



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

August 31, 2021

6:30pm

AGENDA

Note:

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

Board/Council Members: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris
 Catherine Godges, Vice Chair
 John Getter

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA KING, County Manager

- III. Approval of Minutes for August 10, 2021. (For possible action)
- IV. Approval of the Agenda for August 31, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Review that the Transform Clark County land use plan map accurately applies compatible density or intensity conversions from the existing land use categories to the proposed land use categories. (For discussion only)

Please go to <https://transformclarkcounty.konveio.com/> and click on the “Land Use Plan Map” link in order to view side by side maps which show existing land use categories and proposed land use categories.
 - 2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **UC-21-0351-MASJID TAWHEED:**
AMENDED USE PERMIT to expand a place of worship (parking lot and fence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; **2)** landscaping; **3)** pedestrian walkway (no longer needed); and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** fence; and **2)** parking lot in conjunction with an existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within Spring Valley. JJ/jt/jo (For possible action) **09/07/21 PC**
- 2. **ET-21-400118 (VS-19-0292)-FLY VEGAS HOLDINGS, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nr/jo (For possible action) **09/21/21 PC**
- 3. **DR-21-0391-DURANGO 5, LLC:**
DESIGN REVIEW for finished grade on 1.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jo (For possible action) **09/22/21 BCC**
- 4. **UC-21-0319-PACIFICA VINTAGE PARK, LLC:**
USE PERMIT for a proposed daycare (adult) facility.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** daycare facility (adult); and **2)** alternative parking lot landscaping; and **3)** finished grade on 1.3 acres in a C-P (Office and Professional) Zone in the CMA

Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Gagnier Boulevard within Spring Valley. MN/sd/jd (For possible action) 09/22/21 BCC

5. **UC-21-0392-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:**
USE PERMIT to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 280 feet north of Russell Road within Spring Valley. MN/rk/jd (For possible action) 09/22/21 BCC
6. **VS-21-0388-NP DURANGO, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between the Roy Horn Way and Maule Avenue, and between Durango Drive and El Capitan Way (alignment) in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). JJ/rk/jd (For possible action) 09/22/21 BCC
7. **ET-21-400117 (UC-0726-08)-NP DURANGO, LLC:**
USE PERMITS FIFTH EXTENSION OF TIME to commence the following: 1) modifications to a previously approved resort hotel/casino; 2) addition of an office and retail plaza with incidental commercial uses; and 3) deviations to development standards.
DESIGN REVIEWS for the following: 1) final plans on a previously approved resort hotel/casino with ancillary uses; and 2) an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action) 09/22/21 BCC
8. **UC-21-0387-NP DURANGO, LLC:**
USE PERMITS for the following: 1) allow outdoor dining and drinking establishments in conjunction with restaurant uses; and 2) deviations to development standards.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEWS for the following: 1) final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and 2) water features on approximately 50.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone within the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action) 09/22/21 BCC
9. **WS-21-0419-DIGITAL DESERT BP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow roof signs; 2) increase the number of monument signs; 3) increase the number of project identification signs; 4) reduce the separation between project identification signs and monument signs; and 5) hanging signs.
DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved mixed use development on 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the south side of Patrick Lane within Spring Valley. MN/md/jo (For possible action) 09/22/21 BCC

VII. General Business

1. Review and finalize next year's budget request(s) and take public input regarding the budget request(s). (For possible action)

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

IX. Next Meeting Date: September 14, 2021.

X. Adjournment.

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



Spring Valley Town Advisory Board

August 10, 2021

MINUTES

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

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

Yvette Williams called the meeting to order at 6:35 pm
Steven McDermitt, Current Planner

II. Public Comment

1. A person showed concern as Spring Valley Little league is starting up and Desert Breeze isn't open to public yet. Expressed concerned about where would the children go to practice and play.

III. Approval of **July 27, 2021** Minutes

Motion by: **Brian Morris**
Action: **APPROVE** as published.
Vote: **PASSED 4/0 Unanimous**

IV. Approval of Agenda for **August 10, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**
Action: **Approved as amended**
Vote: **4/0 Unanimous**

V. Informational Items

- None

VI. Planning & Zoning

1. **AR-21-400109 (UC-0652-14)-CHURCH ST. JOHN BAPT GREEK ORTHOD:**
USE PERMITS FIFTH APPLICATION FOR REVIEW of the following: **1)** a recreational facility; and **2)** live outdoor entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from live outdoor entertainment to a residential use; and **2)** reduced parking.
DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. MN/lm/jo (For possible action) **08/18/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** per staff conditions.
Vote: **4/0 Unanimous**

2. **AR-21-400110 (UC-0369-15)-DOMBROWSKI, DONALD J. & KITT, EVELYN REVOCABLE TRUST:**
USE PERMIT FOURTH APPLICATION FOR REVIEW to waive the requirement for a temporary commercial event with no primary business being established.
DESIGN REVIEW for a temporary parking lot in conjunction with a temporary event on 2.5 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Quail Avenue (alignment) and Jones Boulevard within Spring Valley. MN/lm/jo (For possible action) **08/18/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** per staff conditions.
Vote: **4/0 Unanimous**

3. **DR-21-0350-COUNSELORS:**
DESIGN REVIEWS for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Saddle Avenue, 950 feet west of Fort Apache Road within Spring Valley. JJ/jt/jo (For possible action) **08/18/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** with staff conditions.
ADD Condition equivalent or grater landscape with irrigation to be placed on western and northern property line.
Vote: **4/0 Unanimous**

4. **DR-21-0353-MAULE GRAND CANYON, LLC:**
DESIGN REVIEW for revisions to an attached (townhouse) planned unit development on 5.3 acres in an RUD (Residential Urban Density) Zone. Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jo (For possible action) **08/18/21 BCC**

Motion by: **Catherine Godges**
Action: **APPROVE** per staff conditions.
Vote: **4/0 Unanimous**

5. **WC-21-400115 (ZC-0023-03)-BOTTLING GROUP, LLC:**
WAIVER OF CONDITIONS of a zone change requiring exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above finished grade in conjunction with a previously approved zone change to reclassify 76.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex consisting of 7 buildings including a water pretreatment facility and future development. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action) **08/18/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff conditions.
ADD Condition: shield lighting.
Vote: **4/0 Unanimous**

6. **WS-21-0378-BOTTLING GROUP, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on buildings.
DESIGN REVIEWS for the following: **1)** distribution center/beverage plant expansion; and **2)** finished grade in conjunction with an existing distribution center/beverage plant on 35.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action) **08/18/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** per staff conditions.
Vote: **4/0 Unanimous**

7. **ET-21-400112 (VS-18-0770) -ASJ COMPANIES, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME a portion of a right-of-way being Fort Apache Road located between Wigwam Avenue and Huntington Cove Parkway within Spring Valley (description on file). JJ/bb/jo (For possible action) **09/07/21 PC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions.
Vote: **4/0 Unanimous**

8. **UC-21-0351-MASJID TAWHEED:**
USE PERMIT to expand a place of worship (parking lot and fence).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase fence height; **2)** landscaping; **3)** pedestrian walkway; and **4)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** fence; and **2)** parking lot in conjunction with an existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within Spring Valley. JJ/jt/jo (For possible action) **09/07/21 PC**

Motion by: **Brian Morris**

Action: **HOLD** to Spring Valley TAB Meeting on August 31, 2021 due to applicant request.

Vote: **4/0 Unanimous**

9. **UC-21-0357-4435 BUFFALO OFFICES, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from a supper club to a residential use in conjunction with a proposed restaurant within an existing retail center on a portion of 0.9 acres in a C-1 (Local Business) Zone. Generally located on the west side of Buffalo Drive, 420 feet north of Peace Way within Spring Valley. MN/rk/jo (For possible action) **09/07/21 PC**

Motion by: **John Getter**

Action: **APPROVE** per staff conditions.

Vote: **4/0 Unanimous**

10. **UC-21-0373-DIGITAL DESERT BP, LLC:**
USE PERMIT for a major training facility in conjunction with a mixed-use development with commercial and residential components on a portion of 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/jo (For possible action) **09/07/21 PC**

Motion by: **Catherine Godges**

Action: **APPROVE** with staff conditions.

Vote: **4/0 Unanimous**

VII General Business

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

The board reviewed the requests and will finalize next meeting.

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

- None.

IX. Next Meeting Date

The next regular meeting will be **August 31, 2021** at 6:30pm

X Adjournment

Motion by Yvette Williams

Action: Adjourn

Vote: 4/0 - Unanimous

The meeting was adjourned at 8:34 p.m.

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/>

DRAFT

09/07/21 PC AGENDA SHEET

PLACE OF WORSHIP/FENCE/PARKING LOT
(TITLE 30)

VIKING RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0351-MASJID TAWHEED;

AMENDED USE PERMIT to expand a place of worship (parking lot and fence),
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height;
2) landscaping; 3) pedestrian walkway (no longer needed); and 4) alternative driveway
geometrics.

DESIGN REVIEWS for the following: 1) fence; and 2) parking lot in conjunction with an
existing place of worship on 2.3 acres in a C-P (Office and Professional) Zone.

Generally located on the north side of Viking Road, 300 feet west of Jones Boulevard within
Spring Valley. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

163-14-701-011 through 163-14-701-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase fence height to 6 feet where a maximum of 3 feet is permitted within a required setback along a street per Section 30.64.020 (a 100% increase).
2.
 - a. Reduce street landscaping along a portion of Viking Road where landscaping is required per Figure 30.64-13.
 - b. Reduce parking lot landscaping where landscaping is required per Figure 30.64-14.
3. Not provide a pedestrian walkway through the new parking lot where required per Section 30.60.050 (no longer needed).
4.
 - a. Reduce throat depth to 22 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 71% reduction).
 - b. Reduce driveway width to 24 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 25% reduction).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6170 & 6180 W. Viking Road

- Site Acreage: 2.3
- Project Type: Place of worship/fence/parking lot
- Fence Height (feet): 6
- Parking Required/Provided: 155/145 (parking reduction previously approved via UC-0412-11)

History

The place of worship was initially approved on the western parcel in November 2011 by action of UC-0412-11. An expansion was later approved on the northeastern parcel in November 2017 by action of UC-0801-17. The purpose of this application is to expand the place of worship use onto the southeastern parcel, enclose the entire facility with a 6 foot high wrought iron fence, and add an additional 44 space parking lot. A previous application UC-18-0199, was approved to expand the place of worship onto the southeastern parcel and enclose the entire facility with a 6 foot high wrought iron fence; however, that application expired since the fence was built but permits were not finalized.

Site Plans

The plans show an existing place of worship with buildings located on the western and northeastern parcels. The place of worship use is proposed to be expanded onto the southeastern parcel with a parking lot and a 6 foot high wrought iron fence to enclose the entire facility.

Access to the site is from an existing 24 foot wide driveway on the western parcel and an existing 25 foot wide driveway on the southeastern parcel, both from Viking Road. A waiver of development standards is necessary for the reduced widths of these driveways. A 24 foot wide rolling gate is located at the western driveway, set back 19 feet from the front property line. A 25 foot wide rolling gate is located at the eastern driveway, set back 25 feet from the front property line. Both gates will remain open during business hours.

The new parking lot will include 44 new parking spaces. Most of the parking spaces are arranged in east-west rows on the west side of the drive aisle, and 6 parking spaces are located on the east side of the drive aisle, which connects to the existing parking spaces located on the northeast and western parcels. A pedestrian walkway is provided on the west side of the new parking lot.

A 6 foot high wrought iron fence is proposed along the south (front) and east (side) property lines. The fence along the east property line is allowed by Code; however, since the fence along the south property line is within the required 15 foot front setback, a waiver of development standards is needed to increase the height to 6 feet where a maximum of 3 feet is permitted. The proposed fences will be set back 6 inches from the south and east property lines. Although both fences were built, they were not permitted. Portions of the fence along the southern property line, adjacent to Viking Road, will be relocated outside of the sight visibility zones.

