



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 27, 2022

6:00pm

## AGENDA

### Note:

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

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

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

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

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

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

- III. Approval of Minutes for September 13, 2022. (For possible action)
- IV. Approval of the Agenda for September 27, 2022 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)
    - Applications are available until November 15, 2022, for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2023.
    - Commissioner Jones and Clark County Parks & Rec invite you to Southwest Ridge Park Grand Opening on Friday September 30 from 3:30 PM to 5:30 PM. Located at Grand Canyon and Wigwam Ave.
    - Commissioner Naft along with UNLV Alumni Association and Get Outdoors Nevada are hosting a clean-up at Charlie Frias Park, Tropicana and Decatur on Saturday, October 8, 2022, from 9:00am to 11:00am. Check in begins at 8:00am.

VI. Planning and Zoning

- 1. **NZC-22-0476-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: ZONE CHANGE** to reclassify 15.3 acres from an R-4 (Multiple Family Residential - High Density) Zone to an R-3 (Multiple Family Residential) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) reduce setback; and 3) reduce street intersection off-set. **DESIGN REVIEWS** for the following: 1) single family residential development; and 2) finished grade. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action) **10/04/22 PC**
- 2. **VS-22-0477-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Martin Avenue, and between Quarterhorse Lane and CC 215 within Spring Valley (description on file). JJ/jad/syp (For possible action) **10/04/22 PC**
- 3. **TM-22-500166-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 149 lots and common lots on 15.3 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action) **10/04/22 PC**

4. **WS-22-0474-BEAZER HOMES HOLDINGS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action) **10/04/22 BCC**
  
5. **AR-22-400103 (UC-21-0266)-CREDI GRAMERCY, LLC ETAL & REINHARDT, LLC:**  
**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** a motion picture production studio with public viewing area; **2)** private recreational facility; and **3)** banquet facility on a portion of 4.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/jud/syp (For possible action) **10/18/22 PC**
  
6. **NZC-22-0496-ALL AMERICAN CAPITAL CORPORATION:**  
**ZONE CHANGE** to reclassify 2.5 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)** permit access to a local street where not permitted; **2)** allow modified CMA Design Overlay District Standards; and **3)** modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** office/warehouse; and **2)** finished grade in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street and the north side of Post Road within Spring Valley (description on file). MN/md/syp (For possible action) **10/18/22 PC**
  
7. **VS-22-0497-ALL AMERICAN CAPITAL CORPORATION:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Santa Margarita Street and Redwood Street, and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action) **10/18/22 PC**
  
8. **WS-22-0493-CAG LV, LLC & SEARS ROEBUCK & CO LEASE:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; and **2)** reduce loading spaces.  
**DESIGN REVIEW** for an existing retail building on 12.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Grand Canyon Drive and the south side of Rochelle Avenue (alignment) within Spring Valley. JJ/jgh/syp (For possible action) **10/18/22 PC**
  
9. **DR-22-0486-CRP CALIDA CIMARRON OWNER LLC:**  
**DESIGN REVIEW** for lighting in conjunction with a multiple family residential development on 17.1 acres in an R-4 (Multiple Family Residential – High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley. MN/lm/syp (For possible action) **10/19/22 BCC**

10. **DR-22-0495-MYERS WAREHOUSE, LLC:**  
**DESIGN REVIEW** for finished grade in conjunction with a previously approved distribution center on 5.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Myers Street within Spring Valley. MN/md/syp (For possible action) **10/19/22 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: October 11, 2022.

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>

SINGLE FAMILY DEVELOPMENT  
(TITLE 30)

QUARTERHORSE LN/MARTIN AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**NZC-22-0476-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**ZONE CHANGE** to reclassify 15.3 acres from an R-4 (Multiple Family Residential - High Density) Zone to an R-3 (Multiple Family Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; 2) reduce setback; and 3) reduce street intersection off-set.

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

Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-05-101-016 through 176-05-101-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall height to 11.5 feet (6 foot screen wall and 5.5 foot retaining wall) where a maximum of 9 feet (6 foot screen wall and 3 foot retaining wall) is permitted per Section 30.64.050 (a 28% increase).
2. Reduce the rear yard setback to 6 feet where 15 feet is required per Table 30.40-3 (a 60% reduction).
3. Reduce the street intersection off-set to a minimum of 53.2 feet where a minimum of 125 feet is required per Section 30.52.052 (a 26 % reduction).

