loading areas, and/or buildings with roll-up overhead doors, shall be in the rear of the property, internal to the development, in a service yard directed away from public rights-of-way, screened to block their view from public rights-of-way or along a side property line farthest from any residential use or zone. Although the street is a dead-end cul-de-sac, the site could be redesigned not to have the loading docks facing the street, or additional landscaping could be provided to mitigate the impact of the loading docks being visible from the street. A similar development was recently approved to the north of the proposed development, across the street from Arby Avenue, and staff could support the design which had the loading docks adjacent to right-of-way based on the intense landscaping that was provided along the street. Since no mitigation has been provided to lessen the impacts, staff does not support the request.

Public Works - Development Review

Waiver of Development Standards #1a through #1d

Staff has no objection to the reduction in the throat depths for the commercial driveways. The applicant is providing additional landscaping adjacent to the driveways which act as a buffer. The additional space will improve visibility and allows vehicles to safely exit the right-of-way avoiding immediate conflicts with those trying to access parking stalls. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Waiver of Development Standards #1e

Staff has no objection to the increase in commercial driveway widths for Arby Avenue. The applicant will install medians in the commercial driveways to create two portions which will allow for safer truck movements and a safe walkway for pedestrians. However, since Planning is recommending denial of the application, staff cannot support this waiver.

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:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a cross access agreement with APN 176-03-401-007 prior to recordation of the vacation;

- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0347-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

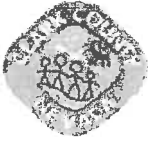
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO V., LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

①
12

ASSESSOR PARCEL #(s): 176-03-401-011, 012, 013, 014, 019; 176-03-402-001

PROPERTY ADDRESS/ CROSS STREETS: NORTH SIDE OF WARM SPRINGS ROAD, 1,200 FEET EAST OF BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 354,600 sq ft WAREHOUSE/DISTRIBUTION CENTER (THREE BUILDINGS - 238,000 sq ft, 80,500 sq ft & 43,000 sq ft)

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC (Lease)
 ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
 TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION (must match online record)

NAME: MAJESTIC EJM ARROYO V LLC
 ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Vornsand, AICP
 ADDRESS: 62 Swan Circle
 CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449
 TELEPHONE: (702) 321-8229 CELL (702) 321-8229 EMAIL: john@vornsandconsulting.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.

Shauna Bradley
 Property Owner (Signature)*

Shauna Bradley, Director, CC RPM
 Property Owner (Print)

6/18/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s): WS-24-0401

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 7/24/24

BCC MEETING DATE 9/18/24

FEES \$1,300

TAB/CAC LOCATION Spring Valley

DATE 8/27/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-401-011, 012, 013, 014, 019; 176-03-402-001

PROPERTY ADDRESS/ CROSS STREETS: NORTH SIDE OF WARM SPRINGS ROAD, 1,200 FEET EAST OF BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 354,600 sq ft WAREHOUSE/DISTRIBUTION CENTER (THREE BUILDINGS - 238,000 sq ft, 80,500 sq ft & 43,000 sq ft)

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CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION (must match online record)

NAME: MAJESTIC EJM ARROYO V LLC
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Vornsand, AICP
ADDRESS: 62 Swan Circle
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449
TELEPHONE: (702) 321-8229 CELL (702) 321-8229 EMAIL: john@vornsandconsulting.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)*

Richard C. Martin
Property Owner (Print)
Registered Agent

11/2/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-24-0401

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 7/12/24

BCC MEETING DATE _____

FEES \$1,300

TAB/CAC LOCATION _____

DATE _____

JOHN VORNSAND, AICP
Planning & Zoning Entitlements
62 SWAN CIRCLE
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Email: john@vornsandconsulting.com

PLANNER
COPY
LOS-24-0401

July 15, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

**RE: Justification Letter for Zone Change, Design Review & Waiver of
Development Standards APN 176-03-401-019, 011, 012, 013, 014; 176-03-
402-001**

Vornsand Consulting is respectfully submitting this Justification Letter on behalf of the Applicant, Majestic Arroyo V LLC. The Applicant is proposing to develop a warehouse/distribution center on 19.75 acres located between Warm Springs Road and Arby Avenue. The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park), a Design Review, and Waivers of Development Standards as described in the project summary/description below. Please also note, the proposed development will also include accompanying Tentative Map and Vacation Applications.