Landscaping

Existing landscaping will remain on the western and northeastern parcels; however, some additional parking lot landscaping will be installed where the drive aisle on the southeastern parcel connects to the other 2 parcels. On the southeastern parcel, a strip of landscaping will be

located along the east property line that ranges in width from 4 feet to 25 feet. Landscaping is also located on the north and west sides of the new parking lot, between the center row of parking spaces, and within parking lot landscape fingers. However, since the width of the northern and southern landscape strip along the parking spaces is less than 8 feet, a waiver of development standards to reduce parking lot landscaping is necessary. Also, landscaping along Viking Road will be mostly located in a 6 foot wide strip behind the wrought iron fence. Street landscaping is reduced on the east side of the eastern driveway due to a utility box; however, landscaping is provided around the utility box.

Applicant's Justification

The applicant indicates that the driveways and fence are existing, although permits were not finalized for the fence. Portions of the fence will be relocated outside of the sight visibility zone along Viking Road, and additional landscaping will be installed behind the fence. The additional parking lot is necessary for patrons for the place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0199	Expansion of a place of worship onto the southeastern parcel and enclose the facility with a fence - expired	Approved by PC	May 2018
UC-0801-17	Expansion of a place of worship onto the northeastern parcel within an existing office building	Approved by BCC	November 2017
UC-0412-11	Place of worship on the western parcel within an existing office building which included waivers for reduced parking and access to a local street	Approved by BCC	November 2011
DR-1414-07	Expansion to an office building on the northeastern parcel that is not residential in character	Approved by PC	January 2008
DR-2107-96	Office building on southeastern parcel - expired	Approved by PC	February 1997
DR-1455-96	Office building on northeastern parcel	Approved by PC	October 1996
DR-1225-96	Office building on western parcel	Approved by PC	August 1996
ZC-0052-93	Reclassified the overall site and properties to the east to C-P zoning for an office complex	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential High (8 to 18 du/ac)	R-3	Senior apartments
East	Office Professional	C-P	Office buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The use permit to expand the place of worship on the southeastern parcel was previously approved; however, the land use application expired since permits were not finalized for the fence. Expanding the place of worship use on this parcel will not create any negative impacts on the surrounding properties, and it is a natural progression to complete the overall place of worship campus; therefore, staff can support the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The waiver of development standards to increase fence height was previously approved; however, the permits were not finalized, and the land use application expired. Although the fence is existing, portions of the fence will be removed and relocated outside of the sight visibility zones. As a result, staff can support the request to modify the fence location and finalize the building permit process.

Waiver of Development Standards #2a

A narrow 25 foot wide portion of Viking Road street frontage will have reduced landscaping, which is on the east side of the driveway entrance. Per the plans, a water valve box is in this area; however, landscaping will be installed around the utility box. As a result, staff can support the request.

Waiver of Development Standards #2b

Parking lot landscaping helps shade vehicles and reduce the urban heat island effect, which is especially prevalent in parking lots. In addition, parking lot landscaping helps improve the aesthetic quality of the site. Although some of the parking lot landscape strips are less than 8 feet in width, the revised plans include adequate parking lot landscaping to meet the intent of Title 30. As a result, staff can support the request.

Waiver of Development Standards #3

No longer needed.

Design Review #1

The fence is existing, and the applicant will remove and relocate portions of the fence that are in the sight visibility zones. With the modifications, the fence will not create any safety concerns for vehicles and pedestrians. Also, the additional landscaping proposed behind the fence will soften the appearance and improved the aesthetic quality of the site. As a result, staff can support the request.

Design Review #2

The additional parking lot will be a benefit to the place of worship and help complete the place of worship campus. Since the plans include parking lot landscaping and a pedestrian walkway, staff can support the design review of the parking lot.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to allowing the existing driveway to remain since it was built as an ADA-compliant commercial curb return driveway. Additionally, the throat depth is being improved with the on-site improvements as the parking lot will have defined drive aisles and parking stalls, eliminating the confusion that currently exists with parking on the unimproved surface.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance.

- Applicant is advised off-site improvements permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QAMAR FARIDI

CONTACT: QAMAR FARIDI, MASJID TAWED, 5642 ARTESIA LAKE CT, LAS VEGAS, NV 89118

DRAFT

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09/21/21 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/ROY HORN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400118 (VS-19-0292)-FLY VEGAS HOLDINGS, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:
176-03-201-003

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN RESEARCH PARK

BACKGROUND:

Project Description

The previously approved application (VS-19-0292) was a request to vacate and abandon the 33 foot wide patent easements located on the west, east, and south portions of the subject parcel. In addition, it is being requested to vacate the dedicated rights-of-way on the east and south sides of the subject parcel. Further, it is being requested to vacate a 15 foot wide pedestrian access easement that is adjacent to the unnamed right-of-way. These requests are in support of the development on the property that was previously approved.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0292:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include the portion of the cul-de-sac at the south end of the unnamed public street and the spandrel at the intersection of Roy Horn Way and the unnamed street;
- Vacation to be recordable upon completion and acceptance of off-sites;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant requests an extension of time to record. The project's related on-site improvements have been submitted to the Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0216	Recreational facility, waivers to increase building height, reduce departure distance and reduce throat depth, with design reviews for recreational facility	Approved by BCC	May 2019
WC-19-400037	Waived a condition of a zone change (ZC-1660-01) for right-of-way dedication	Approved by BCC	May 2019
ADR-0271-06	Communications facility consisting of an 80 foot high monopole with antenna rays and ground equipment - expired	Approved by ZA	May 2006
UC-0669-02	Off-premises sign in conjunction with an approved office building	Denied by BCC	February 2003
ADR-0525-02	Unmanned telecommunications facility in conjunction with remote lighting for freeway traffic - no longer on-site	Approved by ZA	June 2002
ZC-1660-01	Reclassified 1.7 acres from R-E to C-2 zoning for an office building	Approved by BCC	February 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	U-V	Undeveloped
South & East	Business and Design/Research Park	C-2	Undeveloped
West	Business and Design/Research Park	C-2 & R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the

subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 2, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: MARGO GAGLIANO

CONTACT: JOHN MCNARY, 221 CIRCLE DRIVE, MAITLAND, FL 32751

APR-21-100799

2



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (N2C) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>VS-19-0092</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400118</u> DATE FILED: <u>7/21/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>8/31/21</u> PC MEETING DATE: <u>9/21/21</u> BCC MEETING DATE: _____ FEE: <u>300</u>
	PROPERTY OWNER NAME: <u>FLY VEGAS HOLDINGS, LLC</u> ADDRESS: <u>221 CIRCLE DR</u> CITY: <u>MAITLAND</u> STATE: <u>FL</u> ZIP: <u>32751</u> TELEPHONE: <u>407-644-8923</u> CELL: _____ E-MAIL: <u>JMCNARY@WPC.COM</u>
	APPLICANT NAME: <u>Margo Gagliano (Heritage Surveying NV Inc)</u> ADDRESS: <u>1895 Village Center Circle</u> CITY: <u>Nevada</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-212-4016</u> CELL: <u>702-812-0115</u> E-MAIL: <u>mgagliano@hshvi.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>JOHN MCNARY</u> ADDRESS: <u>221 CIRCLE DR</u> CITY: <u>MAITLAND</u> STATE: <u>FL</u> ZIP: <u>32751</u> TELEPHONE: <u>407-998-2033</u> CELL: <u>407-242-4588</u> E-MAIL: <u>JMCNARY@WPC.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-03-201-003

PROPERTY ADDRESS and/or CROSS STREETS: BUFFALO DR & ROY HORN WAY

PROJECT DESCRIPTION: IFLY INDOOR SKYDIVING FACILITY

(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.

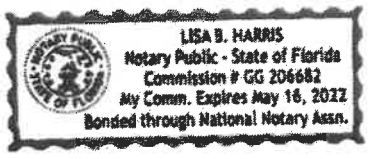
[Signature]
 Property Owner (Signature)*

TRACY S FORREST
 Property Owner (Print)

STATE OF Florida
 COUNTY OF Orange

SUBSCRIBED AND SWORN BEFORE ME ON October 6, 2020 (DATE)
 By Tracy S. Forrest (via skype; electronic signature use)

NOTARY PUBLIC: [Signature]



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

**PLANNER
COPY**

ET-21-400118

Project: **iFLY at Buffalo**
(Patent Easement Vacation & Right-of-Way Vacation)
HS Job #: 477.0001.03 & .05 *VS-19-0292*

June 8, 2021


Subject: **Justification Letter (Extension Request)**
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, Nevada 89155

To whom it may concern,

This letter to serve as a justification for the request of vacating the 33' wide Patent Easement granted within Patent # 1206618 and recorded in Book 881220, as Instrument No. 00327 of Official Records lying within APN: 176-03-201-003. The developer of this site is developing the property and as a Clark County requirement we are requesting said Patent Easement to be vacated. We are also asking to vacate a portion of the existing (unnamed) Public Right-of-Way dedicated per Book 20070613 as Instrument No. 04776 that is adjacent to our parcel (APN: 176-03-201-003) to reduce the widths and reconfigure the bulb areas to facilitate design and property use.

If you have any questions, please contact me at (702-212-4016)

Sincerely,


Margo Giagliano

09/22/21 BCC AGENDA SHEET

INCREASE FINISHED GRADE
(TITLE 30)

DURANGO DR/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0391-DURANGO 5, LLC:

DESIGN REVIEW for finished grade on 1.8 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-32-613-002

DESIGN REVIEW:

Increase finished grade to 72 inches (6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6045 S. Durango Drive
- Site Acreage: 1.8
- Project Type: Commercial center
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 7,250 (Building A)/4,548 (Building B)/8,000 (Building C)
- Parking Required/Provided: 166/167

History & Request

ZC-1185-97 is a previously approved zone change which reclassified 10 acres on the northwest corner of Durango Drive and Patrick Lane from R-E zoning to C-1 zoning for an office complex consisting of 11 buildings with landscape conditions to include maximum buffering for the north property line based on Title 29 requirements. Subsequently, 5 acres (eastern half of the original 10 acres) went through a second zone change (ZC-0187-99) to reclassify the 5 acres from C-1 zoning to C-2 zoning. The Notice of Final Action for ZC-0187-99 stated that the C-2 zoning was

restricted only to the northwest corner of the intersection of Durango Drive and Patrick Lane, approximately 2.7 acres as shown on the zoning map. Furthermore, UC-0716-03 was approved for APN 163-32-613-003, south of the subject parcel, for a restaurant and was the first establishment to be constructed. The southernmost parcel is still undeveloped. The subject parcel was previously approved for a commercial complex via WS-21-0070 and allowed a liquor store not in conjunction with a grocery store via UC-21-0176.

The applicant is proposing to increase the finished grade to 6 feet (72 inches) where 1.5 feet (18 inches) is the maximum allowed per Title 30. Per the submitted cross sections the request to increase the finished grade to a maximum of 6 feet (72 inches) is located on the northern portion of Building A only.

Site Plan

The submitted site plan depicts 3 rectangular buildings. The first building (Building A) is located along the north property line, the second (Building B) is located along the south property line, and both Buildings A and B are orientated east/west. The third building (Building C), oriented north/south, is adjacent to the west property line. Access to the site is provided via 2 existing driveways along the east property line adjacent to Durango Drive. Cross-access is also provided per the submitted plans spanning from the subject parcel heading south towards the existing restaurant and potentially connecting to the southernmost parcel once it is finally developed.

Landscaping

Landscape plans were previously approved via WS-21-0070. The plans on file depict an existing attached sidewalk along the east property line (adjacent to Durango Drive). Adjacent to the attached sidewalk is a landscape planter with a minimum width of 10 feet to a maximum width of 25 feet. Landscaping is also located along the north property line (now adjacent to an undeveloped C-2 parcel) and includes 24 inch box trees and shrubs. The proposed landscaping along the west property line (now adjacent to Mountains Edge Hospital) also includes 24 inch box trees and shrubs. In addition, the landscape plan also shows a 6 foot wide landscape planter that widens to 20 feet, which is parallel to the drive-thru lane south of Building B and is adjacent to the south property line. This landscape planter also includes 24 inch box trees and shrubs to help enhance the drive-aisle and buffer the drive-thru lane and trash enclosure. The landscape plan shows that there will be fifty-six, 24 inch box trees planted on this site, as well as 305 shrubs.

