

- III. Approval of Minutes for September 12, 2023. (For possible action)
- IV. Approval of the Agenda for September 26, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

- 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- **GET CONNECTED TO DISCOUNTED HOME INTERNET**

The Affordable Connectivity-Program (ACP) is a federal government program that provides a benefit of up to \$30 per month toward home internet services, making certain plans FREE!

Saturday, October 7, 2023, 9:30am - 2:30pm

UNL V Student Union, Room 208

4505 S Maryland Parkway

NEED HELP GETTING STARTED?

- VI. Planning and Zoning

- 1. **TM-23-500117-JONES SUNSET, LLC:**

TENTATIVE MAP for a 1 lot commercial subdivision on 6.0 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the east side of Jones Boulevard and the south side of Teco Avenue within Spring Valley. MN/rp/syp (For possible action) **10/03/23 PC**

- 2. **UC-23-0502-TAKACH ROBERT & CAYME:**

USE PERMIT to allow alternative design standards for an accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side street setback; and **2)** allow alternative driveway geometrics on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Tenaya Way, approximately 200 feet south of Darby Avenue within Spring Valley. JJ/tpd/syp (For possible action) **10/03/23 PC**

- 3. **DR-23-0491-TENAYA LOFTS, LLC:**

DESIGN REVIEWS for the following: **1)** minor training facility with accessory retail uses (dog training); and **2)** finished grade on 1.8 acres in a C-1 (Local Business) (AE-60) Zone within the CMA Design Overlay District. Generally located on the northwest corner of Sunset Road and Tenaya Way within Spring Valley. MN/sd/syp (For possible action) **10/04/23 BCC**

- 4. **VS-23-0494-TENAYA LOFTS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Arroyo Springs Street and Tenaya Way, and between Sunset Road and Post Road within Spring Valley (description on file). MN/sd/syp (For possible action) **10/04/23 BCC**

5. **PA-23-700027-COUNTY OF CLARK (AVIATION):**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 19.3 acres. Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley. MN/rk (For possible action) 10/17/23 PC

6. **ZC-23-0574-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 19.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) increase driveway width; 3) modifications to CMA Design Overlay District standards; and 4) decorative buffer wall adjacent to a less intensive use.
DESIGN REVIEWS for the following: 1) office/warehouse complex; 2) finished grade; and 3) alternative parking lot landscaping in the CMA Design Overlay District for an office/warehouse facility. Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley (description on file). MN/rr/syp (For possible action) 10/17/23 PC

7. **VS-23-0575-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Tenaya Way, and between Post Road and Patrick Lane, a portion of a right-of-way being Patrick Lane located between Rainbow Boulevard and Tenaya Way, and a portion of right-of-way being Belcastro Street located between Patrick Lane and Sobb Avenue (alignment) within Spring Valley (description on file). MN/rr/syp (For possible action) 10/17/23 PC

8. **UC-23-0559-STAMATES TRUST & STAMATES STEVE & SANDRA TRS:**
USE PERMIT to allow a minor training facility in conjunction with an existing office complex on a 0.6 acre portion of 2.3 acres in a C-P (Office and Professional) Zone in the Desert Inn Road Corridor Overlay. Generally located on the west side of Rainbow Boulevard and the south side of Darby Avenue within Spring Valley. JJ/nai/syp (For possible action) 10/17/23 PC

9. **UC-23-0563-COMAHIG WILMIR FAMILY TRUST & COMAHIG WILMIR & GERLIE P TRS:**
USE PERMIT to reduce the separation between 2 community residences on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of El Camino Road, 215 feet north of Palmyra Avenue within Spring Valley. JJ/tpd/syp (For possible action) 10/17/23 PC

10. **UC-23-0604-UNCOMMONS LIVING BLDG 2, LLC:**
USE PERMITS for the following: 1) Modification to pedestrian realm; and 2) Alternative design on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village) (Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Gagnier Boulevard and Badura Avenue within Spring Valley. MN/rr/syp (For possible action) 10/17/23 PC

11. **WS-23-0587-JUKIER HARRISON & HAVIVA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce separation between existing structures in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Belcastro Street, 105 feet north of Edna Avenue within Spring Valley. JJ/md/syp (For possible action) 10/17/23 PC

12. **AR-23-400114 (UC-1014-17)-CHURCH HAMERE N.K.M.W ST. M.E.O.T:**
USE PERMIT THIRD APPLICATION FOR REVIEW to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/nai/syp (For possible action) 10/18/23 BCC

13. **UC-23-0594-FORT MAVERICK CAPITAL MANAGEMENT, LLC:**
USE PERMIT for reduced setback of a proposed vehicle maintenance facility to a residential use.
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEW for a vehicle maintenance facility in conjunction with a developed commercial center on a 0.8 acre portion of a 3.8 acre site in a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road, 480 feet south of Sunset Road within Spring Valley. JJ/rr/syp (For possible action) 10/18/23 BCC

VII. General Business

1. Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget (for discussion only)

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

IX. Next Meeting Date: October 10, 2023.

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>

10/03/23 PC AGENDA SHEET

JONES SUNSET
(TITLE 30)

JONES BLVD/TECO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500117-JONES SUNSET, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 6.0 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the east side of Jones Boulevard and the south side of Teco Avenue within Spring Valley. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:
163-36-401-013 through 163-36-401-015

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE & NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 6440 S Jones Boulevard
- Site Acreage: 6
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 6 acre site which was previously approved for a self-storage. Access to the site is from 1 driveway on Jones Boulevard to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0643	Vacated and abandoned easement between Jones Boulevard and Westwind Road, and between Teco Avenue and Sunset Road, and a portion of a right-of-way being Jones Boulevard located between Teco Avenue and Sunset Road	Approved by PC	January 2023
NZC-20-0600	Reclassified the eastern 2.5 acres from R-E to C-2 zoning with a use permit for off-highway, recreational vehicle, and watercraft storage in conjunction with a mini-warehouse	Approved by BCC	March 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0461	Mini-warehouse and off-highway, recreational vehicle, and watercraft storage	Approved by BCC	December 2020
ZC-17-1113	Reclassified the western 5.0 acres of the site from R-E to C-2 zoning with a wavier to allow access to a local street and modified street standards	Approved by BCC	February 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Ranch Estate Residential (up to 2 du/ac)	M-D & R-E	Undeveloped & Single family residential
South	Corridor Mixed-Use & Neighborhood Commercial	C-2 & C-P	Convenience store & undeveloped
East	Neighborhood Commercial	C-P	Medical office
West	Business Employment	M-D	Distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0381-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SANDRO VERAS

**CONTACT: JASON DINEEN, HORROCKS, 1401 N. GREEN VALLEY PARKWAY, 160,
HENDERSON, NV 89074**

DRAFT



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-23-500117</u>	DATE FILED: <u>8/14/2023</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>9/20/2023</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>10/31/2023</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>JONES SUNSET LLC. (SAMUEL VENTURA)</u>
	ADDRESS: <u>5528 S. FORT APACHE RD.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>(702)250-2377</u> CELL: _____
	E-MAIL: <u>sam@venturaenterprises.com</u>

APPLICANT	NAME: <u>SANDRO VERAS</u>
	ADDRESS: <u>5528 S. FORT APACHE RD.</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>(702)250-2377</u> CELL: _____
	E-MAIL: <u>sandro@venturaenterprises.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>JASON DINEEN</u>
	ADDRESS: <u>1401 N. GREEN VALLEY PKWY</u>
	CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u>
	TELEPHONE: <u>(702)966-4063</u> CELL: _____
	E-MAIL: <u>jason.dineen@horrocks.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-36-401-013, 163-36-401-014, 163-36-401-015,

PROPERTY ADDRESS and/or CROSS STREETS: JONES AND TECO

TENTATIVE MAP NAME: COMMERCIAL TENTATIVE MAP FOR JONES SUNSET

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)* [Signature] Property Owner (Print) SAMUEL VENTURA

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 6, 2023 (DATE)
 By Samuel Ventura
 NOTARY PUBLIC: Michelle Perkins



*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.

10/03/23 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

TENAYA WAY/DARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0502-TAKACH ROBERT & CAYME:

USE PERMIT to allow alternative design standards for an accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street setback; and 2) allow alternative driveway geometrics on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the west side of Tenaya Way, approximately 200 feet south of Darby Avenue within Spring Valley. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:
163-10-416-008

USE PERMIT:
Allow an accessory structure with a metal roof which is not architecturally compatible with the principal residence where required Table 30.56-2A.

- WAIVERS OF DEVELOPMENT STANDARDS:**
1. Allow a 2 foot side street setback where 10 feet is required per Section 30.56.040 and Table 30.40-1 (an 80% reduction).
 2.
 - a. Allow an on-site residential driveway without a curb cut where a driveway with a curb cut per Uniform Standard Drawing 223 is required.
 - b. Reduce the distance from the back of curb radius to a residential driveway to 5 feet where a minimum of 12 feet is required per Uniform Standard Drawing 223 (a 58% reduction).

LAND USE PLAN:
SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 3245 S. Tenaya Way
- Site Acreage: 0.5
- Project Type: Detached accessory structure
- Number of Stories: 1

- Building Height (feet): 13
- Square Feet: 555

Site Plan

The site plan depicts a proposed accessory carport for use as a platform to house solar panels on the roof, located on the north side of an existing 3,625 square foot home. The carport is shown 2 feet from the northern private street (Tenaya Way) and 44 feet from the east property line along Tenaya Way public right-of-way. The carport is 6 feet from the residence. The applicant proposes access to the carport via Tenaya Way, the public right-of-way on the east side of the site. The public right-of-way currently has vertical curb along the east property line. The proposed driveway access requires the owner to remove and replace the vertical curb with rolled curb. The owner is requesting to keep the vertical curb at the east property line. The Tenaya Estates Plat shows a landscape easement at the corner of both streets.

Landscaping

No new landscaping is proposed.

Elevations

The elevations depict a 13 foot high carport with metal posts and roof with an opening on the east side facing Tenaya Way. The proposed post will be 13 feet in elevation and located directly adjacent to the existing wall on the north side of the parcel.

Floor Plan

The floor plan for the carport shows a 555 square foot area that is 37 feet by 15 feet with an open floor area. There is an existing septic tank that will be located underneath the proposed accessory structure.

Signage

Signage is not a part of this request.

Applicant's Justification

The owner is proposing a new carport to provide a platform for renewable energy (solar panels). The owner does not want to alter the appearance of the front of the home with a new access driveway and prefers to have access taken from the Tenaya Way to the east of the garage, since this driveway is not proposed for vehicle parking and only intended to be used for boat storage. The applicant does not want to create a curb cut from the public street access at Tenaya Way. The applicant obtained signed approval of several neighbors for the proposed carport.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0125	Use permits and waivers of development standards for a detached garage	Denied by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the 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 accessory structure is not compatible with the architecture of the principal residence; and therefore, is not compatible with the surrounding buildings that are largely painted stucco with tile roof materials. It is for these findings that staff can not support the use permit 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.

Waivers of Development Standards #1

Allowing an accessory structure less than 10 feet from a private street will not be in harmony with the streetscape required for neighborhood aesthetics and may cause safety conflicts for vehicular traffic. The proposed accessory structure may be in conflict with the existing infrastructure (fire hydrant) or potential easements located in this area. It is for these findings that staff can not support the request.

Public Works - Development Review

Waiver of Development Standards #2a

Staff finds that there is no justification to allow a residential driveway without a curb cut. The residential driveway curb cut is a standard with the intent to help access property without damaging the right-of-way infrastructure. The applicant will have to block the right-of-way while taking extra time to drive over the curb to access the residential driveway. Staff cannot support this request.