Project Description:

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park). The planned land use for the area is BE (Business Employment).

The requested land use includes both onsite and offsite improvements. Onsite improvements consist of three (3) warehouse/distribution buildings containing 238,000 square feet, 43,000 square feet and 80,600 square feet respectively, for a total of 361,600 square feet.

Offsite improvements consist of frontage half-street improvements along Arby Avenue and Warm Springs Road including, but not limited to: Right-of-Way Vacations, dedications, typical public easement grants (i.e. Pedestrian Access, Streetlight, Traffic Control, Drainage and Utility), pavement, curb gutter, sidewalk, public utilities (i.e. storm drain, sewer, water, dry utilities, etc.), streetlights, traffic control devices, and a series of driveway encroachments. Both Arby Avenue and Warm Springs Road will consist of half street improvements with typical over-pave meeting the Clark County Area Uniform Standard Drawings (CCAUSD) and public utility main extensions along the property frontage per the local design criteria. Pioneer Way and Tenaya Avenue will consist of pavement restoration and public utility main extensions in order to provide utility service to the north side of the site through Arby Ave.

The site is bounded by properties with existing Zoning classifications as follows:

- South across Warm Springs Road: An existing residential subdivision zoned RS3.3.
- East: Vacant properties zoned RS20 adjacent to North half and adjacent to South half. Both properties are designated on the land use plan for Business Employment (BE). Therefore, the requirements outlined per Title 30.04.02 and 30.04.06 for residential

adjacency do not apply. No additional waivers will be requested. Additionally, preliminary conversations with the adjacent property Owners have indicated the sites are NOT anticipated to be developed for residential use in the future.

- North across Arby Avenue: Vacant properties zoned IP and CG designated on the land use plan for Business Employment.
- West: Properties zoned IP and designated on the land use plan for Business Employment (BE) including a distribution center presently under construction adjacent to the North half.

272 parking spaces provided where a minimum of 252 spaces are required and a maximum of 291 parking spaces are allowed per Title 30. Bicycle parking is proposed in conformance to Title 30 requirements.

Drivable access to the development is proposed Warm Springs Road and Arby Avenue. Pedestrian access to the development is proposed from Warm Springs Road and Arby Avenue with direct access to the building from the frontage parking along the west and east side of building 1, along the north side of building 2, and on the south side of building 3. Cross access is not required for this application as the proposed development will be part of an Industrial Subdivision and there are no adjacent properties sharing a property line to the proposed development.

The buildings are designed as potential multi-tenant buildings with entrances/office locations facing Arby Avenue and Warm Springs Road at all corners of building 1, on the north side of building 2 and the south side of building 3. In conformance with Title 30.04.05.G(3), the entrance area consists of the following architectural elements:

- 42' tall glazed parapets with 9' vertical glazing at the ground level entry and 6' tall glazing 17' at Finished Floor
- Glazed office entrance doors recessed approximately 4'-8" from the exterior face of the panel—forming an "L" entry glazing system at the corners. The central office features a 16' wide recessed glazing entrance that exceeds approximately 4'-8" deep.

All mechanical equipment will be screened from the public Right-of-Way in conformance with Title 30. Site Lighting will conform to the requirements of the Title 30 and will be located in intentional locations throughout the site and along the perimeter of the property to provide sufficient illumination while not impacting any of the adjoining properties. All lights along the building façade will be flush-mounted so as not to impose or "spill" onto adjoining properties. All other site lighting fixtures include illumination screening or shielding to mitigate light trespassing. A site lighting and photometric plan will be designed and prepared for Electrical and Zoning review and approval during the Building Permit phase.

Landscaping and building setbacks are proposed on all four abutting streets with landscaping also provided throughout the parking area. All landscaping will comply with the approved Southern Nevada Regional Plant List. The development will comply with sustainable design criteria outlined in the Clark County Comprehensive Planning Sustainable Provisions Checklist.