Elevations

The previously approved plans show Building A has an overall height of 26 feet, Building B has an overall height of 28 feet, and Building C has an overall height of 26 feet to the top of the parapet roofs. The rooflines vary in height with architectural stucco pop-outs, standing seam canopies, and metal coping. The exterior finishes include stucco walls, faux stone finishes, and aluminum storefront and window systems.

Applicant's Justification

Per the applicant's justification letter, the site was approved for full off-site improvements via HTE 02-08660 which included on-site mass grading which showed several feet of fill and retaining walls along the north and western portions of the site. In 2003, the tavern to the south

was completed and the finished floor elevation and the driveway were completed at approximately 3 feet higher than the subject property. Today, the subject parcel has a driveway along Durango Drive and the subject parcel will have to match the grade of the shared drive aisle and can only be designed with minimal slope to the north in order to accommodate ADA standards for access to all of the previously approved commercial buildings. The adjacent property to the west is fully developed (Mountains Edge Hospital) with existing 3 foot high retaining walls along the west and north property lines.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0176	Allowed alcohol sales, liquor – packaged only (a liquor store) not in conjunction with a grocery store within a commercial complex	Approved by PC	June 2021
WS-21-0070	Allowed a reduction in the required landscaping along an arterial street (Durango Drive), reduced driveway throat depth, with a design review for alternative parking lot landscaping (diamond shaped landscape planters), and for a proposed commercial complex	Approved by BCC	April 2021
DR-0157-08	Shopping center for northern most and southern most parcel - expired	Approved by BCC	March 2008
VS-0159-08	Vacated a portion of right-of-way being Durango Drive - expired	Approved by BCC	March 2008
WS-1679-04 (ET-0313-07)	Second extension of time to commence increased building height and a design review for a proposed office and retail center - expired	Approved by BCC	November 2007
WS-1679-04 (ET-0324-06)	First extension of time to commence increased building height and a design review for a proposed office and retail center - expired	Approved by BCC	December 2006
WS-1679-04	Increased building height and design review for an office and retail center - expired	Approved by BCC	October 2004
UC-0716-03	Outside dining and drinking with a proposed tavern; waived conditions for WC-0356-00 requiring a design review as a public hearing on final plans with landscaping to be addressed for the north property line per Figure 30.64-11 (without wall); and waived conditions for ZC-0187-99 requiring B-1 landscaping along street frontages; and design review for the site *APN: 163-32-613-003 (South of subject parcel)	Approved by BCC	June 2003
TM-0253-02	1 lot commercial subdivision	Approved by PC	August 2002
VS-0431-01	Vacated a portion of right-of-way being Ponderosa Way (30 feet), and 33 foot wide patent easements - recorded	Approved by PC	June 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1185-97 (WC-0136-01)	Waived a condition of a zone change requiring a 30 foot dedication on Ponderosa Way in conjunction with a proposed office complex	Approved by BCC	May 2001
ZC-0187-99 (WC-0356-00)	Waived conditions of a zone change for the following: 1) design review as a public hearing for subject parcel and parcel to the west to be heard at one time; 2) recording reciprocal cross access and parking agreement with parcel to the west; 3) providing a 15 foot A-2 landscaped area long the north property line; 4) 30 foot dedication of Ponderosa Way - approved subject to design review as a public hearing on final plans with landscaping per Figure 30.64-11 (without wall) for north property line	Approved by BCC	November 2000
ZC-0187-99	Reclassified 5 acres (eastern half of the original 10 acres) from C-1 to C-2 zoning; C-2 zoning was restricted only to the northwest corner of Durango Drive and Patrick Lane, approximately 2.7 acres	Approved by BCC	May 1999
ZC-1185-97	Reclassified 10 acres from R-E to C-1 zoning for an office complex consisting of 11 buildings, with landscaping conditions to include maximum buffering for the north property line based on Title 29 requirements	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Commercial General	C-1 & C-2	Restaurant & undeveloped
East	Office and Professional	C-P	Office complex
West	Commercial General	C-1	Mountains Edge Hospital

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Comply with approved drainage study PW21-12915;
- Traffic study and compliance;
- Grant necessary easements, including pedestrian access easements at the existing northern driveway.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DURANGO 5, LLC

CONTACT: ERIC RIETZ, RIETZ CONSULTING INC, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

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APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p>WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input checked="" type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>PR-21-0391</u> DATE FILED: <u>7/21/21</u></p> <p>PLANNER ASSIGNED: <u>JR</u></p> <p>TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>8/31/21</u></p> <p>PC MEETING DATE: _____</p> <p>BCC MEETING DATE: <u>9/22/2021</u></p> <p>FEE: <u>\$675</u></p>
	PROPERTY OWNER	<p>NAME: <u>DURANGO 5 LLC</u></p> <p>ADDRESS: <u>6050 S. FORT APACHE ROAD #100</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u></p> <p>TELEPHONE: <u>702.429.7354</u> CELL: <u>N/A</u></p> <p>E-MAIL: <u>raj@milestoneconst.us</u></p>
	APPLICANT	<p>NAME: <u>SAME AS ABOVE</u></p> <p>ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____ REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>RIETZ CONSULTING, INC</u></p> <p>ADDRESS: <u>3203 E. WARM SPRINGS ROAD # 400</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89120</u></p> <p>TELEPHONE: <u>702.521.3355</u> CELL: <u>SAME</u></p> <p>E-MAIL: <u>eric.rietz@rietzconsulting.com</u> REF CONTACT ID #: <u>136579</u></p>

ASSESSOR'S PARCEL NUMBER(S): 163-32-613-002

PROPERTY ADDRESS and/or CROSS STREETS: PATRICK & DURANGO

PROJECT DESCRIPTION: DESIGN REVIEW FOR PROPOSED FILL HEIGHTS.


(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)*

RADWINDER DHALIWAL
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MAY 20, 2021 (DATE)
 By Radwinder Dhaliwal



PATRICIA ANN TICANO
 Notary Public, State of Nevada
 No. 16-3178-1
 My Appt. Exp. July 18, 2024

NOTARY PUBLIC: Patricia Ann Ticano

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



July 14, 2021

DR-21-0391

Clark County Development Services
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89155

**PLANNER
COPY**

RE: Patrick and Durango APN # 163-32-613-002 Fill Waiver as Design Review
Dear County Planning Staff,

Please accept this application for a fill waiver for the subject graded vacant lot which is a portion of a Mapped Commercial Subdivision Map in Book 111 of Plats Page 100. This project went thru the standard County process in 2000-2002 and was approved for full off-sites HTE 02-08660 which included an on-site mass grading plan which showed several feet of fill and retaining walls along the north and west. Several revisions by original engineer and other engineer up to 2005 were completed on that plan set. Sometime during that period, the off sites were completed, and the site was mass graded.

On-site plans for the Tavern were completed thru the building dept under 03-29972 and is the only on-site building completed to date in the center. The subject parcel shares a driveway with the tavern and the FFE of the tavern is 2323.72 and the existing grade was approximately 2320.5 so they filled over 3 feet. The subject parcel will have to match the grade of the shared drive isle and can only be designed with minimal slope to the north as we must meet ADA requirements for access to all the proposed buildings. With the original natural grade falling to the north and the mass grading completed sometime between 2003-2005 and the existing tavern, we are respectfully requesting a fill waiver per the current zoning standards for the fill that is existing on the subject parcel.

The max fill above the best estimated pre 2002 is 6 feet located in the middle of the subject parcel and a maximum of 4 feet above the mass grading plan and a maximum of 3.1 feet above the existing current elevations. The proposed site is removing most of the dirt piles in the center of the site and is proposed to be lower than the existing grade by several feet.

As stated above, the adjacent property to the west is fully developed with existing retaining wall along the property line constructed by them. There is no net effect to the property.

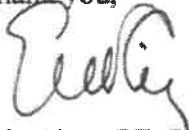
The vacant land to the north is lower in elevation, and existing elevations / approved plans from 2002-2005 show up to 3' of retaining wall along the property line. The proposed site grading has a retaining wall with a maximum of 3' exposed and there is no plan to put a screen wall on top of it. There is a berm around the parcel to the north (to protect from more illegal dumping and dust control) which is higher than the natural grade by several feet as depicted on the cross sections. There is not cross access with between the parcels.

Lastly, over the years several projects were proposed and have approved drainage studies with even higher proposed building elevations than the currently proposed site.

This application is requesting increased finished grade to 6 above what was estimated to be the natural grade on the middle of the property. This is actually 3.1 above current existing elevation at bottom of dirt piles.

If you have any questions, please give me a call at 702-521-3355 or email at eric.rietz@rietzconsulting.com

Thank you,

A handwritten signature in black ink, appearing to read 'Eric Rietz', written in a cursive style.

Eric Rietz, PE, PLS

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09/22/21 BCC AGENDA SHEET

DAYCARE (ADULT)
(TITLE 30)

WARM SPRINGS RD/GAGNIER BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0319-PACIFICA VINTAGE PARK, LLC:

USE PERMIT for a proposed daycare (adult) facility.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) daycare facility (adult); and 2) alternative parking lot landscaping; and 3) finished grade on 1.3 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the north side of Warm Springs Road and the east side of Gagnier Boulevard within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-04-401-015; 176-04-401-016

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway to 14 feet where a minimum of 75 feet is the standard per Uniform Standard Drawing 222.1 (a 87% reduction)

DESIGN REVIEWS:

1. Daycare facility.
2. Alternative parking lot landscaping.
3. Increase finished grade to 30 inches where 18 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8360 W. Warm Springs Road
- Site Acreage: 1.3
- Project Type: Daycare (adult)
- Number of Stories: 2
- Building Height (feet): 39

- Square Feet: 15,164
- Parking Required/Provided: 29/36

Site Plan

The plans depict a proposed 15,164 square foot office building that includes 5,795 square feet dedicated for a proposed adult daycare facility with an outdoor garden area with screen wall, on-site parking, trash enclosure, and landscaping. The proposed daycare will accommodate approximately 20 staff members and 2 administrators with up to 29 clients on-site. Access to the property is from Gagnier Boulevard. Drop-off times are between 7:00 a.m. to 9:00 a.m. and pick-up times are between 3:00 p.m. to 6:30 p.m. with interval patterns of every 10 minutes. Most clients of the daycare do not drive or have diminished cognitive abilities and require some assistance in their daily activities.

Landscaping

Landscaping is shown throughout the site and along the perimeter and within the parking lot. The plans depict 15 foot wide landscape areas with detached sidewalks along Warm Springs Road and Gagnier Boulevard. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover. Alternative landscaping is present in the parking lot with the applicant adding additional landscaping in other areas for shielding from the street along Gagnier Boulevard and along the north property line.

Elevations

The plans depict a 2 story office building that is 39 feet high consisting of colored stucco walls, decorative panels, pop-outs, parapet wall, stone veneer columns, and aluminum storefront window systems.

Floor Plans

The plans depict an adult daycare facility with a dining room, theater room, music and art rooms, offices and restrooms, lobby, barber shop (not open to public), sports room, and an open area for other activities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed office building will be used for an adult daycare facility. The facility will provide services to adult residents who need a safe, comforting, and delightful environment where seniors can spend the day while family members are at work, running errands, or taking a much needed break from daily routines. Throughout the day, members take part in a wide range of engaging activities with a focus on enjoying favorite pastimes, reminiscing with friends, and developing new interests. This can include shooting pool with friends in the game room, arranging flowers in Dottie's garden shop, getting together for book club in the library, or playing lawn games in Glenner Park.

Approximately 38 to 55 family cars are projected during peak drop-off/pick-up hours at intervals of 10 minutes at peak hours of drop-off or pick-up. Since most members are cognitively impaired, they do not drive themselves to the facility.