Waiver of Development Standards #2b

The request to reduce the distance from the back of curb radius to the residential driveway is excessive since the width of the driveway exceeds the maximum requirement per Uniform Standard Drawing 222. This self-imposed hardship creates a safety hazard for the traffic entering or exiting the subdivision with the sight visibility zone potentially being blocked.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Execute a License and Maintenance Agreement to cover the cost of damage to the public infrastructure.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site permits may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROBERT TAKACH

CONTACT: ROBERT TAKACH, 3245 S. TENAYA WAY, LAS VEGAS, NV 89117



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 (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0509</u> DATE FILED: <u>8/2/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>9/12/23</u> PC MEETING DATE: <u>10/3/23</u> BCC MEETING DATE: <u>N/A</u> FEE: <u>10575</u>
	PROPERTY OWNER NAME: <u>Winner Properties, LLC (Antonio Accornero)</u> ADDRESS: <u>6425 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 242-2002</u> CELL: <u>(626) 533-4300 (Antonio)</u> E-MAIL: <u>acco1959@gmail.com</u>
	APPLICANT NAME: <u>Dog Bites Back, LLC (Antonio Accornero & Giancarlo Bomparola)</u> ADDRESS: <u>6425 W. Sahara Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 360-3358</u> CELL: <u>(702) 353-0728 (Giancarlo)</u> E-MAIL: <u>gbomparola@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>George P. Kelesis</u> ADDRESS: <u>517 S 9th Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 737-7702</u> CELL: _____ E-MAIL: <u>gkelesis@bckltd.com & sgrotheer@bckltd.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-09-513-001

PROPERTY ADDRESS and/or CROSS STREETS: 7905 W. Sahara, Suite 103, Las Vegas, NV 89146

PROJECT DESCRIPTION: Special User Permit for Patio Dining; Waiver of minimum 48" width pedestrian access requirement.

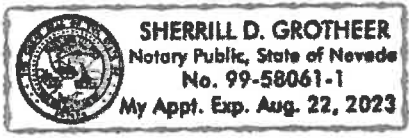
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and 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)* _____ Antonio Accornero
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 5, 2023 (DATE)
 By Antonio Maria Accornero

NOTARY PUBLIC: Sherrill D. Grotheer



*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.

June 27, 2003

UC-23-0502

Robert J. Takach
3245 S. Tenaya Way
Las Vegas, NV 89117

To Whom It May Concern:

Please accept this as my letter of proposal to construct a metal structure at above stated address for a future platform for renewable energy (solar panels) and shade. The structure will be 15' x 37' x 11' tall.

The proposed structure will be constructed conforming to Code IBC 2018 with intended dimensions as stated above and will be 555 sq ft. The color of the structure will be tan with brown trim to match existing house. All neighbors in view are in acceptance of this structure. See attached signatures of acceptance.

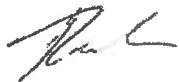
I will need approval due to the fact that the structure will be more than 2' higher than existing wall.
Table 30.44-1 Note 1

Please allow an on-site residential driveway without a curb cut due to the fact that this driveway will be a part-time driveway, which will seldom be used and is not the primary driveway of the residence.

The distance from the back of the curb radius (BCR) has been increased from zero feet to 5 feet, where the minimum requirement is 12 feet per Uniform Standard Drawing 222.

Thank you for your consideration in this matter.

Robert J. Takach



**PLANNER
COPY**

10/04/23 BCC AGENDA SHEET

TRAINING FACILITY-MINOR
(TITLE 30)

SUNSET RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0491-TENAYA LOFTS, LLC:

DESIGN REVIEWS for the following: 1) minor training facility with accessory retail uses (dog training); and 2) finished grade on 1.8 acres in a C-1 (Local Business) (AE-60) Zone within the CMA Design Overlay District.

Generally located on the northwest corner of Sunset Road and Tenaya Way within Spring Valley, MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-401-025

DESIGN REVIEWS:

1. A minor training facility with accessory retail uses (dog training).
2. Increase finished grade by 4.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.8
- Project Type: A minor training facility with accessory retail uses (dog training)
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 58,283
- Parking Required/Provided: 40/50

Site Plans

The plans depict a new commercial building that will be utilized as a minor training facility for dog training with accessory retail uses. The plans depict a use for a premier dog training facility which is located on the southeast portion of the parcel. Access is from both Sunset Road and

Tenaya Way. Parking is shown along the western property line and along the north property line. The property will be fenced and gated, with the ingress gate open during business hours. A walking path is shown around the perimeter of the building.

Landscaping

Landscaping is shown along Sunset Road and Tenaya Way with landscaping shown every 6 spaces with landscape islands. Landscaping consists of trees, shrubs, and groundcover and include 24 inch box trees along the perimeter of the property planted 20 feet apart with 1 row on each side of sidewalk. Other types of landscaping proposed decomposed granite, desert landscaping, grass (or artificial turf) with shrubs and bushes. Detached sidewalks are shown along Tenaya Way and Sunset Road. All groundcover, shrubs, and trees with non-invasive root system adjacent to pavement, wall will maintain deep root system and will cover more than 50 percent of landscape areas.

Elevations

The plans depict a commercial building that is up to 35 feet in height with varying rooflines. The exterior materials will be tilt-up concrete panels with different finishes.

Floor Plans

The plans depict various rooms, including offices, main lobby, restrooms, grooming area, training rooms, pool area, and storage rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The scope includes a dog diving pool, indoor flexible training area, connected outdoor training, shell for future retail tenants, grand lobby space, site parking, landscaping, and supporting spaces. The dog training facility will house various classes including swimming/diving in the pool area and rotating classes in the flexible training spaces typically divided into 2 areas. The classes will be a mix of public and private groups, with most having 5 dogs per handler. At any given time throughout the training facility there would be roughly 5 to 8 staff, 10 to 15 dog owners awaiting their class or appointment, and 15 to 30 dogs in class.

The flexible training space will primarily be utilized for puppy training, general dog training and competitive fly-ball training. The proposed retail spaces are planned for future pet related retail; however, the applicant understands these uses will require future permits. A design review for increased fill is required of up to 4.5 feet due to drainage requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2176-98	Convenience store with gasoline pumps	Approved by	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Business Employment	M-D, C-2, & R-E	Warehouse/training facility & undeveloped

This site is in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-23-0494	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Design Review #1

Staff finds that the variation in the roofline and the color scheme of the building will create an interesting, attractive, and varying appearance to the site. The proposed building is appropriate in height, intensity and scale with the area. Adjacent properties are either undeveloped or have manufacturing uses. The proposed major training facility is compatible with the surrounding area, will be adequately served by public facilities, and will not impose an undue burden to local services. Overall, staff finds that the training facility building as proposed is well designed and appropriate at this location; therefore, staff can support this review.

Public Works - Development Review

Design Review #2

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

Staff Recommendation:

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project.
- 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; and that the installation of detached sidewalks will require the granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0284-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NICHOLAS VOELL-WHITE
CONTACT: EDWARD OSUCH, NEO & ASSOCIATES, 2115 HUNTINGTON DRIVE,
UNIT C, SAN MARINO, CA 91108

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-23-0491</u> DATE FILED: <u>7/26/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>9-10-23</u> PC MEETING DATE: <u>9-3-23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Selco Land Holdings LLC</u> ADDRESS: <u>3315 E Russell Rd. Ste. A-4 PMB 205</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-856-9961</u> CELL: _____ E-MAIL: <u>scottselco@gmail.com</u>
	APPLICANT NAME: <u>Nicholas Voell-White</u> ADDRESS: <u>2150 N Tenaya Way, Apt. 1118</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702-625-0752</u> CELL: <u>same</u> E-MAIL: <u>nickww@neo-inc.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16334401025

PROPERTY ADDRESS and/or CROSS STREETS: Northwest corner of Sunset Ave. & Tenaya Way

PROJECT DESCRIPTION: A Premier dog training facility for the greater Las Vegas area

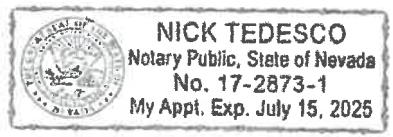
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)* [Signature] Property Owner (Print) SCOTT SELCO

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/29/2023 (DATE)
 By Scott Selco

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.

**NEO & Associates
imPETus Dog Training Facility
Justification Letter**

06/05/23



Project Description

This project proposal is for a premier dog training facility for the greater Las Vegas valley. The property is located on the North-West corner of Sunset Blvd. and Tenaya Way, just north of the 215 freeway. In total the square feet of the facility will be around 16,000 SF. The scope includes a dog diving pool, indoor flexible training area, connected outdoor training, shell for future retail tenants, grand lobby space, site parking, landscaping, and supportive spaces. The dog training facility will house various classes including swimming/diving in the pool area and rotating classes in the flexible training spaces typically divided into 2 areas. The classes will be a mix of public and private groups, with most having 5 dogs/handler. At any given time throughout the training facility there would be roughly 5-8 staff, 10-15 dog owners awaiting their class, and 15-30 dogs in class or awaiting their appointment.

Project Team

Owners: Veronica & Scott Selco
Architect: NEO & Associates
Contractor: Dakem & Associates
Civil: Dwyer Engineering

Character

As part of a developing neighborhood, this project will be a focal point of the surrounding area. It's design is inspired by the local geography & mountain ranges as well as the program it serves. As seen from the street, the layered and shifting facade resembles the mountains beyond.



The extending canopy at each end of the building launches out over the entrance as a dog would into a pool. The valuable services provided for local families & their animal friends create a family friendly atmosphere for the area. In addition, these services will provide professional training for competitive dog sports.

Intended Use

The intended use of this facility will be classified as a Training Facility, Minor.

The program for the facility will include a dock diving pool, a large flexible training space, an outdoor training area, a core & shell space for future retail tenants, and supporting office space for staff. The flexible training space will primarily be utilized for puppy training, general dog training, & competitive fly-ball training.



The proposed retail spaces are planned for future pet related retail, however will improved under a separate permit.

Impact on Adjacent Properties

Due to this proposal being a new building there will be some impact on automobile traffic in the area. This impact will be minimal compared to the density of some other possible uses.

As an animal training facility some additional noise will be created on-site as well as the need for a safety and security plan.



Increased attraction to the area and patronage of local shops due to the unique design and services provided.

A design review for increased fill is required. The proposed fill maximum on the site will be 4.5' above existing grade. This is required due to the drainage requirement for the building pad to be elevated from adjacent streets, including the highest adjacent point on Sunset.

Public Utilities/Services

The proposed facility will connect to the standard utilities provided at the site including water, sewer, electrical, gas, telephone, and cable, as well as the local roads and sidewalks. No additional special utilities or services are proposed.

Action to minimize Impact

Veronica and Scott have prepared for improving parts of the street adjacent to the property in order to mitigate any impact from increased traffic. Additional on-site parking is also being proposed to accommodate increased traffic as well as loading and un-loading.

Increased noise pollution should be low, however additional solid barriers as well as strategic landscaping will be provided to minimize impact.

Multiple layers of security and barriers/fencing are proposed to reduce the interaction between public ways and animal training.

Additional fill impact is minimized by maintaining the lowest possible pad elevation as required for drainage.

Standards compliance

The proposed training facility meets all appropriate zoning codes including setbacks, height limits, and building SF limitations. Additional care has been provided to allow for street improvements and site elements to align with neighborhood character.

Project Schedule

Comprehensive Planning application & review

Start: Aug. - 22

Est. End: June - 23

Building Department application & review

Est. Start: July - 23

Est. End: Sept. - 23

Construction

Est. Start: Oct. - 23

Est. End: Dec. - 24





AGENDA LOG AMENDMENT
Department of Comprehensive Planning

3

Application Number: DR-23-0491

Property Owner or Subdivision Name: TENAYA LOFTS LLC

Public Hearing: Yes [X] No []

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

Delete this application from the: TAB/CAC PC 10/3/23 BCC

Add this application to the: TAB/CAC PC BCC 10/4/23

Change(s) to be made:

- Held no date specific
Withdrawn
[X] No change to meeting(s) TAB: 9/12/23
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: INCREASE GRADE TO BE HEARD BY BCC. COMPANION ITEM TO VS-23-0494.

Change initiated by: SWD Date: 8/28/23

Change authorized by: ROK Date: 8/28/23

Change processed by: ds Date: 8/28/23

Follow up assigned to: Instructions:

Parcel Number(s): 163-34-401-025

Town Board(s): SPRING VALLEY

10/04/23 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

SUNSET RD/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0494-TENAYA LOFTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arroyo Springs Street and Tenaya Way, and between Sunset Road and Post Road within Spring Valley (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
163-34-401-025

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing 33 foot wide government patent easements. The easements currently exist and are located along both the northern property line and the western property line. The applicant has stated these easements are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2176-98	Convenience store with gasoline pumps	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-D, C-2, & R-E	Warehouse/training facility & undeveloped

Related Applications

Application Number	Request
DR-23-0491	A design review for a minor training facility for finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road 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 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; and that the installation of detached sidewalks will require the granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway

obstructions; and that fire/emergency access must comply with the Fire Code as amended.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NICHOLAS VOELL-WHITE
CONTACT: EDWARD OSUCH, NEO & ASSOCIATES, 2115 HUNTINGTON DRIVE,
UNIT C, SAN MARINO, CA 91108

DRAFT



4

AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: VS-23-0494

Property Owner or Subdivision Name: TENAYA LOFTS LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** _____ **PC** 10/3/23 **BCC** _____

Add this application to the: **TAB/CAC** _____ **PC** _____ **BCC** 10/4/23

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) TAB: 9/12/23

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: INCREASE GRADE TO BE HEARD BY BCC. COMPANION ITEM TO DR-23-0491 APPLICATION.