The applicant has completed the Sustainability Provision form summarizing the maximum "points" achievable within reasonable means for the proposed development. Please refer to the completed Sustainability Provision form for reference. A maximum of 5.25 points is achievable for this development where 7 points is encouraged per Title 30.04.05.J. The sustainable architectural elements include daylighting strategies, low-emissivity glass installation, and electric bicycle parking areas. Please refer to the architectural Site Plan, Floor Plan and Elevation views for further detail.

The sustainable landscaping elements include increasing the proposed tree count beyond code minimum, increasing water-efficient plantings, increasing landscape width, increasing mature tree canopies in paved parking areas. A detailed summary of these sustainable design initiatives illustrated on the Landscape plans and summarized below:

1. Trees: 10% more than required
 - Required Street Trees: 37
 - Provided Street Trees: 42
 - Required Parking Lot Trees: 73
 - Provided Parking Lot Trees: 77
 - Total Trees Required On-site: 110
 - Total Trees On-site: 123 (13% more)
2. Water Efficient Planting- 95% or more of plants have low or very low water needs:
 - Trees/ Shrubs on Plan: 475
 - Trees/ Shrubs with Low/ Very Low Water Needs: 475 (100%)
3. Parking Lot Trees: Mature Trees Canopies Cover at Least 50% of Paved Parking
 - Parking Spaces Provided: 272
 - Square Foot of each Space: 162
 - Parking Lot Square Footage: 44,064
 - 50% of Parking Lot Square Footage: 22,032
 - Canopies of Parking Lot Trees:
 - Palo Verde: 368 SF; Mastic Tree: 236 SF; Rosewood: 722 SF
 - Palo Verdes Provided in Parking Lot: 43 (15,824 SF)
 - Mastic Trees Provided in Parking Lot: 33 (7,788 SF)
 - Rosewood Provided in Parking Lot (Double as Street Trees): 1 (722 SF)
 - Total Canopy Coverage: 24,334 SF SF (55% of Parking Lot)

Land Use Application Requests:

Zone Change:

The Applicant is requesting a conforming Zone Change from CG (General Commercial) to IP (Industrial Park).

Design Review:

A Design Review is requested to construct three (3) distribution buildings containing 238,000 square feet, 43,000 square feet and 80,600 square feet respectively, for a total of 361,600 square feet. The buildings are concrete tilt-up construction at a maximum overall height of 42 feet. The dock loading areas will be screened by a combination of intense landscaping, building projections, concrete stem walls and screen walls.

The proposed development meets 5.25 Sustainability Provision points of the minimum 7 points (~68%) encouraged per Title 30. This result is influenced by the optimal building orientation intended to maximize the building footprint, accommodate grades, and ensure public access and adequate circulation. The proposed industrial use, north and south access (lowest vs. highest area elevations), and limited windows and building access points in general, additional sustainability points are difficult to achieve for this development.

The proposed development was designed to optimize industrial operational access and site circulation. To mitigate additional driveways along Arby Ave., shared connectivity between Buildings 1 and 2 is proposed. Shared connectivity between Buildings 1 and 3 was considered in preliminary design; however, has since been excluded from the proposed scope of work due to existing grade constraints. There is approximately 23 feet of elevation difference in existing conditions between Warm Springs Rd. and Arby Ave. Therefore, in order to mitigate an excess import condition and accommodate the proposed developed conditions to level the sites for industrial development while maintaining reasonable slopes for access to the frontage streets,

shared access has been eliminated and a grade change via landscape scarp is proposed between Buildings 1 and 3.

In association with the accompanying Vacation application, the Applicant is aware that the proposed Right-of-Way (ROW) Vacation of Monte Cristo Way landlocks the adjacent property to the south (APN: 176-03-402-002). It is understood the adjacent property Owner to the south considering an industrial development(s) which may connect adjoining parcels and provide access off both Arby Ave., Warm Springs Rd. and Tenaya Way. However, at this time, it is unknown at this time how the adjacent property Owner to the south will proceed.