The proposed fill on-site averages 7 inches deep and 3 feet max at the northeast corner. On-site grading is based upon drainage patterns and discharge locations. Excess fill was minimized by lowering the finished floor elevation (FFE) and added walls for flooding.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1933-05	Reclassified from R-E zoning to C-P zoning with a design review for an office building	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Office Professional	C-P	Office buildings
South	General Commercial	C-2	Retail
West	Business and Design/Research Park	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Commercial Policy 66 of the Comprehensive Master Plan states that commercial development should provide access point on arterial and collectors and not on local neighborhood streets. Access to the proposed adult daycare facility is granted via existing Gagnier Boulevard, a collector street. Drop-off and pick-up will be in front of the building and will not block the ingress/egress driveway off Gagnier Boulevard, with staggered time slots for client drop-off/pick-up, thus help minimizing any internal circulation conflicts. Staff finds the proposed adult daycare facility is compatible with the adjacent uses and the abutting land uses. In addition, the request complies with Commercial Policy 67 which states that through site planning and building design, commercial developments should be compatible with abutting uses. The proposed daycare facility should not have an adverse or negative impact on the surrounding land uses or properties; therefore, staff recommends approval of this request.

Waiver of Development Standards

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

Design Reviews #1 & #2

The design of the building, with the variations in building height, comply with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. To mitigate the elimination of a couple of landscape fingers, the applicant is proposing additional trees along the street landscape buffer; therefore, staff supports the design reviews.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for the Gagnier Boulevard commercial driveway. The applicant provided additional landscape buffers by removing parking spaces adjacent to the driveway. The buffers improve visibility of traffic trying to access the site, which allows vehicles to safely exit the right-of-way.

Design Review #3

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Warm Springs Road, 30 feet for Gagnier Boulevard, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail sewerlocation@cleanwaterteam.com and reference POC Tracking #0219-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KEITH NELMS

CONTACT: KEITH NELMS, KIMLEY HORN, KIMLEY-HORN, 6671 S. LAS VEGAS BLVD, SUITE 320, LAS VEGAS, NV 89119



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: UC-21-0319

Property Owner or Subdivision Name: PACIFICA REGENCY PALMS LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 8/12/21 **PC** **BCC**

Add this application to the: **TAB/CAC** 8/10/21 **PC** **BCC**

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 9/7/21 PC meeting
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius:)
 - Rescheduling
 - Other: Wrong TAB/CAC Dte
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES:
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$:

Reason for Change: Spring Valley TAB is on 8/10, not 8/12

Change initiated by: SWD **Date:** 7/15/21

Change authorized by: AHL **Date:** 7/15/21

Change processed by: ds **Date:** 7/15/21

Follow up assigned to: **Instructions:**

Parcel Number(s): Spring Valley

Town Board(s): 176-04-401-015 & 016

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

State of California
County of San Diego

Subscribed and sworn to (or affirmed) before me on this 19th
day of January, 20 21, by Deepak Israni

proved to me on the basis of satisfactory evidence to be the
person(s) who appeared before me.



(Seal)

Signature *[Handwritten Signature]*

Kimley»Horn

UC-21-0319

June 16, 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

RE: Design Review – Adult Day Care Facility, APNs 176-04-401-015 and 176-04-401-016, Warm Springs Road and Gagnier Boulevard

On behalf of the applicant, Harold C. Baker, AIA - Developer, we hereby respectfully request review and approval of the attached Land Use Application for Design Review and Special Use Permit. This 1.24-acre site is located at the intersection of W. Warm Springs Road and Gagnier Boulevard in Clark County, Nevada.

Harold C. Baker, AIA – Developer, is proposing to complete an adult day care facility along with off-site improvements adjacent to the property, including street improvements, curb & gutter, and sidewalks. Proposed on-site improvements include a 15,164 sq. ft. two-story building with a building footprint of 11,000 sq. ft., an outdoor garden area with screen wall, onsite parking, trash enclosure, and landscaping.

The proposed improvements do not hinder ingress or egress to the adjacent properties from the major roadways. All existing traffic circulation throughout the adjacent properties is to remain. Due to the limited area available for the site layout to provide the minimum number of required parking stalls and 24' minimum drive aisles, the length of 25' labeled on the south side of the commercial driveway on the attached site plan is the maximum length achievable for the throat depth. We request a waiver of development standards to accommodate the driveway as shown on the submitted site plan dated 3/17/2021 due to site constraints.

The site has been graded based on minimum FFE criteria. Note that the slab is 6" thick. The proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) as presented with this project are needed to mitigate drainage through the site. The site is graded to minimum design standards (18" above adjacent street centerline and twice the depth of flow). Proposed fill across the site is an average of 7-inches deep and 3.0 feet max at the northeast corner of the building. Excess fill on the site was further minimized by lowering the FFE and adding solid grouted walls for flood protection. Minimum and maximum slopes away from the building are designed to meet building code and minimize fill. Onsite grading has also been based on maintaining existing drainage patterns and discharge locations located directly adjacent to the site as the adjacent roadways and developments are existing. These proposed improvements and fill will be submitted for design review.

It is our opinion that there will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire, storm water and drainage facilities as part of this development.

Thank you kindly for your favorable consideration. Please contact me at (702) 786-1833 or keith.nelms@kimley-horn.com should you have any questions or concerns.

MASSAGE ESTABLISHMENT
(TITLE 30)

RAINBOW BLVD/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0392-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:

USE PERMIT to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Rainbow Boulevard, 280 feet north of Russell Road within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-27-801-017 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5625 S. Rainbow Boulevard, Suite A
- Site Acreage: 1.5 (portion)
- Project Type: Massage establishment within an existing reflexology business
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 14,000 (retail building)/1,450 (lease space)
- Parking Required/Provided: 306/290

Site Plan

The site plan depicts an in-line retail building that is oriented north/south and the lease spaces face Rainbow Boulevard. Access to the site is from driveways along Dewey Drive, Russell Road, and Rainbow Boulevard. Parking stalls are located adjacent to the retail building and around the restaurant pad sites to the east. The lease space is located on the southern end of the retail building and has an overall area of 1,450 square feet. The applicant is currently operating a licensed reflexology business (New Life Foot Spa) and the intent of the request is to allow the applicant to offer a full body massage to their customers. In 2019, the applicant was approved to have a massage establishment in conjunction with an existing reflexology business; however, the use has since expired.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The elevation plan depicts a 1 story in-line retail building with exterior finishes which include tan and ivory colored stucco, a tiled roof, and turquoise colored aluminum store front systems.

Floor Plans

The floor plan depicts a customer waiting area and reception desk at the front entrance, 3 reflexology rooms, 2 couples massage rooms, and a combination room. The plan also shows a laundry room, breakroom, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the request to allow a massage establishment within an existing foot spa is a compatible use to the surrounding businesses. The surrounding zoning in the area is C-2 and the lease space complies with the residential setback and massage establishment separation requirements per Title 30. The applicant's hours of operation will be from 10:30 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0019	Allow a massage establishment in conjunction with an existing reflexology business (foot spa) - expired	Approved by BCC	March 2019
ADR-18-900539	Request for exterior improvements	Approved by ZA	September 2018
VC-2224-97	Parking reduction	Approved by PC	January 1998
ZC-0010-96	Reclassified the site to C-2 zoning	Approved by BCC	February 1996

Several land use applications have been approved since the original zone change approval.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	C-2	Retail buildings
East	Commercial General	C-2	Restaurants, community residence, & vacant parcel
West	Commercial General	C-2	Mini-warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the request for a massage establishment in conjunction with the existing reflexology business (foot spa) is a compatible use within this C-2 zoned property. The lease space exceeds the 200 foot setback from any residential use and the 1,000 foot separation between any other massage establishments per Title 30. The existing reflexology business (foot spa) is in good standing and has no reported problems. The applicant's request should not have any negative impacts to the surrounding area; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that hours of operation are limited to 8:00 a.m. to 9:00 p.m.; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 1 year of approval date or it will expire.

Public Works / Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MINA&KING, LLC

CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., SUITE 130, LAS VEGAS,
NV 89148

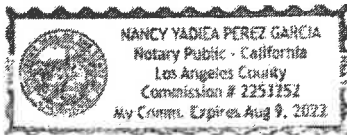
DRAFT

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

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 21
day of June 2021 by _____

Payam Bahari
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me..



(Seal)

Signature _____

A handwritten signature in black ink, appearing to be 'Nancy Yadica Perez Garcia', written over a horizontal line.

Land use Application

page: 1

6/21/2021

ARGENTUM LAW

Jeff Donato
Director of Licensing & Regulatory Compliance
Phone: (702) 997-0063
Fax: (702) 997-0038
Email: jeff@argentumnv.com

Law Offices
Las Vegas (702) 997-0066
Reno (775) 473-7444

June 21, 2021

Clark County Comprehensive Planning
500 S. Grand Central Pkwy., 1st Floor
Las Vegas, Nevada 89030

UC-21-0392

Re: Justification Letter for Massage Use

To Whom It May Concern:

This law firm represents Mina&King LLC, a Nevada limited liability company (the "**Company**"), with regard to its request for a Special Use Permit ("**SUP**") to allow a massage use (the "**Proposed Use**") upon that certain real property located at 5625 S. Rainbow Blvd., Suite A, Las Vegas, Nevada and more particularly described as a portion of APN 163-27-801-017 (the "**Property**"). The Property is approximately 1.48 acres in a C-2 (General Commercial) zoning district.

The Company currently operates an approximate 1,450 square foot reflexology establishment known as "New Life Foot Spa" on a portion of the Property and holds active Clark County Business Licenses for the same, which includes a reflexology license and massage – other services license (License Nos. 2002669.062-221 and 2006248.081-200). The current hours of operation for the business are daily from 10:30 am to 9:00 pm. In addition to the reflexology service, the Company now desires to offer a massage service to its customers.

Pursuant to Title 30, a massage use is allowed on the Property with the approval of a Special Use Permit, subject to a minimum separation of 200 feet from any residential use and 1,000 foot separation from other massage uses. The parcels adjacent to and within 200 feet of the Property are zoned C-2 (General Commercial) and there are no other massage uses within 1,000 feet; therefore, the Property meets the minimum distance separation from residential uses and other massage uses. There are no proposed changes to the exterior of the building and no proposed changes to the landscaping. In accordance with Title 30, the parking requirement for retail uses is 5 spaces for every 1,000 square feet of gross floor area. As shown on the plans submitted herewith, the existing in-line retail building has an overall area of approximately 14,100 square feet and requires 71 parking spaces where 68 parking spaces are being provided on the Property; however, it is important to note that a parking reduction was approved by the

ARGENTUM  **LAW**

Clark County Comprehensive Planning

June 21, 2021

Page 2

Clark County Planning Commission on January of 1998 as VC-2224-97. Furthermore, there is no additional signage being proposed for this application.

The Clark County Board of County Commissioners at their regular meeting of March 6, 2019 approved UC-19-0019, which was a request for a use permit to allow a massage establishment within an existing reflexology business on the Property. In Staff's analysis, Staff found that the request for a massage establishment in conjunction with the existing reflexology business (foot spa) was a compatible use within the C-2 zoned property and should not have any negative impacts to the surrounding area. As a result, Staff supported the application and recommended approval of the same. Since the use did not commence within 1 year from the approval date, the use permit expired so this application is essentially seeking to reestablish the same use (massage use) that was previously approved for the Property under UC-19-0019.