Change initiated by: SWD Date: 8/28/23

Change authorized by: ROK Date: 8/28/23

Change processed by: ds Date: 8/28/23

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-34-401-025

Town Board(s): SPRING VALLEY

5

10/17/23 PC AGENDA SHEET

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

PATRICK LN/TENAYA WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700027-COUNTY OF CLARK (AVIATION):

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 19.3 acres.

Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley. MN/rk (For possible action)

RELATED INFORMATION:

APN:

163-34-701-002; 163-34-701-009; 163-34-701-032

LAND USE PLAN:

SPRING VALLEY – NEIGHBORHOOD COMMERCIAL

BACKGROUND:

General Summary

Site Address: N/A

Site Acreage: 19.3

Applicant's Justification

The applicant states that this project represents the second phase of the previously approved warehouse complex to the south and is being developed by the same owner. The applicant believes the proposed amendment is consistent with the overall intent of the Master Plan, and is in proximity to a commercial corridor along Rainbow Boulevard and a manufacturing corridor along CC 215. The recently developed warehouse project to the south (Post Warehouse Park) is master planned Business Employment (BE) and is adjacent to this site; therefore, the proposed amendment is an extension of that development and is in keeping with the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0006	Vacated and abandoned easements of interest and right-of-way	Approved by PC	March 2022
WS-19-0486	Waived an over-length cul-de-sac in conjunction with a previously approved office/warehouse	Approved by PC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0932	Vacated and abandoned 33 foot wide government patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres (to the south) from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018
ZC-0300-08	Reclassified to M-D zoning for an office/warehouse complex, with a use permit for offices as a principal use, and waivers to eliminate the required cross access and reduce setback - expired	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & R-E	Single family residential & undeveloped
South	Business Employment	M-D	Office/warehouse complex
East	Neighborhood Commercial	C-P	Charter school (K-6 th grade)
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-E	Single family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0574	Zone change to reclassify 19.3 acres from R-E zoning to M-D zoning is a companion item on this agenda.
VS-23-0575	A request to vacate rights-of-way, traffic control device easements, and patent easements is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant requests a change from Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed BE land use designation include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

Staff finds the request for the Business Employment (BE) land use designation appropriate for this location. The area has seen a transition from commercial uses to industrial uses. A large area (approximately 16 acres) was recently rezoned from R-E to M-D zoning (ZC-18-0206) on the abutting parcels to the south. Several commercially planned properties in the area, including the subject site, have remained undeveloped for a long period of time; and therefore, supports the premise that commercial properties are not in demand for the area. Lastly, the request complies with policies of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in the Valley over time through compatible in-fill and redevelopment.

Staff Recommendation

Approval. Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 21, 2023 at 1:00 p.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

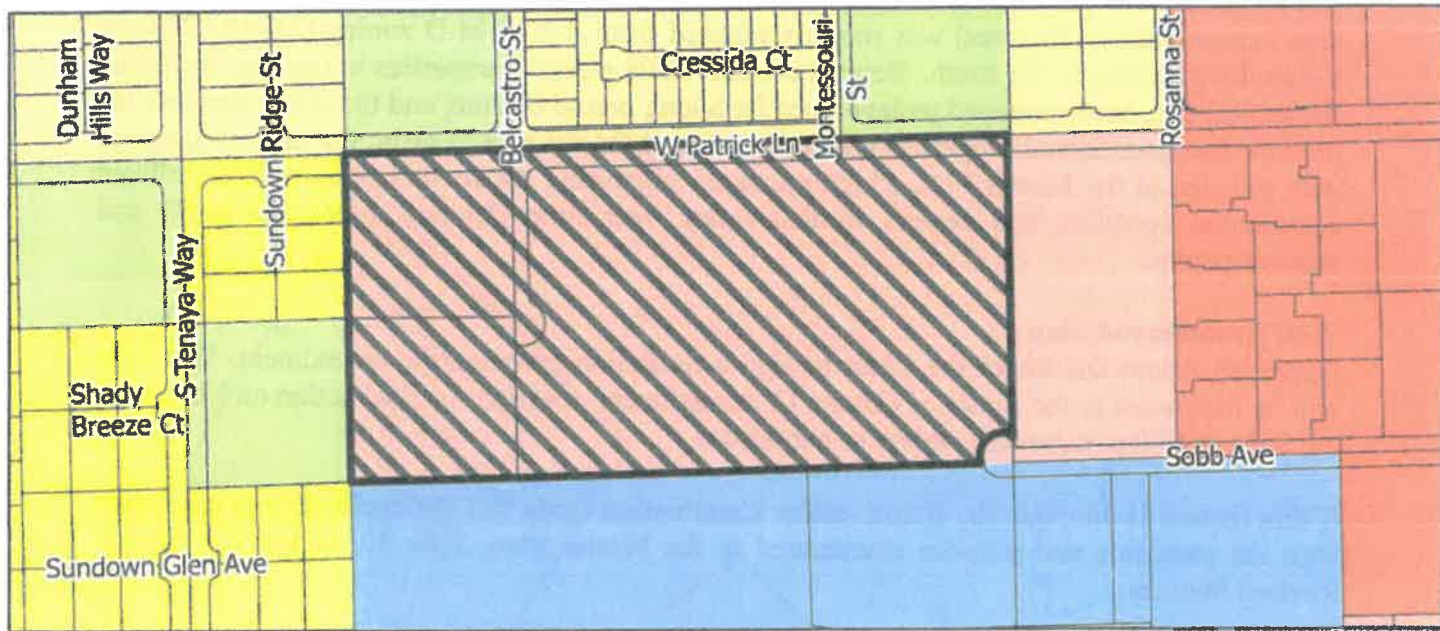
APPROVALS:

PROTEST:

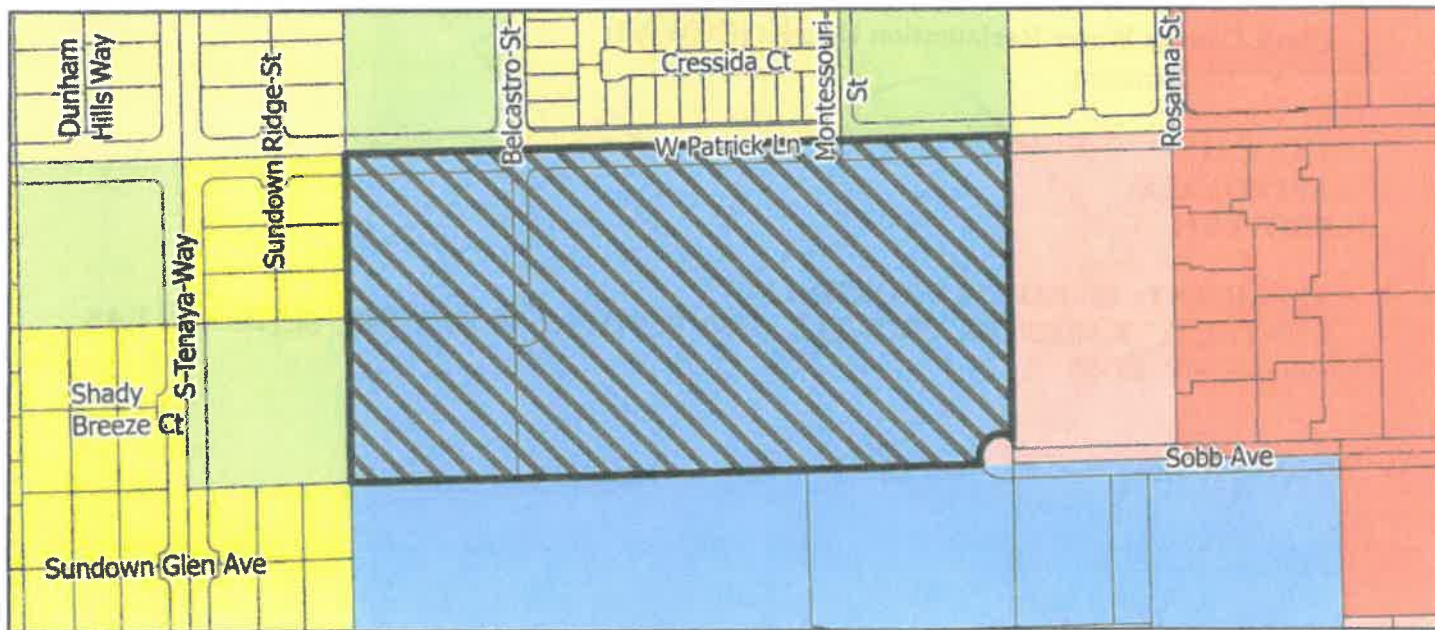
APPLICANT: SD PARCELS NORTH, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-23-700027



Current



Requested

DRAFT

Spring Valley
Clark County, Nevada

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

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

PLANNER COPY

1



MASTER PLAN AMENDMENT APPLICATION
DEPARTMENT OF COMPREHENSIVE PLANNING
PROCESS AND SUBMITTAL REQUIREMENTS INCLUDED

APPLICATION TYPE: MASTER PLAN AMENDMENT (PA)
APP. NUMBER: PA-23-700027
DATE FILED: 8/17/23
PLANNER ASSIGNED:
TAB/CAC: SPRING VALLEY
TAB/CAC MTG DATE: 9/26/23
PC MEETING DATE: 10/17/23
BCC MEETING DATE: 11/21/23 -> 1pm!
TRAILS? Yes [] No [X]
FEE: \$2700

PROPERTY OWNER: NAME: S.D North Parcels, LLC
ADDRESS: 6050 Fort Apache Road #200A
CITY: Las Vegas STATE: NV ZIP: 89148
TELEPHONE: 000-000-0000 CELL: 000-000-0000
E-MAIL: n/a REF CONTACT ID #: n/a

APPLICANT: NAME: S.D North Parcels, LLC
ADDRESS: 6050 For Apache Road #200A
CITY: Las Vegas STATE: NV ZIP: 89148
TELEPHONE: 000-000-0000 CELL: 000-000-0000
E-MAIL: n/a REF CONTACT ID #: n/a

CORRESPONDENT: NAME: Kaempfer Crowell - Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. #650
CITY: Las Vegas STATE: NV ZIP: 89135
TELEPHONE: 702-792-7000 CELL: 702-792-7048
E-MAIL: spierce@kcrvllaw.com REF CONTACT ID #: 164674

ASSESSOR'S PARCEL NUMBER(S): 163-34-701-002
CURRENT LAND USE PLAN DESIGNATION: NC (Neighborhood Commercial)
REQUESTED LAND USE PLAN DESIGNATION: ~~IE (Industrial Employment)~~ BE
PROPERTY ADDRESS and/or CROSS STREETS: Patrick Lane and Tenaya Way

(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): [Signature]
Property Owner (Print): A Jonathan Schwartz FOR SA North Parcels LLC
STATE OF: Nevada
COUNTY OF: Clark
SUBSCRIBED AND SWORN BEFORE ME ON: November 7, 2022 (DATE)
By: A Jonathan Schwartz
NOTARY PUBLIC: Susan Jean Pacheco
[Notary Seal: SUSAN JEAN PACHECO NOTARY PUBLIC STATE OF NEVADA APPT. NO. 91-0015-1 MY APPT. EXPIRES NOVEMBER 26, 2023]

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

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
lazovich@kcnvlaw.com
D: 702.792.7050

April 7, 2023

VIA ELECTRONIC UPLOAD

PA-23-70027

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

*Re: Justification Letter – Master Plan Amendment from NC to BE
SD Parcels
APNs: 163-34-701-002, 163-34-701-009, 163-34-701-032*

To Whom It May Concern:

Please be advised this office represents SD Parcels (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 19.26 acres, south of West Patrick Lane and west of South Rainbow Boulevard. The property is more particularly described as Assessor’s Parcel Numbers 163-34-701-002, 163-34-701-009, and 163-34-701-032 (the “Site”). The Applicant is requesting a master plan amendment from NC to BE to allow for an office/warehouse facility. This project represents the second phase of the previously-approved Post Warehouse Park to the south, developed by the Applicant.