To maintain access to the adjacent property to the south (APN: 176-03-402-002) in the interim, the Applicant proposes a 41'-wide private access easement along the east property boundary of Building 2 extending from Arby Ave. to the northeast corner of the adjacent property in the south. The location of this private access easement also provides optimal utility service access for the property to the south (APN: 176-03-402-002) since the access is located at the low end of their property vs. the Monte Cristo Way alignment (high end of property). Depending on the type of future development of the property to the south (APN: 176-03-402-002), utility service access to the Monte Cristo Way alignment may be difficult for the adjacent property Owner to achieve without a private sewer lift station.

The Applicant is currently working with the adjacent property Owner (APN: 176-03-402-002) to establish a private access easement along the east side of Building 2. This concept has been preliminary reviewed and supported by the Director of Public Works. It is understood this easement agreement must be in place prior to issuance of the civil offsite permit. As part of this Design Review application, the Applicant requests that the anticipated condition remains limited to the offsite improvements immediately adjacent to the Building 2 property only. For example, in the scenario that the Developer is unable to obtain, process and record the private easement agreement prior to the final offsite improvement plan submittal, the Applicant would like to exclude the Building 2 onsite site portion of this application (including associated proposed driveway encroachment at the NEC of the property) and be able to proceed with all other improvements included in this application.

The Applicant is requesting, as part of this Design Review, to allow Temporary Certificate of Occupancy (TCO) and/or Certificate of Occupancy (CofO) for each building and accompanying onsite and offsite development independent of the development progress of other buildings and accompanying onsite developments included in this application. If approved, it is understood that prior to the TCO and/or final CofO being released, full offsite improvements and any mapping requirements associated with this application must be complete, regardless of which building site said offsite improvements are immediately adjacent to.

Waiver of Development Standards #1
Reduced throat depths.

Arby Avenue:

Westernmost Driveway at Arby Ave. Cul-de-sac - Reduce throat depth to 6 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing between 51 to 100 parking spaces.

Justification: This driveway is intended to serve tenant parking for the tenant spaces at the west side of the building. Since Arby is a dead-end street, trip generation at this end of the dead-end street is anticipated to be very low, consisting only of traffic servicing the tenant spaces on the east side of Building 1. Additional throat depth is also provided onsite via incorporated landscape between the driveway and parking stalls. The truck traffic and tenant traffic are separated via separate drive aisles to avoid conflicts.

Driveway along Arby Ave. at NWC of Building 1 - Reduce throat depth to 6 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing between 51 to 100 parking spaces.

Justification: This driveway is intended to serve as primarily truck access. Additional throat depth is also provided onsite via incorporated landscape between the driveway and loading docks. The truck traffic and tenant traffic are separated via separate drive aisles to avoid conflicts.

Driveway along Arby Ave. at NEC of Building 1 - Reduce throat depth to 11 feet minimum at the immediate driveway approach where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 for driveways servicing 51 to 100 parking spaces.

Justification: This driveway serves both truck and tenant parking access. The truck traffic and tenant parking has separate drive aisles onsite to mitigate conflicts. We've provided substantial vehicle maneuvering area onsite at the driveway location to allow adequate space and turning movements for vehicles to accommodate the limited throat depth. Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and parking stalls. The proposed development in this area is for industrial use. Arby Ave. is not anticipated to generate high traffic volumes based on the proposed industrial use for this area.

Driveway at NEC of Building 2 - Reduce throat depth to 9 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1.

Justification: Additional throat depth is provided onsite via incorporated landscape buffer between the driveway and parking stalls. This driveway is also intended to serve primarily for truck access. We have also widened the onsite drive aisle at this location to accommodate greater maneuvering area for auto vehicles. The proposed development in this area is for industrial use. Arby Ave. is not anticipated to generate high traffic volumes based on the proposed industrial use for this area.

Warm Springs Road:

East Driveway at Warm Springs Road - Reduce throat depth to 23 feet minimum at the immediate driveway approach where a minimum of 25 feet is required per Uniform Standard Drawing 222.1.