Based upon the foregoing, the Proposed Use can be conducted in a harmonious manner with surrounding land uses and will not compromise the public health, safety and welfare. Therefore, the Company hereby respectfully requests the approval of its SUP to allow the Proposed Use to be conducted upon the Property.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

ARGENTUM LAW



Jeff Donato

JDON/jjd

Enclosures

6

09/22/21 BCC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 29)

DURANGO DR/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0388-NP DURANGO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between the Roy Horn Way and Maule Avenue, and between Durango Drive and El Capitan Way (alignment) in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). JJ/A/jd (For possible action)

RELATED INFORMATION:

APN:

176-05-601-028

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - UP TO LIMITED RESORT

BACKGROUND:

Project Description

The request to vacate and abandon includes the following: 1) portions of Maule Avenue for purposes of installing a detached sidewalk along the right-of-way; 2) slope easements; and 3) patent easements. The easements are no longer needed and will facilitate the development of the subject site. Additionally, this request will facilitate the much needed full off-site improvements for the last remaining segments of Roy Horn Way, Durango Drive, and Maule Avenue for an overall seamless improved streetscape.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-00190-18 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0726-08	Original application for a revised resort hotel/casino with accessory retail commercial	Approved by BCC	September 2008
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	215 Beltway
South	Commercial Tourist; Major Development Project - Commercial General & Major Development Project - Mixed Use	H-1, C-2 & R-3	Multi-family residential, retail center & single family residential
East	Commercial General & Residential Urban Center	C-2 & R-4	Undeveloped
West	Residential Suburban & Residential High & Mixed Use	R-2 & R-3	Single family residential

Related Applications

Application Number	Request
UC-21-0387	A use permit for modifications for a resort hotel/casino with outside dining, and all associated public areas is a companion item on this agenda.
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail commercial 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 29.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development and a portion of right-of-way for Maule Avenue to accommodate 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 Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Dedicate any right-of-way and easements as required by the traffic study;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project;
- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NP DURANGO, LLC

CONTACT: CARL HAGELMAN, STATION CASINOS, 1505 SOUTH PAVILION CENTER DRIVE, LAS VEGAS, NV 89135

6



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0388</u>	DATE FILED: <u>7/21/21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>8/31/21</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>9/22/21</u>	H-1
		FEE: <u>\$875.00</u>	MDP. Limited Resort JS

PROPERTY OWNER	NAME: <u>NP Durango, LLC</u>
	ADDRESS: <u>1505 South Pavilion Center Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u>
	E-MAIL: <u>carl.hagelman@stationcasinos.com</u>

APPLICANT	NAME: <u>NP Durango, LLC</u>
	ADDRESS: <u>1505 South Pavilion Center Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u>
	E-MAIL: <u>carl.hagelman@stationcasinos.com</u> REF CONTACT ID #: <u>N/A</u>

CORRESPONDENT	NAME: <u>Carl F. Hagelman, AIA</u>
	ADDRESS: <u>1505 South Pavilion Center Drive</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u>
	E-MAIL: <u>carl.hagelman@stationcasinos.com</u> REF CONTACT ID #: <u>N/A</u>

ASSESSOR'S PARCEL NUMBER(S): 176-05-601-028

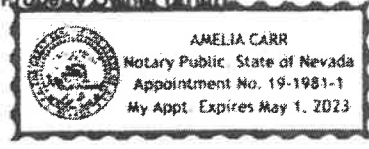
PROPERTY ADDRESS and/or CROSS STREETS: NWC Durango Drive and Maule Avenue

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.

[Signature]
Property Owner (Signature)*

JEFFREY WELCH SVP/SCY
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON 4/29/2021 (DATE)
By Jeffrey Welch
NOTARY PUBLIC: Amelia Carr



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

D G Consultants

July 12, 2021

Clark County Department of Comprehensive Planning
Mr. Rob Kaminski
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: REVISED - Vacation and Abandonment of Easements and Rights-of-Way (Roy Horn Way, Durango Drive, and Maule Avenue) – Project Justification (APN: 176-05-601-028)

On behalf of Station Casinos, we are requesting a vacation and abandonment for various easements and portions of rights-of-way for the proposed **Durango Station Resort Hotel/Casino**. The subject development site was originally approved on 70.0 acres, zoned H-1, and located on the west side of Durango Drive between the 215 Beltway (Roy Horn Way) and Maule Avenue.

The request to vacate and abandon includes the following: **1)** portions of Maule Avenue for purposes of installing a detached sidewalk along the right-of-way; **2)** portions of remnant right-of-way along Roy Horn Way; **3)** slope easement; and **4)** patent easements. The purpose for requesting the remnant rights-of-way along Roy Horn Way is to provide for a seamless streetscape between the final off-site improvements and proposed street landscaping for the Durango Station project. The easements are no longer needed and will facilitate the development of the subject site. Additionally, this request will facilitate the much needed full off-site improvements for the last remaining segments of Roy Horn Way, Durango Drive, and Maule Avenue which will facilitate pedestrian and vehicular movements and provide for a seamless, improved streetscape.

Thank you for your consideration.

Sincerely,

Dionisio Smith

09/22/21 BCC AGENDA SHEET

COMMERCIAL RETAIL & RESORT HOTEL/CASINO
(TITLE 29)

DURANGO DR/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400117 (UC-0726-08)-NP DURANGO, LLC:

USE PERMITS FIFTH EXTENSION OF TIME to commence the following: 1) modifications to a previously approved resort hotel/casino; 2) addition of an office and retail plaza with incidental commercial uses; and 3) deviations to development standards.

DESIGN REVIEWS for the following: 1) final plans on a previously approved resort hotel/casino with ancillary uses; and 2) an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community.

Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-05-601-028

USE PERMITS:

1. Permit modifications for a resort hotel/casino consisting of 726 hotel rooms in 2 towers, with 86,883 square feet of casino floor space, and all associated public areas and structures that were previously approved for 1,000 hotel rooms in 2 towers, with 120,000 square feet casino floor space, and all associated public areas and structures.
2. Permit an office and retail plaza with incidental commercial uses consistent with the uses permitted in the C-2 zoning district.
3. Permit deviations to development standards.

DEVIATIONS:

1. Increase the wall height at a portion of the site to 12 feet where screen walls are allowed at a maximum height of 6 feet.
2. Modify parking stall dimensions near diamond planters on 1 side to 9 feet by 14 feet 9 inches where a typical stall is required to be 9 feet by 19 feet in Title 29.
3. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - UP TO LIMITED RESORT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 71
- Number of Units: 726 rooms
- Project Type: Resort hotel/casino and commercial retail development
- Building Height (feet): Up to 216
- Parking Required/Provided: 3,934/6,205

Site Plans

The previously approved plans show that Durango Station Casino will have 2 hotel towers at a height of 145 feet and 216 feet (previous maximum heights shown at 155 feet and 216 feet) and include 726 hotel rooms (previous maximum hotel rooms shown at 1,000). The casino was approved for a maximum casino square footage consisting of 120,000 square feet. Also included within the site is a retail plaza consisting of 8 buildings located at the northwest portion of the site. The retail buildings are centered along an outdoor pedestrian realm which includes benches, planters, water features that use reclaimed water, enhanced pavers, and open space areas where people can gather. The pedestrian realm also fully connects the retail component with the other uses on the property by using walking paths and courtyards in the design. The retail buildings will total 139,071 square feet and range in size from 5,613 square feet to 26,877 square feet. The elevations depict varying roof lines generally being 40 feet in height consisting of a variety of facade walls which change color, texture, and design. Also shown on plans is a 6 level "north" parking garage located between the new retail area and the hotel/casino. Parking for the resort and retail area is provided by 2 parking garages including 1,993 and 2,055 parking spaces respectively, and 2,157 surface parking spaces (excluding 320 diamond spaces) which are distributed throughout the site within extensive parking lots located along the street frontages. The parking requirement for this project is 3,934 spaces which this site exceeds.

Previous Conditions of Approval

Listed below are the approved conditions for ET-0190-18 (UC-0726-08):

Current Planning

- Until September 3, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that operational permits may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Listed below are the approved conditions for UC-0726-08 (ET-0073-15):

Current Planning

- Until September 3, 2018 to commence;
- Enter into a Development Agreement prior to permits;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that Fire Prevention does not have any objection to the requested extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all on-site sewers shall be private; public sewers shall only be allowed in the public streets; and that CCWRD has no exception to the request for an extension of time.

Listed below are the approved conditions for UC-0726-08 (ET-0082-13):

Current Planning

- Until September 3, 2015 to commence;
- Conformance to all relevant previous conditions of approval.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all onsite sewers shall be private; public sewers shall only be allowed in the public streets; and that CCWRD has no exception to the request for an extension of time.

Listed below are the approved conditions for UC-0726-08 (ET-0134-10):

Major Projects - Planning

- Until September 3, 2013 to commence;

- Enter into a Development Agreement prior to Certificate of Occupancy for any structures;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0726-08:

Major Projects - Planning

- Non-public hearing design review for the pedestrian flow and connectivity between some of the parking areas and the different elements of the project;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Major Projects – Engineering

- Update drainage study and compliance;
- Update traffic study and compliance;
- Full off-sites to include paved legal access;
- Right-of-way dedications to include dedication and construction of third travel lane along Beltway frontage road;
- Sign a License And Maintenance Agreement for any non-standard improvements within right-of-way;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights and traffic control which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Vacate any unnecessary rights-of-way and/or easements;
- Any applicable vacations to be recordable prior to final map technical review;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Applicant's Justification

According to the applicant the original project was put on hold but always intended on proceeding in conformance with all agreed conditions when market circumstances and internal capital programs permitted. The circumstances to proceed are now in place and Station Casinos has submitted a companion design review that still relies on UC-0726-08 but is substantially reduced in intensity. The project as proposed with the companion design review is sensitive to the immediate area with corresponding setbacks and buffering and fully complies with all original conditions of approval. Since the proposed project is reliant on this use permit, they are requesting an extension of time for an additional year in which time they will have commenced and will no longer require additional extensions.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400190-18 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010
UC-0726-08	Original application for a revised resort hotel/casino with accessory retail commercial	Approved by BCC	September 2008
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	215 Beltway
South	Commercial Tourist; Major Development Project - Commercial General & Major Development Project - Mixed Use	H-1, C-2, & R-3	Multi-family residential, retail center & single family residential
East	Commercial General & Residential Urban Center	C-2 & R-4	Undeveloped
West	Residential Suburban & Residential High & Mixed Use	R-2 & R-3	Single family residential

Related Applications

Application Number	Request
UC-21-0387	A use permit for modifications for a resort hotel/casino with outside dining, and all associated public areas is a companion item on this agenda.
VS-21-0388	A vacation of easements and rights-of-way 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 29.

Analysis

Current Planning

Title 29 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws

or policies affecting the subject property. This site has been planned for a resort hotel/casino since the original approval of the Rhodes Ranch Master Plan and staff finds that it is still a viable site for such use. Station Casinos has now submitted a companion application to move forward with the project; therefore, staff can support an additional 2 years to commence the project.

Public Works - Development Review

Staff has no objection to this extension of time.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NP DURANGO, LLC

CONTACT: CARL HAGELMAN, STATION CASINOS, 1505 SOUTH PAVILION CENTER DRIVE, LAS VEGAS, NV 89135



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

7

Application Number: ET-21-400117 (APR-21-100614) now ET-21-400117 (UC-0726-08)

Property Owner or Subdivision Name: NP DURANGO, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) TAB: 8-31-21; BCC: 9-22-21
- Amend Write-up
- Renotify
- Make a public hearing (Radius: _____)
- Rescheduling
- Other: _____
- Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
- Refund
 - 80%
 - 100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: INADVERTENTLY PUT THE WRONG REFERENCE NUMBER ASSOCIATED WITH THE EXTENTION OF TIME.

Change initiated by: ROK Date: 8-3-21

Change authorized by: JCT Date: 8-3-21

Change processed by: ds Date: 8-3-21

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-05-601-028

Town Board(s): Spring Valley



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) UC-08-0726 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400117</u> DATE FILED: <u>7/21/21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>8/31/21</u> PC MEETING DATE: <u> </u> H-1 BCC MEETING DATE: <u>9/23/21</u> MDP-United Resort FEE: <u>\$600.00</u> JJ
	PROPERTY OWNER NAME: <u>NP Durango, LLC</u> ADDRESS: <u>1505 South Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u> E-MAIL: <u>carl.hagelman@stationcasinos.com</u>
	APPLICANT NAME: <u>NP Durango, LLC</u> ADDRESS: <u>1505 South Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u> E-MAIL: <u>carl.hagelman@stationcasinos.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Carl F. Hagelman, AIA</u> ADDRESS: <u>1505 South Pavilion Center Drive</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>(702) 419-9266</u> CELL: <u>(702) 419-9266</u> E-MAIL: <u>carl.hagelman@stationcasinos.com</u> REF CONTACT ID #: <u>N/A</u>

ASSESSOR'S PARCEL NUMBER(S): 176-05-601-028

PROPERTY ADDRESS and/or CROSS STREETS: NWC Durango Drive and Maule Avenue

PROJECT DESCRIPTION: Extension of time on a previously approved resort hotel (Durango Station) with ancillary uses

(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.