MASTER PLAN AMENDMENT:

The Land Use Plan designation for the Site is NC. A change of the land use plan to BE satisfies the requirements set forth in Table 30.12-1(h):

1. The proposed amendment is consistent with the overall intent of the Master Plan:

The Site is planned NC which generally contemplates commercial uses and professional uses. The Applicant proposes to amend the master plan to BE, which contemplates office, warehouse, light industry, and distribution center uses. The Applicant is proposing a office/warehouse facility on the Site, as well as a zone change to M-D by separate application. As discussed throughout, the proposed amendment is consistent with the overall intent of the master plan. Located adjacent to similarly-planned uses in a commercial and manufacturing corridor, a plan designation of BE is compatible with surrounding uses.

2. The proposed amendment is required based on changed conditions or further studies:

The proposed master plan amendment to BE meets the newly adopted Transform Clark County Master Plan. The surrounding area to the south is planned BE, with commercial uses to the east, and residential and open land planned uses to the north and west. The Site is contemplated for professional uses with the current planned land use designation of NC, and the Applicant’s request to amend the

land use to BE will allow the Applicant to provide office/warehouse facilities that are similar to existing uses in the area. The recently-developed warehouse development to the south ("Post Warehouse Park") was developed by the Applicant, and the proposed project here is the second phase. Post Warehouse Park is master planned BE, and is similarly situated to the Site here. Therefore, the proposed amendment is in keeping with the Master Plan.

3. The proposed amendment is compatible with the surrounding area:

The Site is surrounded by similar BE uses to the south, and commercial to the east. The Site is currently planned for neighborhood commercial use, and is located adjacent to the commercial corridor of South Rainbow Boulevard, and the manufacturing corridor along CC-215. Therefore, the requested plan amendment to BE, and zone change to M-D by separate application, is compatible with the existing area.

4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:

The master plan amendment and zone change also meets the more specific Spring Valley Goals and Polices including the following:

- Policy SV-1.5 encourages the development of employment areas for neighborhood-oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs (including health and childcare) and potentially work within close proximity of their homes.

Here, the Applicant is proposing a use that meets the Clark County Master Plan policies for Spring Valley. The Applicant is proposing a business employment land use that is compatible with the area.

5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:

The proposed master plan amendment to BE will not have a negative effect on adjacent properties or on services in the area. The proposed use is not more intense than uses already contemplated and existing in the area. The proposed amendment will not have a negative effect.

6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Water and sewer utilities are located near the Site and the Applicant will provide the necessary infrastructure connecting the existing utilities to the Site. Finally, the Applicant will mitigate any impacts the proposed development may have.

7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:

The proposed amendment will not cause any detriment to public health, safety and general welfare to the people of Clark County. The land is currently vacant, and the development of an office/warehouse will allow for complete corridor development. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Therefore, a master plan amendment to BE is appropriate as the Applicant has satisfied the standards for approval.

Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/mkr

10/17/23 PC AGENDA SHEET

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

PATRICK LN/TENAYA WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0574-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 19.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) increase driveway width; 3) modifications to CMA Design Overlay District standards; and 4) decorative buffer wall adjacent to a less intensive use.

DESIGN REVIEWS for the following: 1) office/warehouse complex; 2) finished grade; and 3) alternative parking lot landscaping in the CMA Design Overlay District for an office/warehouse facility.

Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley (description on file). MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-701-002; 163-34-701-009; 163-34-701-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for 2 driveways on Patrick Lane to 25 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 75% reduction).
- b. Reduce throat depth for a driveway on Sobb Avenue to zero feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
2. Increase driveway width on Sobb Avenue to 60 feet where 40 feet is required per Uniform Standard Drawing 222.1 (a 50% increase).
3. Allow overhead doors not in the rear of the complex and not completely screened from a public street where required in the CMA Design Overlay District per Sections 30.48.640 and 30.48.660.
4. Allow an existing 5 foot high wall along the west property line where a minimum 6 foot high decorative wall is required adjacent to a residential use per Section 30.48.660 and Figure 30.64-12.

DESIGN REVIEWS:

1. Office/warehouse complex.
2. Increase finished grade to 156 inches (13 feet) where a maximum of 36 inches is the standard per Section 30.32.040 (a 433.3% increase).

3. Alternative Parking lot landscaping.

**PROPOSED LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.3
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet) 30 to 38
- Square Feet (total): 324,404
- Parking Required/Provided: 487/530

Site Plan

The plan depicts 4 warehouse/office buildings, identified as Buildings 5 through 8 and totaling 324,404 square feet. Building 6 is proposed to be 71,500 square feet and fronts on Patrick Lane. The sides of Building 5, which is 71,100 square feet and Building 8, which is 110,034 square feet, face toward Patrick Lane. Building 7 is located south of Building 6 and is not visible from any streets. The front setback is shown at approximately 86 feet, the rear setback is shown at 77 feet, and the interior side setbacks are shown at 110 feet from the east property line and 86 feet from the west property line. Loading areas with overhead doors are located along the rear elevations of each building. The loading areas for Buildings 6 and 7 face each other internally and cannot be seen from any street. A waiver for loading areas and overhead doors of Buildings 5 and 8 is being requested since they are not located within the rear of the complex and are not completely screened from the streets. Parking is located along the entire perimeter of the site. Access to the site is provided by 2 driveways on Patrick Lane and 1 driveway at the end of the cul-de-sac bulb on Sobb Avenue.

Landscaping

A 5 foot wide detached sidewalk and an intense landscape buffer with 2 alternating rows of 24 inch box trees spaced 20 feet apart on center with a mix of 5 gallon shrubs and groundcover, is provided along the frontage on Patrick Lane. A similar intense landscape buffer and CMU wall is also shown along the west side of the property. An intense landscape buffer in accordance with Figure 30.64-12 is required per Section 30.48.660(8) for the CMA Design Overlay District where non-residential development is adjacent to residential development. Single family residential neighborhoods are located north of Patrick Lane and along a small portion of the west side of the site. Landscaping is also provided throughout the parking areas in accordance with Figure 30.64-14 on most of the parking spaces. However, a design review is required for some of the parking spaces (north of Building 5 and west of Building 8) since landscape island/fingers have been provided for every 7 spaces where Code requires landscape island/fingers to be provided for every 6 spaces. The applicant is proposing to keep the existing 5 foot high wall

along the west property line adjacent to the existing residential development, where a 6 foot high decorative wall is required, which necessitates another waiver.

Elevations

The height of Building 5 is shown at 30 feet for the northern half of the building adjacent to a single family residential neighborhood to the west, and 38 feet for the southern half of the building. The 3 other buildings on-site are shown at 38 feet in height. All buildings will have a contemporary architectural design consisting of painted concrete tilt-up panels with steel and aluminum accents for the store fronts, and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are off-set with contrasting design schemes. The height of the buildings varies slightly and have been designed to break-up the roofline and enhance the overall look of the buildings. The overhead doors will be painted to match the base color of the building.

Floor Plans

The plans depict Buildings 5 through 7 as large warehouses with potential future office locations. In addition to the warehouse area, Building 8 is proposed to have 4 office bays that are typically 1,360 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed office/warehouse is compatible with the surrounding area. The M-D uses directly to the south, which include a related project to the current proposal, are similarly situated to the site, no more intense than the proposal, and is similarly compatible with the surrounding area. Therefore, the proposal will not negatively impact the surrounding area. The building design is intended to match the existing warehouse park to the south. Intense landscape buffers are proposed along west and north sides of the property where the proposed development is either adjacent or abutting existing residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0006	Vacated and abandoned easements of interest and right-of-way	Approved by PC	March 2022
WS-19-0486	Waived an over-length cul-de-sac in conjunction with a previously approved office/warehouse	Approved by PC	August 2019
VS-18-0932	Vacated and abandoned 33 foot wide government patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres (to the south) from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0300-08	Reclassified to M-D zoning for an office/warehouse complex with use permit for offices as a principal use, and waivers to eliminate the required cross access and reduce setback - expired	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & R-E	Single family residential & undeveloped
South	Business Employment	M-D	Office/warehouse complex
East	Neighborhood Commercial	C-P	Charter school (K-6 th grade)
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-E	Single family residential & undeveloped

This site is in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-23-700027	A plan amendment to redesignate the land use category from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
VS-23-0575	A request to vacate rights-of-way, traffic control device easements, and patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Comprehensive Planning
Zone Change**

The proposed development appears to be generally compatible with existing, approved, and planned land uses in the surrounding area. This includes approximately 16 acres that was rezoned in 2018 from R-E to M-D zoning on the abutting parcels to the south. Several commercially planned properties in the area, including the subject site, have remained undeveloped for a long period of time; and therefore, supports the premise that commercial properties are not in demand for the area. Lastly, the request complies with policies of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in the Valley over time through compatible in-fill and redevelopment. Therefore, staff can support the zone change 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 #3

The design of the proposed project is similar to the phase 1, where most eastern buildings have been rotated to allow the loading areas to be as far as possible from the existing residential properties to the west. The intense landscape that has been provided along Patrick Lane, as well as the office bays located on the northeast and southeast corners of Building 8, help to mitigate the impacts and obscuring the loading docks from view. Staff can support the request with additional trees to be added on the northeast corner of Building 5 and southeast corner of Building 8.

Waiver of Development Standards #4

Staff cannot support the request since a wall at a minimum of 6 feet high helps to mitigate the noise and visual impacts on the existing residential development to the west.

Design Review #1

The design of the proposed distribution center will be compatible with the proposed underlying designation of Business Employment as shown on the Master Plan and the CMA overlay. The proposed site plan, landscape plan, and building elevations, indicate appropriate design characteristics, building materials, and other architectural features to help create an orderly and aesthetically pleasing environment that is compatible and harmonious with the surrounding area. The proposed development is consistent with the Master Plan and meet the standards of Title 30. Therefore, staff recommends approval.

Design Review #3

Staff believes additional parking lot landscape island/finger can be added by eliminating some of the parking spaces. The site is over in parking and the addition of landscape island/fingers will not create a parking shortage for the site. Staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in the throat depths for the Sobb Avenue and Patrick Lane commercial driveways. The applicant provided additional landscape buffers adjacent to both entrances into the site. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #2

Staff can support the increased driveway width for the Sobb Avenue commercial driveway. The driveway is at the end of a cul-de-sac, that only serve both phases of this development and

should see minimal traffic helping to mitigate the potential conflicts caused by the increased driveway width.

Design Review #2

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Additional trees to be added on the northeast corner of Building 5 and southeast corner of Building 8 to obscure the loading docks from the streets;
- 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 installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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.
- 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; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0305-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SD PARCELS NORTH, LLC

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

PLANNER COPY

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LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

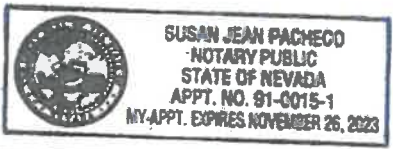
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-23-0574</u> DATE FILED: <u>8/17/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>9/26/23</u> PC MEETING DATE: <u>10/17/23</u> BCC MEETING DATE: <u>11/21/23</u> → (1 PM) FEE: <u>\$</u>
	PROPERTY OWNER NAME: <u>SD North Parcels, LLC</u> ADDRESS: <u>6050 Fort Apache Road #200A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>SD North Parcels, LLC</u> ADDRESS: <u>6050 Fort Apache Road #200A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell – Jennifer Lazovich</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 163-34-701-032
 PROPERTY ADDRESS and/or CROSS STREETS: Patrick Lane and Tenaya Way
 PROJECT DESCRIPTION: Warehouse Development

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to 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): [Signature] A Jonathan Schwartz
 Property Owner (Print): FOR SD North Parcels LLC
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON December 7, 2022 (DATE)
 By A Jonathan Schwartz
 NOTARY PUBLIC: Susan Jean Pacheco



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

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

August 14, 2023

VIA ELECTRONIC UPLOAD

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

ZC-23-0574

**Re: Justification Letter –Zone Change, Design Review, and Waiver of
Development Standards
SD Parcels
APNs: 163-34-701-002, 163-34-701-009, 163-34-701-032**

To Whom It May Concern:

Please be advised this office represents SD Parcels (the “Applicant”) in the above-referenced matter. The proposed project is located on approximately 19.26 acres, south of West Patrick Lane and west of South Rainbow Boulevard. The property is more particularly described as Assessor’s Parcel Numbers 163-34-701-002, 163-34-701-009, and 163-34-701-032 (the “Site”). The Applicant is requesting a zone change from R-E to M-D, as well as a design review and waiver of development standards to allow for an office/warehouse facility. This project represents the second phase of the previously-approved Post Warehouse Park to the south, developed by the Applicant. A master plan amendment from NC to BE has been requested by way of a separate application.