**DESIGN REVIEWS:**

1. Single family residential development.
2. Increase finished grade to 60 inches (5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 67% increase).

**LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 15.3

- Number of Lots: 149
- Density (du/ac): 9.7
- Minimum/Maximum Lot Size (square feet): 2,743/4,034
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,590 to 2,484
- Open Space Required/Provided: 17,880/17,961
- Parking Required/Provided: 388/622

### **Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on February 28, 2022, as required by the nonconforming zone boundary amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. Nine attendees were present at the Windmill Library for this item. The attendees had questions about traffic and parking along Quarterhorse Lane, but according to the applicant, they were generally supportive of the lower zoning district and less density.

### **Site Plans**

The plans depict a residential development consisting of 149 single family detached lots with 8 common area lots, 3 of which are functional open space. The lots are generally designed in an east/west direction with a block of lots running north/south on the eastern and western boundary of the subdivision. There is 1 point of access to the subdivision via Quarterhorse Lane, and the lots are served by 43 foot wide private streets with 5 foot sidewalks on 1 side of the street for Ellery Street and Bowery Street (north/south streets) and 4 foot sidewalks on 1 side of the street for Rivington Avenue, Vesey Avenue and Nostrand Avenue (east/west streets). The reduced intersection off-set is for the entrance into the subdivision (Rivington Avenue) between Quarterhorse Lane and Wagon Trail Avenue. Increased fill and retaining walls are proposed in the northern portion of the lot.

The plans show an alternative lot design with 5 foot access easements granted to adjacent property owners. The buildings are built with 5 foot setbacks from the property line, but with the access easement each lot has access to a 10 foot wide side yard on 1 side of the lot (5 feet on each side of the residence but 1 side provides a 5 foot access easement to the adjacent neighbor). Depending on the model, the rear setback will be reduced to 6 feet.

### **Landscaping**

A 15 foot wide landscape area, including a detached sidewalk is proposed along Quarterhorse Lane, and a 6 foot landscape area behind an attached sidewalk is proposed along Martin Avenue. The plans depict 3 predominant open space areas. The first of 2 dog parks is located at the entrance to the subdivision and is 2,125 square feet. A second dog park area measuring 2,878 square feet is located in the northeast corner of the development. A 12,958 square foot park is located in the northwest portion of the site which includes picnic benches and a covered gazebo, as well as active areas for activities such as grass volleyball and lawn bowling. Landscaping is

also provided along portions of the private streets. Lastly, driveways consist of decorative pavers.

Elevations

The plans depict 2 story models with a maximum height of 27 feet with pitched tile rooflines. The exterior siding consists of desert colored stucco with decorative features such as stone veneer and shutters.

Floor Plan

Five models are proposed for the subdivision ranging in area from 1,590 square feet to 2,484 square feet and include the typical residential rooms such as kitchen, great room, and up to 4 bedrooms.

Applicant's Justification

The applicant indicates rezoning the site to a less intense zoning district will provide a transition between the multiple family residential to the north and the single family residential to the south and east of the site. Regarding the waivers of development standards and design review, the applicant states the proposed layout offers a unique type of lot design with the private usable area for each home located in the side yard. The applicant states this design is consistent with the Master Plan which encourages varied densities and an integrated mix of housing types for new compact neighborhoods.

Increased fill and retaining walls are necessary for drainage purposes and will not be located along the street frontages. In addition, the intersection off-set should not have an impact on public safety because Wagon Trail Avenue has been approved to be vacated, but has not recorded yet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0985	Reclassified to R-4 zoning for a multiple family development	Approved by BCC	March 2020
VS-19-0986	Vacated and abandoned easements	Approved by BCC	March 2020
PA-18-700003	Amended the land use categories from RS and CG to RUC, limited to 24 du/ac	Approved by BCC	April 2019
VS-0901-17	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	May 2016
NZC-0626-13	Reclassified to R-2 zoning for a single family residential development - expired	Approved by BCC	March 2014
TM-0171-05	38 single family lots - expired	Approved by PC	April 2005
ZC-1713-04	Reclassified APN 176-05-101-016 to R-2 zoning for a single family development	Approved by BCC	November 2004