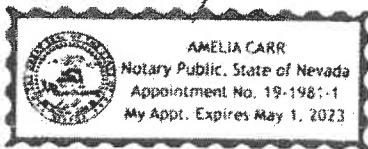
[Signature]
 Property Owner (Signature)*

JEFFREY WELCH SVP/SCM
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 4-29-2021 (DATE)

By Jeffrey Welch
 NOTARY PUBLIC: Amelia Carr



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

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July 12, 2021

Clark County Department of Comprehensive Planning
Mr. Rob Kaminski
500 S. Grand Central Parkway
Las Vegas, NV 89155

ET-21-400117

RE: REVISED - Extension of Time on UC-08-0726 -- Project Justification (APN: 176-05-601-028)

On behalf of Station Casinos, we are requesting an **extension of time** on UC-08-0726 for the proposed **Durango Station Resort Hotel/Casino** with ancillary uses. The subject development site was originally approved on 70.0 acres, zoned H-1, and located on the west side of Durango Drive between the 215 Beltway and Maule Avenue.

Title 29 standards for approval of an extension of time application may have additional conditions imposed if it is found that circumstances have substantially changed. Since the last extension of time in October 2018, circumstances have not substantially changed to the subject property, area surrounding the subject property, or any change in laws or policies affecting the subject property.

The original project was put on hold but always intended on proceeding in conformance with all agreed conditions when market circumstances and internal capital programs permitted. The circumstances to proceed are now in place and Station Casinos has submitted a companion design review that still relies on UC-08-0726 but is substantially reduced in intensity. The project as proposed with the companion design review is sensitive to the immediate area with corresponding setbacks and buffering and fully complies with all original conditions of approval. This project will complete the much needed full off-site improvements for the last remaining segments of Roy Horn Way, Durango Drive, and Maule Avenue which will facilitate traffic movement and provide for a seamless, improved streetscapes. **Since the proposed project is reliant on this use permit, we are requesting an extension of time for an additional year in which time we will have commenced and will no longer require additional extensions.**

Therefore, the extension of time will achieve the following: **a) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 29; b) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and c) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.**

Thank you for the consideration.

Sincerely,



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09/22/21 BCC AGENDA SHEET

RESORT HOTEL/CASINO
(TITLE 29)

DURANGO DR/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0387-NP DURANGO, LLC:

USE PERMITS for the following: 1) allow outdoor dining and drinking establishments in conjunction with restaurant uses; and 2) deviations to development standards.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.

DESIGN REVIEWS for the following: 1) final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and 2) water features on approximately 50.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone within the Rhodes Ranch Master Planned Community.

Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-05-601-028

DEVIATIONS:

1. Modify parking stall dimensions in the parking garage to 9 feet by 18 feet where a typical stall is required to be 9 feet by 19 feet in Title 29.
2. Permit all other deviations as shown per plans on file.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for driveways on Roy Horn Way to zero feet and 94 feet where a minimum of 150 feet is the standard per Uniform Standard Drawing 222.1 (a 100% and 37% reduction, respectively).

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - UP TO LIMITED RESORT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 50
- Number of Rooms: 211 hotel rooms (Phase 1); 241 hotel rooms (Phase 2)

- Project Type: Resort hotel/casino
- Building Height (feet): Up to 216
- Square Feet: 83,178 (Phase 1 – casino space); 92,911 (Phase 2 – casino space)
- Parking Required/Provided: 2,338/3,853 (Phase 1 and 2 combined)

Site History

The existing H-1 zoning on this site was approved through ZC-1282-06 in November 2006 with a subsequent clarification that was approved through UC-0726-08 in May 2008. However, portions of the site have been zoned H-1 and approved for a resort hotel/casino since January 1997. Therefore, this site location has been approved and anticipated to contain a resort hotel/casino for 24 years.

The zone change was approved on 70 acres and consisted of the following: 1) 195,600 square feet of casino space; 2) 1,040 hotel rooms; 3) 216 foot high hotel tower; 4) 63,000 square foot theatre complex; 5) 58,000 square feet of retail uses; 6) 64 bowling lanes; 7) 54,000 square feet of fast food; 8) 19,200 square feet of restaurant space; 9) 94,200 square foot shopping center; and 10) other ancillary uses (water features) and parking structures. The use permit was approved to modify the previously approved resort hotel/casino with additional office and retail area on 70 acres and consisted of the following: 1) 120,000 square feet of casino space; 2) 726 rooms; 3) two hotel towers with a maximum height of 216 feet; 4) 139,071 square feet of retail uses; and 5) other ancillary uses (water features) and parking structures.

Current Project Description

The subject development site is zoned H-1 and located on the west side of Durango Drive between the 215 Beltway and Maule Avenue. More specifically, the Stations Casino site consists of the eastern 50 acres with the western 20 acres being not a part and intended to function as a future transitional land use to the resort hotel/casino.

The proposed project will be developed in 2 phases with Phase 1 consisting of the following: 1) 83,178 square feet of casino space; 2) 211 hotel rooms; 3) single 216 foot high hotel tower; 4) restaurants, food hall, and banquet space; and 5) other ancillary uses (water features) and parking structure. Phase 2 will add an additional 241 hotel rooms with a second 216 foot high tower for a total room count at full buildout of 452 rooms. The casino space will increase to 92,911 square feet, with additional banquet space, entertainment/theatre space, entertainment/parking structure, and additional lobby area. As part of this request, the 2 towers have been designed to make them more slender with less bulk on the site. As with Phase 1, there will be adequate parking for the full buildout of the project. According to the applicant there is currently no established timeline between Phase 1 and 2.

The additional design review is for proposed water features distributed throughout the site. The water features have been previously approved but because the site is smaller and site layout is different than previously considered, a new design review is being requested. The applicant is proposing 5 water features that consist of the following: 1) cascading water element over stepped features into a low shallow basin with low vertical jets and an art element; and 2) terraced basins with various spill ways and decorative features, and planting islands that will be integrated in the various water bodies. The average water feature heights will be between 24 inches and 36

inches. The total area for all 5 water features is 4,838 square feet where 13,283 square feet is allowed. Therefore, they are substantially below what would be permissible for the proposed resort hotel.

As part of a resort hotel/casino in the H-1 zoning district, and Title 29, certain development standards may be modified through deviation rather than design review or variance. With the current proposal Stations Casino is requesting a deviation for parking space dimensions within a parking structure/garage to 9 feet by 18 feet rather than the required 9 feet by 19 feet required by Title 29.

Elevations

The hotel towers will be built in 2 phases and are approximately 16 stories high, with a maximum height up to 216 feet. Both hotel buildings have an overall contemporary architectural design consisting of painted concrete tilt-up panels, bronze tinted glass, decorative metal design elements, faux wood plank accents, and vertical and horizontal lines. There is surface plane variation and design schemes that give the building a contemporary modern look. The low-rise buildings (parking garages) will be painted to match and compliment the colors of the high-rise towers. The primary materials consist of precast concrete tilt-up panels. Additionally, all buildings will comply with the required setbacks.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project is substantially less intense than what was originally approved with ZC-1282-06 and less intense than what was approved with UC-0726-08. The project fully complies with setbacks, parking, and buffering, and the use is consistent with the intent of the H-1 zoning district. As part of both phases the project will incorporate enhanced pedestrian walkway, circulation, and orientation plans as well as functional bicycle accessibility. The proposed project is in full compliance with all previous conditions of approval from ZC-1282-06 and UC-0726-08. Lastly, the proposed project will complete the much needed full off-site improvements for the last remaining segments of Roy Horn Way, Durango Drive, and Maple Avenue which will facilitate traffic movement and provide for a seamless improved streetscape.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400190 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0726-08	Original application for a revised resort hotel/casino with accessory retail commercial	Approved by BCC	September 2008
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	215 Beltway
South	Commercial Tourist; Major Development Project – Commercial General & Major Development Project – Mixed Use	H-1, C-2 & R-3	Multi-family residential, retail center & single family residential
East	Commercial General & Residential Urban Center	C-2 & R-4	Undeveloped
West	Residential Suburban & Residential High & Mixed Use	R-2 & R-3	Single family residential

Related Applications

Application Number	Request
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail commercial is a companion item on this agenda.
VS-21-0388	Vacation of easements and rights-of-way 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 29.

**Analysis
Current Planning
Use Permits**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 29 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use of this site for a hotel/casino and ancillary uses have previously been approved. Portions of the site have been zoned H-1 and approved for a resort hotel/casino since January 1997. Therefore, this site location has been approved and anticipated to contain a resort hotel/casino for 24 years. Staff believes the design of the overall site is compatible not only on-site but also in the general vicinity. The Stations Casino site consists of the eastern 50 acres with the western 20 acres being not a part and intended to function as a future transitional land use

between the existing residential further west and the resort hotel/casino. Finally, there are adequate spatial separations, parking areas, and enhanced landscaping and buffering from the perimeter of the project site to adequately provide for visual and acoustical buffering between uses in the area.

Waiver of Development Standards

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

Design Reviews

This request is to address final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures. Staff finds site circulation, building orientation and overall layout meets the objectives and standards of the Clark County Master Plan and Title 29. The design of the buildings complies with the requirements of Code for architectural elements to enhance the project and the development provides appropriate buffers and setbacks, as encouraged by Urban Specific Policy 55. As for the decorative water features, the total area for all 5 water features is 4,838 square feet where 13,283 square feet is allowed. Therefore, they are substantially below what would be permissible for the proposed resort hotel.

Finally, the proposed use and site location achieve the following: 1) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 29; 2) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and 3) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Public Works - Development Review

Waiver of Development Standards

Staff can support the request to reduce the throat depth for the driveways on Roy Horn Way since the design of the site allows for vehicles to enter the site without any immediate impediments to safety.

Department of Aviation

Federal Aviation Regulations (14 CFR, Part 77) require that the Federal Aviation Administration (FAA) be notified before the construction or alteration of any building or structure that will exceed a slope of 100:1 for a distance of 20,000 feet from the nearest point of any airport runway or for any structure greater than 200 feet in height. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the FAA must be notified of the proposed construction or alteration.

APN 176-05-601-028 is subject to certain deed restrictions which 1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and 2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued, and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Maule/Badura Connection improvement project;

- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project;
- Coordinate with Public Works - Director's Office for the Beltway Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
- Coordinate with Public Works - Traffic Management for the Traffic Signal Systems improvement project;
- Dedicate any right-of-way and easements necessary for the Traffic Signal Systems improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way and easement dedications;
- 90 days to record required right-of-way and easement dedications.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-601-028.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NP DURANGO, LLC

CONTACT: CARL HAGELMAN, STATION CASINOS, 1505 SOUTH PAVILION CENTER DRIVE, LAS VEGAS, NV 89135

DRAFT

D G Consultants

July 12, 2021

Clark County Department of Comprehensive Planning
Mr. Rob Kaminski
500 S. Grand Central Parkway
Las Vegas, NV 89155

UC-01-0387

RE: REVISED - Conditional (Special) Use Permit, Design review, and Deviation – Project Justification (APN: 176-05-601-028 ptn)

On behalf of Station Casinos, we are requesting a conditional (special) use permit, design reviews, and deviation for the proposed **Durango Station Resort Hotel/Casino** with ancillary uses. The subject development site is 50.0 acres, zoned H-1, and located on the west side of Durango Drive between the 215 Beltway and Maule Avenue.