ZONE CHANGE

The Site is currently vacant and zoned R-E. The Applicant is requesting a zone change to M-D. The Site is surrounded by commercial zoning (C-P and C-2) to the east; M-D zoning to the south and southeast; and residential to the west and north (R-E and R-2). While the Site is zoned R-E, its land use category is Neighborhood Commercial (“NC”), which contemplates office and professional uses, as opposed to residential. South Rainbow Boulevard is a large commercial corridor, and this portion of the CC-215 beltway continues to serve as an important manufacturing corridor and access point for such uses.

The proposed office/warehouse facility use is compatible with the surrounding area. The M-D uses directly to the south, which include a related project to the current proposal, are similarly situated to the Site here, and are similarly compatible with the surrounding area. Additionally, the mixed-use nature of the area supports the zone change. The current proposal for a new office/warehouse facility is no more intense than what exists in the area currently, and therefore, will not negatively impact the surrounding area.

DESIGN REVIEW

The Applicant is requesting a design review of four proposed office/warehouse buildings. The four buildings vary in size: Building 5 is 71,100 square feet; Buildings 6 and 7 are 71,500 square feet; and Building 8 is 110,304 square feet. The buildings measure 38 feet in height, at their highest point. However, Building 5, which is partially adjacent to existing residential uses to the west, provides for a step-down in height to 30 feet at the point where the proposed project shares a property line with residential. Also, where the Site abuts existing residential uses, the Applicant proposes an intense 26-foot landscape buffer, as well as drive aisle and parking spaces for additional buffer from the homes. Along the street frontage, the Applicant proposes a 10-foot intense landscape buffer. The Applicant is meeting parking requirements. Where 487 parking spaces are required, the Applicant proposes 530 parking spaces.

The elevations of the buildings are intended to match the existing Post Warehouse Park to the south. The buildings are articulated with painted concrete, with steel and aluminum accents to create a storefront look. Additionally, the Applicant's proposed loading docks do not face any public rights-of-way. Building 5 provides loading docks facing east, toward Buildings 6 and 7; Buildings 6 and 7 provide loading docks facing one another internally; and Building 8 provides loading docks facing east.

Finally, the Applicant requests a design review for grade fill. Where 36 inches is permissible, the Applicant requests up to 13 feet of fill. The Site experiences approximately a 15-foot drop due to the downward slope of the Site from west to east. As a result of the existing topography and drainage patterns, the maximum amount of fill is needed near the north-center of the Site. As a result, the Applicant respectfully requests favorable consideration of this request.

WAIVER OF DEVELOPMENT STANDARDS

The Site is accessed by three public rights-of-way, as well as two internal driveways connecting the existing Post Warehouse Park to the south with the proposed development. The Applicant is requesting throat depth waivers for the easterly and westerly West Patrick Lane driveways, as well as the Sobb Avenue driveway. Because the Applicant is providing 530 parking spaces on this Site, 150-foot throat depths are required. The Applicant's development to the south, which is connected to this Site via two internal driveways, provides 552 parking spaces, for a total of 1,082 parking spaces between the two projects. Between the two projects, there are eight (8) total driveways. As there is cross-access throughout the Site, the throat depth requirement is reduced to 100 feet based on the number of driveways and parking spaces.

Here, the Applicant proposes a 25-foot throat depth at the westerly West Patrick Lane driveway, and a 25-foot throat depth at the easterly West Patrick Lane driveway. The Applicant has eliminated parking spaces near these driveways so as to remove potential parking conflicts from West Patrick Lane and satisfy queuing requirements. At the westerly driveway, the Applicant is providing a 103-foot and 6-inch drive aisle traveling west prior to encountering conflicts, and a 90-foot and 6-inch drive aisle traveling east prior to encountering conflicts. At the easterly

driveway, the Applicant is providing approximately a 90-foot drive aisle traveling west, as well as a 75-foot and 6-inch drive aisle traveling east.

The Sobb Avenue driveway is an existing circular driveway shared with the Post Warehouse Park to the south, as well as a neighboring M-D zoned property to the southeast. The Applicant proposes a minimum 0-foot throat depth at the Sobb Avenue driveway where 100 feet is required; however, the Applicant provides a 77-foot drive aisle to the nearest conflict traveling north, as well as a 43-foot drive aisle traveling west.

Thank you for your consideration of this request. Please do not hesitate to let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JJL/mkr

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**RIGHT-OF-WAY & EASEMENTS
(TITLE 30)**

PATRICK LN/TENAYA WAY

PUBLIC HEARING

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0575-COUNTY OF CLARK (AVIATION):**

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Tenaya Way, and between Post Road and Patrick Lane, a portion of a right-of-way being Patrick Lane located between Rainbow Boulevard and Tenaya Way, and a portion of right-of-way being Belcastro Street located between Patrick Lane and Sabb Avenue (alignment) within Spring Valley (description on file). MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-701-002; 163-34-701-009; 163-34-701-032

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant indicates the request is for the vacation of public rights-of-way, including a 5 foot wide strip along the south side of Patrick Lane adjacent to APNs 163-34-701-002 and 163-34-701-032 to accommodate a detached sidewalk, and Belcastro Street since they are purchasing the surrounding property and the right-of-way no longer serves a public purpose. The applicant is also requesting to vacate a 3 foot wide streetlight and traffic control device easement behind the described rights-of-way. Finally, on APN 163-34-701-009 there are existing 33 foot wide patent easements adjacent to all property boundaries which no longer serve any public purpose and are requested to be vacated as well.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0006	Vacated and abandoned easements of interest and right-of-way	Approved by PC	March 2022
WS-19-0486	Waived an over-length cul-de-sac in conjunction with a previously approved office/warehouse	Approved by PC	August 2019
VS-18-0932	Vacated and abandoned 33 foot wide government patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & R-E	Single family residential & undeveloped
South	Business Employment	M-D	Office/warehouse complex
East	Neighborhood Commercial	C-P	Charter school (K-6 th grade)
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
PA-23-700027	A plan amendment to redesignate the land use category from Neighborhood Commercial (NC) to BE (Business Employment) is a companion item on this agenda.
ZC-23-0574	A zone change to reclassify 19.3 acres from R-E zoning to M-D zoning, with waivers and design reviews for an industrial complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 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

- 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SD PARCELS NORTH, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

PLANNER COPY

7



VACATION APPLICATION DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>15-23-0575</u>	DATE FILED: <u>8/17/23</u>
		PLANNER ASSIGNED: _____	TAB/CAC DATE: <u>9/20/23</u>
<input type="checkbox"/> VACATION & ABANDONMENT (vs)		TAB/CAC: <u>SPRING VALLEY</u>	
<input checked="" type="checkbox"/> EASEMENT(S)		PC MEETING DATE: <u>10/17/23</u>	
<input checked="" type="checkbox"/> RIGHT(S)-OF-WAY		BCC MEETING DATE: <u>11/21/23</u>	
<input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):		FEE: <u>\$875</u>	<u>1pm</u>

PROPERTY OWNER	NAME: <u>SD North Parcels, LLC</u> ✓
	ADDRESS: <u>6050 Fort Apache Road #200A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u>

APPLICANT	NAME: <u>SD North Parcels</u>
	ADDRESS: <u>6050 Fort Apache Road #200A</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u>
	E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>

CORRESPONDENT	NAME: <u>Kaempfer Crowell – Jennifer Lazovich</u>
	ADDRESS: <u>1980 Festival Plaza Dr. #650</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u>
	E-MAIL: <u>apierce@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 163-34-701-002 and 163-34-701-032

PROPERTY ADDRESS and/or CROSS STREETS: Patrick Lane and Tenaya Way

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)*

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 4, 2023 (DATE)
By A. Jonathan Schwartz
NOTARY PUBLIC: Susan Jean Pacheco

A. Jonathan Schwartz ✓
Property Owner (Print)

SUSAN JEAN PACHECO
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 91-0015-1
MY APPT. EXPIRES NOVEMBER 26, 2023

*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.

DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning
7080 La Cienega St, Suite 200 LV, NV 89119 (Ph 270-6119 Fax 270-4899)

May 30, 2023

VS-23-0575

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

Attention: Senior Planner

Regarding: Justification Letter for Vacation of right of way, Streetlight Easement and Patent Easements - APN #163-34-701-002, 009, 032

On behalf of our client, DRC Surveying Nevada would like to submit a request to vacate the existing right of way and patent easements within the referenced APN's as shown in the attached documents.

The small 5' wide strip of right of way along Patrick Lane is proposed to be vacated since the proposed street improvements with the adjacent development are calling for a "detached" sidewalk so per Clark County requirements the right of way will only be 35' to the back of curb. Additionally, since our client is purchasing 163-34-701-002 and 163-34-701-009 with the intention of combining them into one large single parcel with 163-34-701-032, the Belcastro cul-de-sac will no longer serve a public purpose and is also being requested to be vacated. Behind the right of way is a 3' street light easement that we are proposing to vacate. The future mapping to combine the parcels will add new easements along the Patrick right of way as needed.

On parcel 163-34-701-009, there are existing 33' wide patent easements which also will no longer serve any public purpose with the combination of these parcels so we are requesting they be vacated as well.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.

Dennis P. Wertzler, PE
President



5/30/23

10/17/23 PC AGENDA SHEET

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MINOR TRAINING FACILITY
(TITLE 30)

DARBY AVE/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0559-STAMATES TRUST & STAMATES STEVE & SANDRA TRS:

USE PERMIT to allow a minor training facility in conjunction with an existing office complex on a 0.6 acre portion of 2.3 acres in a C-P (Office and Professional) Zone in the Desert Inn Road Corridor Overlay.

Generally located on the west side of Rainbow Boulevard and the south side of Darby Avenue within Spring Valley. JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

163-10-814-004; 163-10-814-006; 163-10-814-007; 163-10-814-009

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3225, 3235, 3245 S. Rainbow Boulevard
- Site Acreage: 2.3
- Project Type: Minor training facility
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 12,000 (Building 1)/3,682 (training facility)
- Parking Required/Provided: 127 (per shared parking schedule)/130

Site Plan

The plan depicts 4 separate lots with 4 existing buildings. Access to the site is provided by a driveway on Rainbow Boulevard. Parking spaces are located around the perimeter of the property, and 130 parking spaces are provided where 127 are required. Between the 4 buildings are courtyards areas. Cross access is granted throughout the overall site. No changes are proposed to the site design. The proposed minor training facility will be on the first floor of Building 1 located in the northeast corner of the site.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The plans depict that Building 1 is 30 feet tall with 2 stories. All 4 buildings are painted with stucco and consist of a Spanish tile roof.