Justification: We have widened the onsite drive aisle from the typical minimum 24 feet to 26 feet to accommodate greater maneuvering area for auto vehicles. Additional onsite landscaped throat depth throat depth is provided onsite via incorporated landscape width between the driveway and parking stalls.

Waiver of Development Standards #2:

A Waiver of Development Standards is also requested for the driveway geometrics of the truck access driveways off of Arby Ave. intended to serve as the primary truck access to the loading dock areas on the property. The Applicant proposes a maximum 53-foot width (lip-to-lip) at the truck access driveways along Arby Ave. respectively, where 40' from the lip of gutter to lip of gutter is the maximum allowable width per Title 30, Section 30.53.050 and the Clark County Area Uniform Design Standards (CCAUSD) 222.1.

Justification: The purpose for this waiver request is to better accommodate trucks for Distribution use entering and exiting the property concurrently from the nearest travel lane while mitigating potential conflicts. These widths have been established based on truck turn analyses for WB-67s which have been included as a supplemental reference for previous applications and completed developments within the Southern Beltway Business Park area.

The proposed driveway geometric design and justification outlined in this waiver request has been coordinated and reviewed by Public Works staff and Commissioner Naft as it related to a similar project application recently approved (WC-21-400122 & WS-21-0399).

To mitigate any concerns with this design as it relates to public safety and/or potential driver confusion, the Applicant proposes a 5-foot-wide concrete median island at the center of the applicable truck access driveways to: 1) help delineate the driveway ingress and egress travel paths, and 2) provide an ADA compliant refuge island for pedestrians consistent with the Public Rights-of-Way Accessibility Guidelines (PROWAG). The median will reduce the open width of the driveway from 53 feet to 24 feet clear from the face of the median curb to the lip of gutter in both the ingress and egress approach. The proposed design better accommodates truck turning movements while reducing the total travel length for pedestrians crossing the driveway without a safety realm by 60% compared to the maximum 40-foot open width currently allowed per code and CCAUSD. This design also meets the minimum 24-foot clear width for single directional fire access.

Waiver of Development Standards #3:

Reduce landscaping along frontage street where utility service infrastructure will be installed (precise locations TBD)

Justification: For detached sidewalk conditions, the Code requires a minimum of 15 feet of landscaping (including 5' sidewalk) per Title 30.04. This development will require utility infrastructure including (but not limited to), fire backflow devices, meters, and possible power infrastructure such as switch gear. At the time of this application, the utility design/development and coordination with the municipalities remains underway. It is understood this infrastructure will require easements per the agency standard design requirements that cannot include any landscaping materials within the easement areas. In these limited locations, the Applicant requests a waiver to allow landscaping to be excluded and offset elsewhere along the property frontage.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP

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09/18/24 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500081-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V. LLC LEASE:

TENTATIVE MAP consisting of 1 commercial lot on 21.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Arby Avenue, 330 feet west of Tenaya Way within Spring Valley. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

176-03-401-011 through 176-03-401-014; 176-03-401-019; 176-03-402-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 21.60 (net)
- Project Type: Commercial subdivision
- Number of Lots/Units: 1 (commercial lot)

Project Description

The provided tentative map depicts 1 industrial lot to allow for a warehouse/distribution facility development. The lot is shown to be 21.60 acres with access to the site being provided by 3 driveways along Arby Avenue and 1 driveway located along Warm Springs Road. The plans indicate that Building 1 will be set back 156 feet from Arby Avenue, Building 2 will be set back 99 feet 5 inches from Arby Avenue, and Building 3 will be set back approximately 160 feet from Warm Springs Road to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1629-06 (ET-0360-08)	First extension of time for an office complex with signage	Approved by BCC	February 2009
VS-0817-07	Vacated and abandoned easements	Approved by PC	August 2007
VS-0266-07	Vacate and abandonment easements and right-of-way	Approved by PC	April 2007
DR-1629-06	Office complex and signage package	Approved by BCC	January 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0889-05	Reclassified 43.9 acres from R-E to C-2 zoning	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG	Industrial park
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3	Residential subdivision
East	Corridor Mixed-Use	IP	Undeveloped
West	Business Employment	IP	Warehouses