Based on the attached site plan with corresponding setbacks, parking, and buffering, the proposed use is entirely consistent with the intent of the H-1 zoning district. The project is in full compliance with several Goals and Policies contained within the Clark County Master Plan regarding opportunities for additional non-residential developments to serve the overabundant residential areas in the southwest Las Vegas Valley. In fact, the proposed project will serve as a community amenity for the local area.

Land Use and Transportation Planning History

By way of background, the existing H-1 zoning was approved with ZC-06-1282 in November 2006 with a subsequent clarification approved in May 2008. However, portions of the site have been zoned H-1 and approved for a resort hotel/casino since January 1997. Therefore, this site location has been approved and anticipated to contain a resort hotel/casino for 24 years. ZC-06-1282 was approved on 70 acres and consisted of the following: **1)** 195,600 square feet of casino space; **2)** 1,040 hotel rooms; **3)** 216 foot high hotel tower; **4)** 63,000 square foot theatre complex; **5)** 58,000 square feet of retail uses; **6)** 64 bowling lanes; **7)** 54,000 square feet of fast food; **8)** 19,200 square feet of restaurant space; **9)** 94,200 square foot shopping center; and **10)** other ancillary uses (water features) and parking structures.

UC-08-0726 was approved in September 2008 for a request to modify a previously approved resort hotel/casino with additional office and retail area on 70 acres and consisted of the following: **1)** 120,000 square feet of casino space; **2)** 726 rooms; **3)** two hotel towers with a maximum height of 216 feet; **4)** 139,071 square feet of retail uses; and **5)** other ancillary uses (water features) and parking structures.

The traffic impact study for the Durango Station project will be an update to the previous Durango Station Resort and Casino traffic study as prepared and accepted in 2008 (HTE 07-18386). Due to economic conditions of the great recession the Durango Station project was placed on hold after its December 2008 traffic study acceptance. The planning for the current Durango Station project essentially maintains the same access drives and traffic signal locations as previously accepted for the development from the surrounding streets of Durango Drive, Maule Ave., and Roy Horn Way. As recognized in the 2008 Traffic Impact Study, the current project is a continuation of the casino land use and traffic mitigation as approved in the Transportation Master Plan for the Rhodes Ranch Master Planned Community, (Kimley-Horn and Associates, Inc., 1996, HTE 96-19611). The transportation mitigation measures from the acceptance of the 2008 traffic study have been used as a basis for the current Durango Station planning and design.

Preliminary traffic planning includes the installation of new pavement markings including the delineation of continuous bike lanes along Maule Avenue between Durango Drive and Fort Apache Road. The project will also complete the walkability in the area with the installation of detached sidewalks.

Conditional (Special) Use Permit

As part of a traditional ancillary use associated with a resort hotel/casino, Durango Station requests **outdoor dining and drinking establishments** in conjunction with restaurants and/or the resort hotel. The plans depict five outdoor dining and drinking areas that are essentially internal to the overall site and far exceed a setback of 200 feet from the Durango Station property lines and will not adversely impact any residential developments in the immediate area. In fact, the nearest outdoor dining area is setback as follows: **1)** 550 feet from Maule Avenue; and **2)** 530 feet from Durango Drive. The outdoor dining and drinking establishments range in area from 1,407 to 7,984 square feet and include a combination of indoor and outdoor space. There are adequate spatial separations, parking areas, and enhanced landscaping and buffering from the perimeter of the project site to adequately provide for visual and acoustical buffering. The parking data verify there is adequate parking for the proposed outdoor dining areas.

Therefore, the proposed use and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 29; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Design Reviews

The applicant is requesting design reviews for the following: **1)** final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and **2)** water features on 50.0 acres. The proposed project is substantially less intense than what was originally approved with ZC-06-1232 and less intense than what was approved with UC-08-0726. In addition to less intensity, the overall site area consists of the eastern 50 acres with the western 20 acres being not a part and intended to function as a future transitional land use to the resort hotel/casino. The proposed 216 foot high towers are setback 816 feet from the existing single family residential use to the west and depict a 4 to 1 setback ratio which far exceeds required setbacks.

The proposed project will be developed in two phases with Phase 1 consisting as follows: **1)** 83,178 square feet of casino space; **2)** 211 hotel rooms; **3)** single 216 foot high hotel tower; **4)** restaurants, food hall, and banquet space; and **5)** other ancillary uses (water features) and parking structure. There will be more than adequate parking for Phase 1 of the proposed development.

Phase Two will add an additional 241 hotel rooms with a second 216 foot high tower for a total room count at full buildout of 452 rooms. The casino space will increase to 92,911 square feet, which is substantially less than previously approved, with additional banquet space, entertainment/theatre space, entertainment/parking structure, and additional lobby area. As part of this request, the two towers have been designed to make them more slender with less bulk on the site. Station Casinos has submitted to the FAA on the revised locations for the proposed hotel tower heights. As with Phase 1, there will be adequate parking for the full buildout of the project. There is currently no established timeline between Phase 1 and 2. However, as part of both phases the project will incorporate enhanced pedestrian

walkways, circulation, and orientation plans as well as functional bicycle accessibility with planned bicycle rack and storage facilities. While we must only comply with Title 29 Development Code provisions, we are voluntarily complying and providing ten charging stations for electric vehicles.

The additional design review is for proposed water features distributed throughout the site. The water features have been previously approved but because the site is smaller and site layout is different than previously considered, staff suggested a new design review to consider the new locations and surface areas. We are proposing five (5) water features that consist of the following: **1)** cascading water element over stepped weirs into a low shallow basin with low vertical jets and an art element; and **2)** terraced basins with various spill ways and decorative weirs, urns, and planting islands that will be integrated in the various water bodies. The average water feature heights will be between 24 and 36 inches. The total area for all five water features is 4,838 square feet where 13,283 square feet is allowed. Therefore, we are substantially below what would be permissible for the proposed resort hotel. Finally, since we are below the permitted amount and are in compliance with all provisions for manmade decorative water features, the proposed water features are permitted without abatement and not subject to an administrative design review and/or completion of a decorative water feature abatement form. More details are provided on the landscape and water features plan. Because the conservation of water resources is vital to the general prosperity, health, safety and welfare of the County, Station Casinos will comply with all required provisions for the proposed water features.

Deviation

As part of a resort hotel/casino in the H-1 zoning district, and Title 29, certain development standards may be modified through deviation rather than design review or variance. UC-08-0726 included two deviations that are still active that include increased retaining and screen wall heights and parking stall dimensions when adjacent to a parking lot diamond planter. With our current proposal we are requesting a deviation for parking space dimensions within a parking structure/garage to 9 feet (width) by 18 feet (depth) rather than the required 9 feet by 19 feet. The proposed parking spaces will backup to a 24 foot wide two way drive aisle and will not adversely impact vehicle circulation. The 9 feet by 18 feet parking space dimension is currently allowed by right in Title 30 with no known adverse impacts to parking facilities. Additionally, the 9 feet by 18 feet dimension is an accepted industry standard for parking structures/garages.

Finally, the proposed project is in full compliance with all previous conditions of approval from ZC-06-1282 and UC-08-0726. One of the conditions is to enter into a Development Agreement. Through that agreement, Station Casinos will pay their fair share of development and therefore will not have an adverse, negative impact on services and facilities not already planned in the area. This project will complete the much needed full off-site improvements for the last remaining segments of Roy Horn Way, Durango Drive, and Maule Avenue which will facilitate traffic movement and provide for a seamless, improved streetscapes.

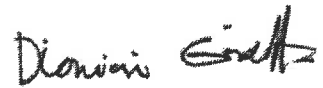
The proposed development fully complies and furthers goals and policies contained within the Clark County Master Plan. The project furthers **Land Use Goal 1** which encourages the implementation of a comprehensive land use plan to promote economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities. Additionally, the request complies and furthers **Land Use Goal 2** which encourages, in part, providing opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other

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activities within close proximity to each other. The proposed project also complies with Land Use Goal 10 which provides for areas which can promote, in part, higher intensity activity centers or districts.

Thank you for the consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dionian Smith". The signature is written in a cursive style with a large, stylized initial "D".

D G Consultants

April 26, 2021

Clark County Department of Comprehensive Planning
Mr. Rob Kaminski
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Waiver of Title 28 to allow early and mass grading – Project Justification (APN: 176-05-601-028 ptn)

On behalf of Station Casinos, we are requesting a Waiver of Title 28 for early and mass grading for the proposed **Durango Station Resort Hotel/Casino**. The subject development site was originally approved on 70.0 acres, zoned H-1, and located on the west side of Durango Drive between the 215 Beltway (Roy Horn Way) and Maule Avenue. A companion design review reduces the site area to the eastern 50 acres; therefore, this request is for the proposed 50 acre development site that is part of the companion design review.

The request is to allow a grading permit for early and mass grading along with a building permit to be issued for the project prior to full off-site approval. Approval of this request will allow the applicant to establish an agreement through the required Development Agreement or other acceptable agreement that will allow early plans check submittal and release of permits prior to full off-site improvement plan approval, in order to support adequate construction sequencing of the project. Similar requests have been approved for this type of project due to the size and scope of the proposed development.

Thank you for the consideration.

Sincerely,



09/22/21 BCC AGENDA SHEET

COMPREHENSIVE SIGN PLAN
(TITLE 30)

BUFFALO DR/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0419-DIGITAL DESERT BP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow roof signs; 2) increase the number of monument signs; 3) increase the number of project identification signs; 4) reduce the separation between project identification signs and monument signs; and 5) hanging signs.

DESIGN REVIEW for a comprehensive sign plan in conjunction with a previously approved mixed use development on 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive and the south side of Patrick Lane within Spring Valley. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-33-715-001 through 163-33-715-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow roof signs where not permitted per Chapter 30.72.
2. Allow 2 monument signs where only 1 monument sign is permitted per pad site per Section 30.48.680 (a 100% increase).
3. Allow 2 project identification signs where only 1 project identification sign per corner is permitted per Table 30.72-1 (a 100% increase).
4. Reduce the separation between project identification signs and monuments signs to 20 feet where a minimum separation of 100 feet is required per Table 30.72-1 (an 80% reduction).
5.
 - a. Increase the area for hanging signs to 160 square feet where a maximum of 32 square feet is permitted per hanging sign per Table 30.72-1 (a 400% increase).
 - b. Allow multiple hanging signs per tenant where a maximum of 1 hanging sign per tenant is permitted per Table 30.72-1.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6111 through 6271 S. Buffalo Drive
- Site Acreage: 42.4
- Project Type: Comprehensive sign plan
- Sign Height (feet): 10 (project identification signs)/20 (freestanding signs)/8 (monument signs)/5 (directional signs)/2 to 4 (roof signs)
- Square Feet (overall): 2,565 (walls signs)/240 (freestanding signs)/28 (directional signs)/62 (monument signs)/138 (project identification signs)/1,230 (roof signs)/1,056 (projecting signs)

History & Request

The plans depict a mixed use development project currently under construction that was approved via ZC-18-0507 by the Board of County Commissioners in December 2018. The previously approved plans depict a mixed use development consisting of 1,343 residential units on 42.4 gross acres with a density of 31.7 dwelling units per acre. The project consists of 14 buildings, which include 4 buildings for commercial uses, 9 buildings for residential units, and a clubhouse. The commercial buildings are located on the northeastern portion of the site. Access to the project is granted via 6 proposed driveways from Patrick Lane, Buffalo Drive, and Post Road that will provide ingress and egress to the site.

The purpose of this request is for a comprehensive sign plan, including the associated waiver of development standards requests, for the overall project site and the commercial building (D-2 Phase 1A) located at the northeast corner of the site. The detailed plans consist of wall, freestanding, directional, monument, project identification, roof, and projecting signs dispersed throughout the development. All proposed signage, including the materials and color palette, is consistent and compatible with the previously approved architecture and materials utilized for the commercial and residential buildings.