Floor Plan

The floor plan depicts a total area of 3,682 square feet of training rooms and office spaces. This suite has a total of 2 training rooms, 2 executive offices, 2 conference rooms, and 3 separate office rooms. Two bathrooms are included, with a kitchen area, and a breakroom for the employees.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is applying for a minor training facility to have a music and art center specifically for children with special needs. The applicant states there will only be 29 students at a time. Hours of operation will be Monday through Friday from 9:00 a.m. to 6:00 p.m. with the possibility of having Saturdays and Sundays open for certain classes.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0697-16	Personal Services including laser hair removal, micro-dermabrasion, teeth whitening, and leg vein treatment	Approved by PC	November 2016
ZC-1036-97 (WC-0330-98)	Waived conditions requiring gated and locked rear parking areas, limit of 1 story and 22 feet maximum height revised to 1 story buildings on the west portion of the property, 2 story buildings along the Rainbow frontage, access to the site to be approved by Public Works, no pole signs permitted on the property, and the maximum height of any monument sign to be 10 feet and the width 10 feet in conjunction with the office complex	Approved by BCC	October 1999
DR-0342-99	Reviewed traffic study for 3 office complexes	Denied by BCC	April 1999
DR-1467-98	Four building office complexes	Approved by BCC	January 1999
VS-0019-98	Vacated and abandoned government patent easements	Approved by BCC	March 1998
TM-0002-98	1 lot commercial subdivision	Approved by PC	February 1998

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1036-97	Reclassified from R-E to C-P zoning for an office complex	Approved by BCC	July 1997
ZC-0158-97	Reclassified from R-E to C-1 zoning for a shopping center; with a use permit to allow an outside eating area in conjunction with a restaurant and daycare center	Withdrawn	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Place of worship
South	Neighborhood Commercial	C-1	Gas station, vehicle wash, and coffee shop
East	Open Lands	P-F	Detention basin
West	Ranch Estate Neighborhood & Neighborhood Commercial	R-E (RNP-1) & C-P	Single family residential & medical office building

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 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's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Minor training facilities have been shown to be appropriate and compatible with office developments. The tenant space is located on the first floor of Building 1 adjacent to Rainbow Boulevard and is over 123 feet from the nearest residential property line to the west. Furthermore, the single family residences to the west are buffered by other buildings within the complex and by an existing 6 foot high block wall with landscaping. Therefore, staff does not anticipate that the minor training facility will have any adverse or negative impacts on the adjacent residential properties. Staff finds that the use is compatible with the existing development in the surrounding area and compatible with the existing medical office development. The site will still have sufficient parking using the shared parking schedule and the proposed use places no additional demands on the site in terms of required landscaping or other design features.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

**APPLICANT: LILO LLC
CONTACT: LILO LLC, 6364 W. DESERT INN RD, LAS VEGAS, NV 89146**

10/17/23 PC AGENDA SHEET

COMMUNITY RESIDENCE
(TITLE 30)

PALMYRA AVE/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0563-COMAHIG WILMIR FAMILY TRUST & COMAHIG WILMIR & GERLIE
P TRS:**

USE PERMIT to reduce the separation between 2 community residences on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of El Camino Road, 215 feet north of Palmyra Avenue within Spring Valley. JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

163-11-706-008

USE PERMIT:

Reduce the separation between 2 community residences to 540 feet where a minimum of 660 feet is required per Table 30.44-1 (a 19% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3059 El Camino Road
- Site Acreage: 0.6 acres
- Number of Lots: 1
- Project Type: Separation for community residences
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,880
- Parking Required/Provided: 3/6

Site Plans

The plans show an existing single family residence proposed as a community residence for the elderly. There are 6 proposed parking spots for this request; 3 will be designated as ADA compliant spaces. Three spaces will be provided in front of the existing attached garage, south of the main dwelling, while the remaining 3 spaces will be located on the south side of the garage.

An existing community residence is located 540 feet to the southeast at 6233 Palmyra Avenue, which necessitates this request to reduce the separation between the community residences.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict an existing 1 story, single family residence constructed of a combination of stucco and wood siding and pitched asphalt shingle roofing.

Floor Plans

The plans depict an existing 2,880 square foot single family residence consisting of 5 bedrooms, 2.5 bathrooms, living room, kitchen, laundry room, dining room, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant believes that this request is justified as it will provide a home for elderly individuals who require assistance with everyday tasks. Some of the patients will have mental and physical impairments; therefore, a staff member will be present 24 hours a day. Two staff members will be working during the day and 1 at night. The applicant is proposing to have no more than 10 individuals living in the residence at any one time.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified portions of Sections 9 through 13 to establish a Residential Neighborhood Preservation Overlay District	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-1)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 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.

Title 30 states that a land use application to reduce separation between community residences can only be denied by the approval authority if:

1. The building to be occupied as a community residence would be established or modified in a manner that would make it inconsistent with the scale and architectural character of the neighborhood;
2. The proposed community residence, together with existing community residences, would alter the residential character of the neighborhood by creating an institutional atmosphere due to the concentration of community residences on a block or adjoining blocks; or
3. The location is unsuitable as a result of non-compliance with public health and safety requirements, lack of proper licensing or certification prior to occupancy, and/or other similar requirements.

Staff finds that the proposed community residence will maintain its existing single family residential appearance and approval of the community residence will not create an institutional atmosphere. Therefore, staff finds that the reduced separation will not adversely impact the surrounding area, and thus, can support the request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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

**APPLICANT: WILMER COMAHIG
CONTACT: ALONDRA MARTINEZ,**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0563</u> DATE FILED: <u>8/16/23</u> PLANNER ASSIGNED: <u>tpd</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>9/26</u> PC MEETING DATE: <u>10/17</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>WILMER COMAHIG</u> ADDRESS: <u>3059 EL CAMINO RD</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ CELL: <u>7028180340</u> E-MAIL: <u>wilmercomahig@yahoo.com</u>
	APPLICANT NAME: <u>DISTINCTIVE CONTRACTORS</u> ADDRESS: <u>4170 S DECATUR BLVD UNIT C4</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>702-875-1575</u> E-MAIL: <u>ADMN@DISTINCTIVECONTRACTOR.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

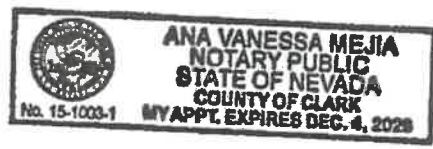
PLANNER COPY

ASSESSOR'S PARCEL NUMBER(S): 16311706008
 PROPERTY ADDRESS and/or CROSS STREETS: 3059 EL CAMINO RD LAS VEGAS NV 89146
 PROJECT DESCRIPTION: SPECIAL USE PERMIT

(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] WILMER COMAHIG
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 10 2023 (DATE)
 By Wilmer Comahig



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.

REVISED

August 10, 2023

JUSTIFICATION LETTER

TO WHOM IT MAY CONCERN,

This justifies the fact that 3059 El Camino Road, 89146 of the following:

1. Will house a maximum of 10 senior residents.
2. The home has 5 bedrooms, 3.5 bathrooms, kitchen, living and dining room.
3. 1-3 staffs will man the group home on a 24 hour shift. *(2 in the morning and 1 at night)*
4. A special use permit has been requested since there is a community residence existing within 660 feet.
5. Living in a group home is a good option for those individuals who do not need advanced medical care but cannot safely live alone.
6. Some of the patients have physical and mental problems, therefore we have staff on duty in the group home 24 hours a day, and the facility is set up in accordance with ADA standards.

Sincerely,



WILMER A. COMAHIG

10/17/23 PC AGENDA SHEET

MIXED-USE PROJECT
(TITLE 30)

GAGNIER BLVD/BADURA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0604-UNCOMMONS LIVING BLDG 2, LLC:

USE PERMITS for the following: 1) Modification to pedestrian realm; and 2) Alternative design on an 8.4 acre portion of 32.5 acres in a U-V (Urban Village) (Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Gagnier Boulevard and Badura Avenue within Spring Valley. MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:
176-04-211-002 through 176-04-211-007; 176-04-211-009 through 176-04-211-015; 176-04-301-003; 176-04-301-004; 176-04-301-014 ptn

USE PERMITS:
1. Modify a portion of the pedestrian realm to include attached sidewalks where detached sidewalks are required.
2. Allow an alternative design within the supplemental pedestrian realm.

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 32.5 (entire site)/8.4 (Phase II - subject site)
- Number of Lots/Units: 807 (455 units for Phase II - subject site)
- Project Type: Modifications to high impact/mixed-use project

History

The approved mixed-use project is located on the southeast corner of the cc 215, Roy Horn Way, and Durango Drive on a total of 32.5 acres approved by ZC-19-0343. The approved plans depict a high impact, mixed-use project consisting of office buildings, movie theater, commercial buildings, residential buildings, and parking structures. The originally approved residential element consisted of 838 residential units at a density of 24 dwelling units per acre. The

approved open space element for the entire project was a total of 452,100 square feet where 211,266 square feet is required.

In March 2020 a design review (DR-20-0098) was approved for modifications to the site. The revised plans approved with DR-20-0098 depicted 807 residential units at a density of 23 dwelling units per acre.

The Phase II portion of the project was recently approved and consists mainly of the residential element and a portion of the commercial elements. This 8.4 acre block is between Maule Avenue to the north, Badura Avenue to the south, Gagnier Boulevard to the east, and Butler Street to the west. The plans depict a contiguous residential complex consisting of 7 apartment buildings with firewalls separating the buildings, and 1 parking structure on the southeastern portion of the complex. A total of 455 residential units are proposed divided into the 7 buildings. The buildings are configured to create an exterior courtyard along Maule Avenue, and 3 separate interior courtyards connect the buildings with ground level breezeways. The commercial element provided is 2,659 square feet and is located on the northwestern portion of the block. Additional uses include a leasing office with amenity areas for the buildings within this block and includes a fitness center, co-working spaces, lounge, pet spa, and bicycle storage.

Request & Plans

Use permit #1 is a request to allow attached sidewalks for portions of the pedestrian realm due to NV Energy transformers and utility driveways. The plans show areas on all 4 street frontages where sidewalk is attached to the back of curb.

Use permit #2 is a request to allow the supplemental pedestrian areas to be fully landscaped instead of including a mix of pedestrian features and design elements. Since the transformers and driveways resulted in less landscaping, the applicant has relocated the required landscaping to the supplemental pedestrian area so there is no net loss of landscape material.

Applicant's Justification

The applicant states that a modification of the pedestrian realm in multiple areas is required where the standard code requirements cannot be met. Along Gagnier Boulevard at 3 locations, the design intent is to provide an attached sidewalk due to NV Energy transformer requirements, utility needs, and grading. Along Badura Avenue adjacent to the driveways, an attached sidewalk approximately 135 feet long is proposed to accommodate both drive aisles and NV Energy access. Along Butler Street, an attached sidewalk is proposed due to the locations of the NV Energy transformer and NV Energy access driveway. The applicant is providing additional landscaping along the building frontage to keep the intent of the pedestrian realm and landscaping requirements. An alternative design is proposed to provide additional landscaping within the supplemental realm to shade and reduce heat absorption with the exterior hard surfaces. The design ties in with the portions of the mixed-use development that are currently constructed and makes for a cohesive transition.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0333	Waived approach distance, throat depth, and driveways with a design review for Phase II of a high impact mixed-use project and finished grade	Approved by BCC	August 2023
ET-22-400041 (DR-20-0098)	First extension of time for outdoor theater and revisions to a high impact mixed-use project	Approved by BCC	May 2022
ET-22-400040 (WS-20-0099)	First extension of time for a temporary parking lot for a high impact mixed-use project	Approved by BCC	May 2022
ET-22-400039 (ZC-19-0343)	First extension of time request for a high impact mixed-use project	Approved by BCC	May 2022
DR-22-0011	Finished grade	Approved by BCC	April 2022
WS-20-0507	Waived setbacks, signage, and non-standard improvements in right-of-way, with design reviews for building modifications and a comprehensive signage package for a high impact mixed-use project	Approved by BCC	January 2021
WS-20-0098	Temporary parking lot for a high impact mixed-use project	Approved by ZA	March 2020
DR-20-0098	Outdoor theater and modifications to a previously approved high impact and mixed-use project	Approved by ZA	March 2020
TM-20-500013	Mixed-use project consisting of 4 commercial lots on 43.4 acres	Approved by ZA	March 2020
ZC-19-0343	Reclassified the site to U-V zoning for a high impact mixed-use project	Approved by BCC	June 2019
VS-19-0253	Vacated and abandoned government patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019
VS-0794-16	Vacated and abandoned patent easements and a portion of right-of-way being Butler Street	Approved by BCC	April 2017
UC-1202-02	Off-premises sign	Denied by BCC	February 2003
UC-1199-02	Off-premises sign	Denied by BCC	February 2003
VS-1518-02	Vacated and abandoned a portion of the Durango Flood Channel	Approved by PC	December 2002
ZC-1415-02	Reclassified a 12.2 acre portion of the site to C-2 zoning for future development	Approved by BCC	November 2002
ZC-1107-02	Reclassified a 2 acre portion of the site to C-2 zoning for an office building	Approved by BCC	September 2002
ZC-1065-02	Reclassified a 2.5 acre portion of the site to C-2 zoning for a restaurant	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Corridor Mixed-Use	R-E, M-D, & C-2	Undeveloped & office building
South	Urban Neighborhood (greater than 18 du/ac) & Business Employment	R-4 & M-D	Undeveloped & multiple family residential
East	Business Employment	R-E & C-2	Undeveloped
West	Entertainment Mixed-Use	R-4 & H-1	Undeveloped & approved resort hotel/casino (Durango Station)

*Portions of the subject site are in the CMA Design Overlay District and the Public Facilities Needs Assessment (PFNA) area.