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

Related Applications

Application Number	Request
ZC-24-0400	A zone change to reclassify 21.60 acres from a CG zone to an IP zone is a companion item on this agenda.
WS-24-0401	A waiver of development standards for an office/warehouse and distribution center is a companion item on this agenda.
VS-24-0402	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Execute a cross access agreement with APN 176-03-401-007 prior to recordation of the vacation;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Addressing

- 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 #0347-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MAJESTIC EJM ARROYO V., LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

13

ASSESSOR PARCEL #(s): 176-03-401-011, 012, 013, 014, 019; 176-03-402-001

PROPERTY ADDRESS/ CROSS STREETS: NORTH SIDE OF WARM SPRINGS ROAD. 1,200 FEET EAST OF BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 354,600 sq ft WAREHOUSE/DISTRIBUTION CENTER (THREE BUILDINGS - 238,000 sq ft, 80,500 sq ft & 43,000 sq ft)

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC (Lease)
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@maiesticrealty.com

APPLICANT INFORMATION (must match online record)

NAME: MAJESTIC EJM ARROYO V LLC
ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@maiesticrealty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Vornsand, AICP
ADDRESS: 62 Swan Circle
CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449
TELEPHONE: (702) 321-8229 CELL (702) 321-8229 EMAIL: john@vornsandconsulting.com

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

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

Property Owner (Signature)*

Shauna Bradley, Director, CC RPM
Property Owner (Print)

6/18/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-24-500081

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 7/24/24

BCC MEETING DATE 9/18/24

FEES \$725

TAB/CAC LOCATION Spring Valley

DATE 8/27/24



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-401-011, 012, 013, 014, 019; 176-03-402-001

PROPERTY ADDRESS/ CROSS STREETS: NORTH SIDE OF WARM SPRINGS ROAD, 1,200 FEET EAST OF BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

ZONE CHANGE FROM CG TO IP TO CONSTRUCT A 354,600 sq ft WAREHOUSE/DISTRIBUTION CENTER (THREE BUILDINGS - 238,000 sq ft, 80,500 sq ft & 43,000 sq ft)

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO V LLC (Lease)

ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

APPLICANT INFORMATION (must match online record)

NAME: MAJESTIC EJM ARROYO V LLC

ADDRESS: c/o MAJESTIC REALTY CO. 4050 W. SUNSET ROAD STE H

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____

TELEPHONE: (702) 896-5564 CELL (702) 274-8700 EMAIL: rmartin@majesticrealty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Vornsand, AICP

ADDRESS: 62 Swan Circle

CITY: Henderson STATE: NV ZIP CODE: 89074 REF CONTACT ID # 165449

TELEPHONE: (702) 321-8229 CELL (702) 321-8229 EMAIL: john@vornsandconsulting.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)*

Radman C. Martin
Property Owner (Print)
Registered Agent

11/12/24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input 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) TM-24-50081

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 11/21/24

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

JOHN VORNSAND, AICP

Planning & Zoning Entitlements

62 SWAN CIRCLE

HENDERSON, NEVADA 89074

Phone (702) 896-2932

Email: john@vornsandconsulting.com

PLANNER
COPY

TM-24-500081

June 6, 2024

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89101

**RE: Tentative Map Hold Letter Request for APN 176-03-401-011, -012, -013, -014,
-019, 176-03-402-001**

Vornsand Consulting is respectfully submitting this Hold Letter on behalf of the Applicant, Majestic Arroyo III LLC. The Applicant is proposing to develop two warehouse/distribution buildings on 21.6 acres located on the north side of Warm Springs Road, south side of Arby Avenue, the east side of Tenaya Way. The proposed project includes a Zone Change from CG (General Commercial) to IP (Industrial Park). A Land Use application has been submitted concurrent with this application. The applicant respectfully requests to hold the Tentative Map to the same meeting dates as the companion application.

We look forward to working with Current Planning for a favorable recommendation for the proposed development. Please do not hesitate to contact me if you have any questions or require any additional information.

Sincerely,

John Vornsand, AICP