Site Plan

The plans depict 2 project identification signs and 2 monument signs located at the northeast corner of the project site, adjacent to the southwest corner of Patrick Lane and Buffalo Drive. The project identification signs each measure 10 feet in height with an area of 69 square feet. The monument signs each measure 8 feet in height with an area of 31 square feet. Per the Code, 100 feet of separation is required between a project identification sign and a monument sign. The configuration of monument and project identification signs at the northwest corner of the project site necessitates a waiver of development standards. Furthermore, per the Code, only 1 monument sign is permitted per pad site where 2 monument signs are proposed, requiring a waiver. The monument and project identification signs are set back a minimum of 2 feet from the property lines, meeting Code requirements.

A shaded canopy, measuring approximately 20 feet in height is located at the northeast corner of the site, adjacent to the promenade consisting of landscaping and pedestrian walkways. A roof sign measuring 2 feet in height, with an overall area of 60 square feet, is affixed to the top of the canopy displaying the name of the mixed use development. The roof sign consists of fabricated,

internally illuminated letters. The shaded canopy is set back a minimum of 100 feet from the northeast corner of the project site, adjacent to Patrick Lane and Buffalo Drive.

A freestanding sign measuring 20 feet in height, with an area of 120 square feet, is located at the commercial driveway along Patrick Lane. More specifically, the freestanding sign is located within a landscape median, internal to the project site, with a minimum setback of 10 feet from the right-of-way. The freestanding sign is fabricated with aluminum consisting of an opaque background with illuminated names. The freestanding sign does not obstruct the sight visibility zone.

A second freestanding sign is proposed at the commercial driveway along Buffalo Drive. The freestanding sign measures 20 feet in height, with an area of 120 square feet. The freestanding sign is located within a landscape median, internal to the project site, with a minimum setback of 10 feet from the right-of-way. The freestanding sign is fabricated with aluminum consisting of an opaque background with illuminated letters. The freestanding sign does not obstruct the sight visibility zone. Both freestanding signs comply with the maximum height requirements established within the CMA Design Overlay District.

Four directional signs measuring 5 feet in height with an area of 7 square feet are dispersed throughout the interior of the site, providing direction to vehicles within the development. The signs consist of aluminum fabrication and will be non-illuminated. The directional signs will have minimal to no visibility from the adjacent streets, Patrick Lane and Buffalo Drive. A parking entrance sign measuring 14.5 feet in height with non-illuminated letters is located at the northeast corner of the site. The sign is set back 120 feet to the south of the commercial building (D-2 Phase 1A) and 140 feet from the east property line adjacent to Buffalo Drive and will not be visible from the right-of-way.

Elevations

A combination of projecting, wall, hanging, and roof signs are proposed for the commercial building (D-2 Phase 1A) located at the northeast corner of the project site. The roof signs are predominantly located above the first floor tenant suites on all 4 building elevations, affixed to the metal canopies located above the entrances. The roof signs measure 2 feet in height with an area of 30 square feet, consisting of illuminated, channel lettering. The remaining signs consist of hanging signs, each measuring 4 feet in height with an area of 160 square feet, are affixed below a canopy covering the third story of the building. The third story of the building features 4 hanging signs on the west elevation, oriented towards the interior of the site, 3 hanging signs on the east elevation, facing towards Buffalo Drive, 1 hanging sign on south elevation, oriented towards the interior of the site, and 1 hanging sign on the north elevation, facing towards Patrick Lane.

Wall signs measuring 2 feet to 3 feet in height with an area measuring between 30 square feet to 45 square feet each are located above the first and second floor on all 4 building elevations. The projecting signs are located above the first floor tenant suites. The projecting signs will not project more than 3 feet from the building, measure 32 square feet in area, and will not exceed more than 1 sign per tenant, per Code allowance. The projecting signs are a minimum of 9 feet above grade, meeting the Code requirement for pedestrian traffic.

The following table is a summary of the proposed signage:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	# of existing signs	# of proposed signs	Total # of signs
Wall	0	2,565	2,565	6,336*	0	35	35
Freestanding	0	240	240	4,912**	0	2	2
Directional	0	28	28	2 per entrance/exit	0	4	4
Monument	0	62	62	2,730	0	2	2
Project Identification	0	138	138	3 @ 70 sq. ft. each	0	2	2
Roof	0	1,230	1,230	N/A	0	25	25
Projecting	0	1,056	1,056	1 per tenant	0	33	33
Hanging	0	1,440	1,440	1 per tenant	0	9	9
Overall Total	0	6,759	6,759	N/A	0	112	112

* 1,056 linear feet of building frontage by 6 feet (maximum letter height)

** 3,930 linear feet of street frontage (Patrick Lane, Buffalo Drive, Post Road) by 1.25 square feet

Applicant's Justification

According to the applicant, the proposed signage is necessary to brand the development. Due to the overall design of the development, there is minimal visibility for identity signage from the northwest. Due to the unique design of the tenant spaces, the only suitable location for identity signage for first floor tenants is mounted to the entrance canopies. The signage will help stimulate businesses in this area and will add to the overall aesthetic to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0373	Major training facility (esthetic education)	Pending 9/7 PC	September 2021
VS-19-0512	Vacated and abandoned patent easement and right-of-way	Approved by BCC	September 2019
TM-19-500130	Mixed use project consisting of commercial lots and common elements	Approved by PC	August 2008
ZC-18-0507	Reclassified 42.4 acres from R-E to C-2 zoning; use permit for high impact project, mixed use project, increase residential density, building height and parking reduction; and design review for mixed use project	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	R-1 & R-2	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General & Business and Design/Research Park	M-D	Office building & an office/warehouse facility
East	Commercial General & Business and Design/Research Park	R-E & R-2	Single family residential & undeveloped
West	Residential High (from 8 to 18 du/ac)	R-2 & R-3	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The amount of roof signs requested with this proposal are excessive and should be consolidated reducing the number of signs. Staff is concerned the proliferation of roof signs located on all 4 elevations will potentially create visual clutter. Therefore, staff recommends denial.

Waivers of Development Standards #2 through #4

Staff finds the increase to the number of proposed monument and project identification signs is minimal and should not have a negative or detrimental impact on the surrounding land uses and properties. The additional signage will assist in identifying the mixed use development and commercial tenants located within the project site. Therefore, staff recommends approval.

Waiver of Development Standards #5

Staff does not object to the main hanging sign, measuring 160 square feet located on the north side of the commercial building, oriented towards Patrick Lane, and the south side of the building, facing towards the interior of the site. However, the amount of hanging signs requested with this proposal are excessive and should be consolidated reducing the number of signs. Therefore, staff recommends denial.

Design Review

The architectural design and materials of the proposed signage complies with Urban Specific Policy 20 of the Clark County Comprehensive Master Plan which states that signage should be compatible with building styles both on-site and the surrounding developments. However, staff finds the quantity of proposed roof signs can be consolidated, reducing the number of these signs

depicted on all elevations. Waiver of Development Standards #1 and #5, which staff is not supporting, cannot function independently from design review for the comprehensive sign plan. Therefore, staff recommends denial.

Staff Recommendation

Approval of waivers of development standards #2 through #4; denial of waiver of development standards #1 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIGITAL DESERT BP, LLC

CONTACT: BRITTNEY TERRY, ADS, 5470 WYNN ROAD, SUITE 600, LAS VEGAS, NV 89118



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

9

Application Number: WS-21-0419

Property Owner or Subdivision Name: Digital Desert BP LLC

Public Hearing: Yes [X] No []

Staff Report already created: Yes [] No [X]

Delete this application from the: TAB/CAC PC BCC

Add this application to the: TAB/CAC 8/31/21 PC 9/21/21 BCC

Change(s) to be made:

- Held no date specific
Withdrawn
No change to meeting(s)
Amend Write-up
Renotify
Make a public hearing (Radius:)
Rescheduling
[X] Other: Advance items
Additional fees - \$AMOUNT OF ADDITIONAL FEES:
Refund
80%
100% (please include justification for full refund below)
AMOUNT OF REFUNDS:

Reason for Change: Items are advanced to the last cycle dates

Change initiated by: MND Date: 8/4/21
Change authorized by: JAD Date: 8/4/21
Change processed by: ds Date: 8/4/21
Follow up assigned to: Instructions:

Parcel Number(s): 163-33-715-001 through 011
Town Board(s): Spring Valley



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0419</u> DATE FILED: <u>8/4/21</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>8/31/21</u> PC MEETING DATE: <u>9/21/21 @ 7:00 PM</u> 6:30 BCC MEETING DATE: <u>—</u> FEE: <u>\$1,150</u>
	PROPERTY OWNER NAME: <u>Digital Desert BP LLC</u> ADDRESS: <u>PO Box 11480</u> CITY: <u>Jackson</u> STATE: <u>WY</u> ZIP: <u>83002</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Digital Desert BP LLC</u> ADDRESS: <u>PO Box 11480</u> CITY: <u>Jackson</u> STATE: <u>WY</u> ZIP: <u>83002</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Jesse Wetherill (AD/S)</u> ADDRESS: <u>5470 Wynn Road #800</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.795.7001</u> CELL: <u>702.989.8686</u> E-MAIL: <u>jwetherill@ad-s.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-715-001, 002, 003, 004, 005, 006, 007, 008, 009, 010 & 011

PROPERTY ADDRESS and/or CROSS STREETS: W. Patrick Lane & S Buffalo Drive

PROJECT DESCRIPTION: Design Review for comprehensive sign package within CMA

(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)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON April 1, 2021 (DATE)
 By Joseph Sorge
 NOTARY PUBLIC: Smr Vilam

Digital Desert BP LLC
 Property Owner (Print) by Joseph Sorge



SONIA MACIAS
 Notary Public, State of Nevada
 No. 05-95904-1
 My Appt. Exp. April 1, 2025

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



May 15th, 2021

WS-21-0419

Attn: Clark County Comprehensive Planning
500 S Grand Central Parkway
PO Box 551744
Las Vegas, NV 89115

PLANNER
COPY

RE: EVORA COMPREHENSIVE SIGN PACKAGE - R1

To whom it may concern:

This letter is regarding a request for a design review for the Evora comprehensive sign package. This includes project identity signs, monument and pylon signs, tenant signage specs, locations and standards and a porte-cochere sign. (roof sign and accessory structure). This complex is located on the Southwest corner of W. Patrick Ln and S Buffalo Dr. (APNs - 163-33-715-001, 002, 003, 004, 005, 006, 007, 008, 009, 010 & 011)

The proposed signage includes-

- Two (2) single-faced project/site identity signs (138 Sq Ft Total)
- Two (2) 8'-0" tall double-faced tenant monument signs (62 Sq Ft Total)
- Two (2) 20'-0" tall double faced pylon signs (240 Sq Ft Total)
- One (1) porte-cochere EVORA ID sign roof sign (30 Sq Ft Total)
- Allowance for 35 tenant wall signs (2,565 Sq Ft Maximum)
- Allowance for 33 tenant roof signs (1200 Sq Ft Maximum)
- Allowance for 33 tenant projecting signs (1056 Sq Ft Maximum)
- Various interior signage including parking and wayfinding signage

We are requesting the following waivers of standards-

- 1) Permit two (2) project identification signs on the corner of Buffalo Drive and Patrick Lane where only one (1) project identification sign is permitted on a corner within the C-2 zoning district per Table 30.72-1, page 30.72-7.
- 2) Reduce the separation between a project identification sign and a monument sign to 20 feet where a minimum separation distance of 100 feet is required within C-2 zoning district per Table 30.72-1, page 30.72-7. (2) waivers required.

We feel that this is necessary to adequately brand the development. Due to the overall design of the development, there is minimal visibility for identity signage from the Northwest.

- 3) To allow 34 roof signs where 0 are permitted within a C-2 zoning district.

Due to the unique design of the tenant spaces, the only suitable location for identity signage for first floor tenants is mounted to the entrance canopies. This has been categorized as a roof sign by CC Comprehensive Planning Department. The additional roof sign is for the Evora complex to enhance branding. It faces the interior of the property.