**The CC 215 is located directly north of the site.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 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 requested modifications to the pedestrian realm and alternative design for the supplemental pedestrian area are the result of the placement of transformers and other utilities required by NV Energy in locations that would ordinarily accommodate detached sidewalks. Also allowing attached sidewalks in certain areas is needed to accommodate utility-only driveways. The additional landscaping provided along the building frontage will keep the intent of the pedestrian realm and landscaping requirements while adding shade and reduce heat absorption with the exterior hard surfaces. The proposed modifications appear to be consistent with and support Policy SV-4.2: Pedestrian and Bicycle Connections to provide for safety and comfort of people walking and biking through improvements to sidewalks and bike lanes, and intersection design. Staff believes the design will be consistent with the overall project; therefore, staff can support this request.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners for final action on 11/21/23 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KELLY LAWSON

CONTACT: LEBENE AIDAM-CHENE, BROWN BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET, #200, LAS VEGAS, NV 89101

10/17/23 PC AGENDA SHEET

SETBACK & BUILDING SEPARATION
(TITLE 30)

BELCASTRO ST/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0587-JUKIER HARRISON & HAVIVA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback, and 2) reduce separation between existing structures in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the east side of Belcastro Street, 105 feet north of Edna Avenue within Spring Valley. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-10-606-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback for an existing accessory structure (carport) to 16 feet where 40 feet is required per Table 30.40-1 (a 60% reduction).
2. Reduce the separation between an existing accessory structure (carport) and an existing principal building (single family residence) to 2 feet where 6 feet is required per Table 30.40-1 (a 67% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2870 Belcastro Street
- Site Acreage: 0.5
- Project Type: Accessory structure (carport)
- Number of Stories: 1 (single family residence and carport)
- Building Height (feet): 16 (single family residence)/12 (carport)
- Square Feet: 2,982 (single family residence)/780 (carport)

Site Plans

The plans depict an existing 1 story single family residence located on a 0.5 acre parcel. The single family residence features the following setbacks: 1) 10 feet from the north and south property lines; 2) 88 feet from the east property line; and 3) 60 feet from the west property line

adjacent to Belcastro Street. An existing detached carport located immediately to the southwest of the single family residence was constructed prior to the issuance of a building permit. The carport features the following setbacks and building separation: 1) 16 feet from the west property line adjacent to Belcastro Street; 2) 9.5 feet from the south property line; 3) 64 feet from the north property line; 4) 153 feet from the east property line; and 5) 2 feet of separation from the single family residence. Access to the subject property is granted via an existing circular residential driveway along Belcastro Street.

Landscaping

All street and site landscaping exists and no additional landscaping is provided or required.

Elevations

The plans depict an existing carport measuring up to 12 feet in height, supported by metal columns painted black. A 4 foot high stucco pony wall, painted white, is located at the southernmost portion of the carport. The carport consists of a flat roof constructed with a thermoplastic single-ply membrane roof painted to match the color of the asphalt shingles on the residence. The existing single family residence measures 16 feet in height, and consists of an asphalt shingled roof with a white painted stucco exterior.

Floor Plans

The single family residence measures 2,982 square feet in area. The carport covers an area measuring 780 square feet.

Applicant's Justification

The applicant states the accessory structure (carport) was constructed by the previous property owner. Furthermore, the applicant indicates that he is currently in the process of obtaining the proper permit (BD22-55436) for the carport. The colors of the carport are compatible with the single family residence. The carport should have minimal impact on the surrounding properties. The existing circular driveway will ensure a safe exit and entrance for vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified multiple parcels, including the subject property, from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Clark County Public Response Office (CCPRO)

CE-23-06574 is an active violation for construction without a permit for the existing accessory structure (carport) and conversion of the garage into a living space.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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

Staff finds the reduction to the required front yard setback is excessive and is not compatible with the setbacks for other accessory and principal structure setbacks within the surrounding area. Had building permits been submitted prior to the construction of the accessory structure (carport), the reduction to the front yard setback requirement could have been considered and acted upon during the land use application process. Staff finds the site does not have unique circumstances or topographical features to justify the setback reduction. Therefore, staff recommends denial of this request.

Waiver of Development Standards #2

The intent of the building separation requirement is to prevent the massing of buildings and to provide an adequate buffer between structures. The building separation between the existing detached carport and single family residence is a self-imposed hardship. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the permit and inspection process with any extension of time to be a public hearing;
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 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

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HARRISON JUKIER

CONTACT: RAYDA BROOKS, HH CONSULTING LLC, 2510 W. HORIZON RIDGE
PKWY, STE 200, HENDERSON, NV 89052

August 15, 2023

To: Clark County Building Department - Department of Comprehensive Planning
Re: Permit BD22-31272
APN 163-10-606-015
2870 Belcastro St., Las Vegas, NV 89117

Dear Comprehensive Planning,

I respectfully request a Waiver of Development Standards for the carport from the required front setback of 40 feet to 16 feet.

The carport was built unpermitted by the home's previous owners and I am in the process of obtaining the proper permits for it.

I am also requesting a Waiver of Development Standards to reduce the building separation between the carport and the single family residence to two (2) feet where six (6) feet of separation is required.

The colors of the carport are compatible with the single family residence. I believe the carport should have minimal impact on the surrounding properties. The existing circular driveway will ensure a safe exit and entrance for vehicles.

Thank you for your consideration.



Harrison Jukier
Homeowner

**PLANNER
COPY**

10/18/23 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

LINDELL RD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400114 (UC-1014-17)-CHURCH HAMERE N.K.M.W ST. M.E.O.T:

USE PERMIT THIRD APPLICATION FOR REVIEW to expand an existing place of worship.

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-1) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-204-004; 163-36-204-018

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Lindell Road where full off-site improvements are required per Chapter 30.52.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5985 Lindell Road
- Site Acreage: 3.4 (overall)/1 (parking lot)/2.4 (place of worship)
- Project Type: Proposed parking lot in conjunction with an existing place of worship
- Parking Required/Provided: 94 (proposed parking lot)/107 (existing place of worship)/201 (total)

Site Plans

The approved plans depict and the applicant constructed a parking lot consisting of 94 parking spaces located on the northern APN 163-36-204-018 with access to an existing place of worship on the southern APN 163-36-204-004. No changes were proposed to the existing place of

worship on the southern parcel other than the removal of 5 existing parking spaces to provide the cross access with the northern parcel. There are 4 rows of parking spaces on the northern parcel oriented north to south. The site has access to Lindell Road. Both Lindell Road and Oquendo Road are developed to non-urban standards.

Landscaping

The approved plans depict and the applicant constructed a 10 foot wide landscape area along Lindell Road, a 10 foot wide landscape area along Oquendo Road, and a 10 foot wide landscape area along the western property line. Interior parking lot trees are generally distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Previous Conditions of Approval

Listed below are the approved conditions for AR-22-400013 (UC-1014-17):

Current Planning

- 1 year to review as a public hearing.
- 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 and application for review; 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.

Listed below are the approved conditions for AR-20-400092 (UC-1014-17):

Current Planning

- 1 year to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-20-400023 (UC-1014-17):

Current Planning

- Until August 14, 2020 to review as a public hearing;
- 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 application for review; 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.

Listed below are the approved conditions for ET-18-400271 (UC-1014-17):

Current Planning

- Until January 3, 2020 to complete and review;
- 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 application for review; 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.

Listed below are the approved conditions for UC-1014-17:

Current Planning

- 1 year to review as a public hearing;
- Provide a decorative wall along Lindell Road and Oquendo Road with intense landscaping on the outside of the wall and some landscaping on the inside of the wall;
- 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 application for review; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Remove driveway on Oquendo Road;
- Execute a restrictive covenant agreement (deed restrictions);
- Off-sites waived for Lindell Road and Oquendo Road.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the required permits and inspections have been completed; the applicant is requesting that there be no further reviews.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-22-400013 (UC-1014-17)	Second application for review to expand an existing place of worship, waiver for off-site improvements and a parking lot in conjunction with a place of worship	Approved by BCC	April 2022
AR-20-400092 (UC-1014-17)	Application for review to expand an existing place of worship, waiver for off-site improvements and a parking lot in conjunction with a place of worship	Approved by BCC	October 2020
ET-20-400023 (UC-1014-17)	Second extension of time to expand an existing place of worship	Approved by BCC	April 2020
ET-18-400271 (UC-1014-17)	Extension of time to expand an existing place of worship	Approved by BCC	February 2019
VS-18-0057	Vacated and abandoned a portion of right-of-way being Ponderosa Way, between Westwind Road and Lindell Road	Approved by BCC	December 2018
UC-1014-17	Expanded an existing place of worship, waiver for off-site improvements, and design review for a proposed parking lot on 1 acre in conjunction with a place of worship	Approved by BCC	January 2018
DR-0122-13	Redesigned a place of worship on the southern portion of the site	Approved by BCC	May 2013
UC-0043-12	Place of worship and increased building height to 45 feet, waiver for full off-sites on Lindell Road and Ponderosa Way, and a design review for a place of worship	Approved by BCC	March 2012
ZC-1111-08	Established the RNP-I Overlay for the Spring Valley area	Approved by BCC	February 2009
UC-0044-08	Place of worship and increased building height to 45 feet, waivers for off-site improvements, street landscaping, single family residential height/setback ratio, and access to a local street, and a design review for a place of worship - expired	Approved by BCC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review 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 since the original approval.

All necessary permits and inspections have been completed. Staff has no objection to this request. If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 1 year to review as public hearing.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 application for review; 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.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SEMAHEGN KEBEDE
CONTACT: SEMAHEGN KEBEDE, 5985 LINDELL ROAD, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

12

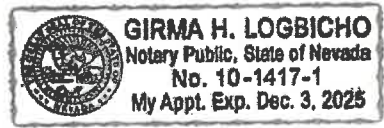
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC1014-17</u> (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>AR-23-400114</u> DATE FILED: <u>7/24/2023</u> PLANNER ASSIGNED: <u>NAT</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>9-26-23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-18-23</u> FEE: <u>\$1,250.00</u>
	PROPERTY OWNER NAME: <u>Hamere Noah Ethiopian Orthodox Church</u> ADDRESS: <u>5985 Lindell Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>725-377-0100</u> CELL: <u>725-377-0100</u> E-MAIL: <u>finance@hamerenoh.org</u>
	APPLICANT NAME: <u>Hamere Noah Ethiopian Orthodox Church</u> ADDRESS: <u>5985 Lindell Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>725-377-0100</u> CELL: <u>725-377-0100</u> E-MAIL: <u>finance@hamerenoh.org</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Semahegn Kebede</u> ADDRESS: <u>5985 Lindell Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>725 377 0100</u> CELL: <u>702-619-1783</u> E-MAIL: <u>finance@hamere Noah.org</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-36-204-018, 163-36-204-004
 PROPERTY ADDRESS and/or CROSS STREETS: SWC of Lindell and Ogundo
 PROJECT DESCRIPTION: Parking Lot Expansion for an existing place of worship.

(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)* Mussie Addisu
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 05/01/2023 (DATE)
 By Mussie Addisu
 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.

Date 04/30/2023

JUSTIFICATION LETTER

This letter is regarding the overall project of parking expansion for the church located at 5985 Lindell Road Las Vegas Nevada 89118 under the application number of UC-17-1014.

The project is completed per the approved plans and details. The following inspections and permits were final and cleared:

- 1) BD18-61323 : Building final inspection including drainage compliance was cleared in July of 2020
- 2) PW18-16176 : OFFSITE PERMIT WAS CLEARED AND FINAL
- 3) PW18-16176-B01: Bond was closed and released.
- 4) Zoning clearance was final on 4/03/2019
- 5) Landscape inspection per UC-1014-17 were inspected and final on 7/11/2019.
- 6) Notice of final action dated October 19, 2020

Per the above indicated permits and inspections the parking expansion were finished and final per plan and per the conditions indicated on the above listed use permit.

We hope this satisfies the approval and closing of this project. Let me know if you have any questions that I may help or clarify you.

Best Regards,



Mosie Addisu

10/18/23 BCC AGENDA SHEET

VEHICLE MAINTENANCE
(TITLE 30)

FORT APACHE RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0594-FORT MAVERICK CAPITAL MANAGEMENT, LLC:

USE PERMIT for reduced setback of a proposed vehicle maintenance facility to a residential use.

WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.

DESIGN REVIEW for a vehicle maintenance facility in conjunction with a developed commercial center on a 0.8 acre portion of a 3.8 acre site in a C-2 (General Commercial) Zone.

Generally located on the east side of Fort Apache Road, 480 feet south of Sunset Road within Spring Valley. JJ/rr/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-118-002 through 176-05-118-004 ptn

USE PERMIT:

Reduce the setback from a vehicle maintenance facility to a residential use to 115 feet where 200 feet is the standard per Table 30.44-1 (a 42.5% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for driveway on Fort Apache Road to 13 feet 9 inches where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 45% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8 (portion)/3.8 (overall development)
- Project Type: Vehicle maintenance facility
- Number of Stories: 1
- Building Height (feet): 24 (main building)/32 (tower)
- Square Feet: 5,890
- Parking Required/Provided: 31/33

Site Plans

The plans depict a vehicle maintenance building with 9 service bays. The proposed building is located directly south of an existing car wash facility and convenience store with a gasoline service station at the southeast corner of Sunset Road and Fort Apache Road which are all part of the same commercial center. There are a total of 64 parking spaces for the overall commercial center. A 5,890 square foot building is proposed to be located on the southern side of the property with a parking lot with 33 parking spaces located on the north side of the property. The building is set back 115 feet from the east (rear) property line, 11 feet 7 inches from the west (front) property line, 74 feet from the north (side) property line, and zero feet from the south (side) property line. The nearest residential area is a compact single family residential development located diagonally to the southeast. A trash enclosure and loading zone is located on the east side of the building approximately 88 feet from the nearest residential use where 50 feet is the minimum requirement. The site is accessed from a driveway that is shared with the car wash to the north. Cross access is maintained from the site through the car wash property to the north and the convenience store and gas station which has access to both Fort Apache Road and Sunset Road.

Landscaping

A 16 foot wide landscape area with a detached sidewalk is depicted along Fort Apache Road. An 8 foot wide landscape area is shown along the northern property line along with landscape finger islands every 10 spaces in accordance with the parking lot landscape requirements of Figure 30.64-14. The southeast portion of the property closest to the residential areas is proposed to be overplanted with large 24 inch box trees and shrubs. There is a concrete lined drainage easement along the eastern property line which prevents landscaping from being placed all the way to the southeast property corner. Landscaping is also shown along a portion of the southern and eastern property lines that is adjacent to commercial properties where a buffer is not required.

Elevations

The submitted plans depict a 1 story building, generally 24 feet in height with a tower at the northwest corner of the building which is 32 feet in height to the parapet. The building materials include colored stucco, colored split-face CMU walls, glazed windows with anodized aluminum frames for the building, and tempered glass for the service bay garage doors. The portion of the building that faces the street as well as the north side where the service bay doors are located will have varying parapet heights.

Floor Plans

The plans show a 5,890 square foot vehicle maintenance facility with 9 service bays. A lobby and reception area for customers is located on the west side of the building along with restrooms and a breakroom for employees. On the east side of the building is an enclosed oil storage and compressor area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the property is located near a heavily traveled intersection at Fort Apache Road and Sunset Road, the property is surrounded by C-2 zoned properties, including a car wash and gas station to the north, an office complex to the east, and a tavern and a mini-storage facility to the south making this an ideal location for a vehicle maintenance facility. The facility will offer oil change, suspension, and alignment as well as brake replacement and air conditioning service but not engine and transmission repair and replacement. The applicant indicates although the use will be within 200 feet from the nearest residential use, the proposed building will help block the noise from the street and other commercial uses. The applicant states they will overplant the southeast corner of the property with landscaping to mitigate any impact from the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-17-1078	Reduced setback to a residential use for a vehicle wash with a design review	Approved by BCC	February 2018
TM-17-500224	1 lot commercial subdivision for a commercial center	Approved by PC	February 2018
VS-17-1098	Vacated and abandoned easements	Approved by PC	February 2018
DR-0406-16	Fuel pump islands with a canopy in conjunction with an existing convenience store and gasoline service station	Approved by BCC	August 2016
TM-0126-12	1 lot commercial subdivision for a commercial center - expired	Approved by PC	January 2013
ZC-0524-10	Reclassified the site from R-E to C-2 zoning with a design review for a convenience store and gasoline service station on the northern portion and approved with a condition for design review as a public hearing for any development on the southern portion of the property	Approved by BCC	December 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Car wash & convenience store with gasoline service station
South	Corridor Mixed-Use	C-2	Tavern & mini-storage complex
East	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2 & R-2	Office & single family residential
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-3	Shopping center & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 vehicle maintenance facility will be within 200 feet of an existing residential area, as is the existing car wash to the north. However, the orientation of the proposed building may serve to block some of the noise from the car wash, including the vacuum bays. In general, the use of the building is compatible with the existing development in the area as it contains a variety of existing commercial uses that are automobile oriented including a gasoline service station and a car wash. The development is also located at a node of commercial services at the intersection of Sunset Road and Fort Apache Road. This is consistent with the Master Plan Policy SV-1.5 for Spring Valley which encourages the development of neighborhood oriented retail, office, and commercial services that allow Spring Valley residents to meet their daily needs and potentially work within close proximity of their homes with commercial activity at nodes throughout the community rather than along linear corridors. As a result, staff can support the use permit.

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 Review

The proposed design of the vehicle maintenance facility and the site is consistent with the requirements of Title 30 and the goals and policies of the Master Plan. The building materials, architectural treatments, and the orientation of the service bay doors away from nearby residential areas, and proposed landscaping will aid in the compatibility of the facility. The property will also maintain cross access with the commercial properties to the north. As a result, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the throat depth for the commercial driveway. The applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project, to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0195-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JIM EGAN
CONTACT: JIM EGAN, HEIGHTS PROPERTIES LLP, 6179 E. BROADWAY
BOULEVARD, TUCSON, AZ 85711

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LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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) (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 DATE FILED: <u>8-22-23</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>RR</u> FEE: <u>\$1825.00</u> CHECK #: _____ COMMISSIONER: <u>JONES</u> OVERLAY(S)? <u>NO/E</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-23-0594</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>9-26-23</u> TIME: <u>6 PM</u> PC MEETING DATE: <u>10-17-23</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CM</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Fort Maverick Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite 250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-304-8383</u> CELL: _____ E-MAIL: <u>jkennedy@jakrec.com</u>	APPLICANT NAME: <u>Heights Properties, LLP</u> ADDRESS: <u>6179 E. Broadway Blvd.</u> CITY: <u>Tucson</u> STATE: <u>AZ</u> ZIP: <u>85711</u> TELEPHONE: <u>520-512-0000</u> CELL: <u>520-631-9000</u> E-MAIL: <u>jim@heightspropertiesllp.com</u> REF CONTACT ID #: _____	CORRESPONDENT NAME: <u>Jim Egan</u> ADDRESS: <u>6179 E BROADWAY BLVD</u> CITY: <u>TUCSON</u> STATE: <u>AZ</u> ZIP: <u>85711</u> TELEPHONE: <u>520 631 9000</u> CELL: <u>520 631 9000</u> E-MAIL: <u>Jim@heightspropertiesllp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-05-118-004
 PROPERTY ADDRESS and/or CROSS STREETS: S - SEC Fort Apache & Sunset
 PROJECT DESCRIPTION: Brake Masters Maintenance 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.

Property Owner (Signature)* [Signature]
 STATE OF Nevada
 COUNTY OF Clark
 Fort Maverick Capital Management, LLC
 Joseph A. Kennedy, Manager
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON July 10, 2023 (DATE)
 By Joseph A. Kennedy
 NOTARY PUBLIC: Jennifer Ferguson



*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

Clark County Planner
DEPARTMENT OF COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

**Re: Justification Letter-Special Use Permit, Design Review
and Waiver of Development Standards**
APN 17605118004
Heights Properties, LLP

UC-23-0594

Clark County Planner,

Heights Properties, LLP is (the "Applicant") in the above referenced matter. This application is a request for a special use permit, design review and waiver of 25' minimum drive throat distance to allow for a Brake Masters Maintenance facility for property located on a portion .78 acre of 3.83 acres on the southeast corner of Sunset Road and Fort Apache Road ("Property"). This Commercial Subdivision is made up of three Commercial Lots, the corner is a Maverick C-Store having APN # 176-05-118-002 and the WOW Car Wash having APN# 175-05-118-003. It is named Sunset & Ft. Apache Commercial Center. In addition to the SUP & DR we will be seeking a waiver of the 25 feet minimum distance to the drive throat. We have lined up with the existing drive isle to follow with the approved development plan. The Property is more particularly described as Assessor's Parcel Number 176-05-118-004. The Property is zoned General Commercial (C-2) and master planned Commercial General (CG).

A. Special Use Permit

Vehicle Maintenance and Repair facilities are permitted within C-2 zoned properties upon the approval of a special use permit. The Property is located on the corner of a heavily traveled intersection made up of two major arterial streets; Fort Apache Road (100 foot right-of-way) and Sunset Road (120 foot right-of-way). The Property is surrounded on all sides by C-2 zoned properties, including a car wash and gas station to the north, a commercial shopping center to the west, an office complex to the east, and a PT's tavern and mini-storage facility to the south, making this an ideal location for a vehicle maintenance facility. The Applicant currently has several locations within the City of Las Vegas, North Las Vegas, Henderson and wishes to expand an additional location into the County.

The Vehicle Maintenance industry is growing due to the complexity of vehicles and environmental compliance issues they have become the efficient and environmentally friendly source of vehicle maintenance with the integration of computer vehicle technology.

The proposed facility will not increase the traffic flow along Fort Apache Road or Sunset Road as they are both already heavily traveled arterial streets. Instead, the facility will provide a synergistic balance to the fuel, car wash and now vehicle maintenance menu of services at the Center. Brake Masters offers oil change, suspension and alignment as well as brake replacement and a/c service. We don't offer engine and transmission repair and replacement

An existing R-2 residential subdivision is located diagonally and PT's tavern, southeast of the Property. As a condition under Title-30, vehicle maintenance facility is to be setback a minimum of 200 feet from the residential use. As noted on the site plan, building is setback 115 feet from the residential property line where 200 feet is required. In addition we will overplant the southeast corner of the property with landscaping to mitigate any impact from the proposed use. The location of the build is strategic in that it blocks the noise to the residential uses coming from the commercial uses at the intersection.

B. Design Review

The proposed vehicle maintenance facility includes a 6,000 square foot building. The Building will be positioned on the south side of the property effectively screening the residential uses from the sound of the commercial businesses to the west and north. located on the north side of the Property, closest to the existing gas station.

The project will include 33 parking spaces meeting parking spaces required. The overall Commercial center has a total of 64 dedicated parking spaces as well as 24 dedicated vacuum stations. As required by code the trash enclosure is more than 50 feet from the residential property line (southeast corner).

The Applicant is proposing to include an eight (8) foot landscape buffer along the north side of the property which will act as a buffer between the car wash tunnel and existing car wash to the north. A n I n t e n s e landscaping buffer will be placed to the south east on the property to provide additional noise mitigation from of the vacuum bays closest to the existing residential subdivision and traffic congestion. Access to the Site will be from Fort Apache Road. The building will be one story with a maximum height of 30 feet at the entry element and 22 feet overall.

C. Waiver of Development Standards

In addition to the SUP & DR we will be seeking a waiver of the 25 feet minimum distance to 13feet 9 inches for the drive throat. We have lined up with the existing drive isle to follow with the approved development plan.

Thank you in advance for your consideration. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

James Egan

Heights Properties, LLP