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-4	Single family residential & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family development

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-22-500166	A tentative map for 149 single family lots is a companion item on this agenda.
VS-22-0477	A vacation and abandonment of 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**

**Current Planning**

Zone Change

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

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

The applicant states that Goal 1.1, Policy 1.1.2 of the recently adopted Master Plan regarding housing access recommends concentrating higher density housing in areas with access to existing or planned high frequency transit, major employment centers, existing infrastructure, and other services. Recent trends and facts indicate families are moving to Las Vegas from surrounding states to enjoy a quality of life they cannot attain where they live.

Recently, nonconforming zone changes have been approved along the Quarterhorse Lane alignment. To the north R-4 zoning (NZC-19-0921) was approved for a multiple family development with 19.9 dwelling units per acre. Across Quarterhorse Lane to the west, a single family residential development with RUD zoning (NZC-21-0721) was approved with 10 du/ac.



Finally, a single family residential development was approved for R-2 zoning (NZC-21-0727) to the northwest of the site with 8 du/ac. The proposed R-3 zoning district in this area is compatible with recent trends for higher density single family detached residential development. In addition, a single family development with a density of 9.7 du/ac compared to 25 du/ac allowed in R-4, will help reduce impacts to the area, including traffic and safety along Quarterhorse Lane.

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

The applicant indicates the "downzoning" of the site will go from allowing a minimum of 18 dwelling units per acre to a maximum of 18 dwelling units per acre, thus reducing impacts to traffic and demands on the infrastructure. The project will act as a buffer from the more intense land use to the north.

The recent approvals of nonconforming zone changes surrounding the site have changed the nature of the neighborhood. Reducing the intensity of this site is compatible and a relief from the potential impacts a multiple family development with higher density may have to the surrounding areas.

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

There has been no indication from public service and facility providers that this project will have a negative impact to the area. In fact, the reduced density will require less demands of services and infrastructure. The current services in the area are sufficient to support this development.

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

The applicant indicates this development conforms to multiple goals and policies of the Master Plan and will act as a buffer to the residential developments to the south and east of the site.

The R-3 falls into the Compact Neighborhood land use category. As listed characteristics of the category, this zoning district includes single family or multiple family dwellings as an integrated mix of housing types, with varied densities.

### **Summary**

#### Zone Change

Staff finds the recent land use approvals in the area have established a trend for higher single family residential density. This zone change will reduce the potential number of lots/units using Quarterhorse Lane for access, and will act as a buffer to the recently approved R-4 zoning to the north with the existing residential development to the south and east of the site. Staff recommends approval.

### 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 Developments Standards #1

Increased fill and over height retaining wall are necessary for drainage purposes. While this wall will be up to 11 feet high adjacent to the multiple family development to the north, the closest building is approximately 60 feet from the wall with an intense landscape buffer in front of the wall. However, since staff does not support the design review, and the remaining waivers, staff cannot support this request.

#### Waiver of Development Standards #2

The reduced rear setback is a result of the lot design. The proposed lots have 5 foot side yard setbacks; however, a 5 foot access easement will be granted to the adjacent neighbor so that in effect there are 10 foot side yards for private use and a zero foot setback on the other side. Staff is concerned that the easement is creating the yard, rather than a property line. It is possible this easement can cause complications for future homeowners. While the larger side yard is a benefit, the result is the private space abuts the wall of the adjacent residence, with a stark 2 story building walls without windows or doors. In addition, only 1 model shows a door accessing the side yard private area. The other models only have a door to the rear yard, which could be as small as 6 feet. Staff finds that this lot design is not suited for the larger models and a larger rear yard makes for cohesive private usable area for homeowners. Staff does not support the reduced setback.

#### Design Review #1

While the subdivision provides open space, all 3 areas are located on the northern area of the site with no pedestrian connections from block to block. The open space, the neighborhood park in particular, should be redesigned to be more centrally located and easily accessible to all the residences in the subdivision. In addition, there is only 1 point of access for 149 lots. There are potential impacts to residents entering and exiting the subdivision ranging from stacking within the neighborhood during peak travel times to traffic being completely block by a stalled or disabled vehicle or some sort of emergency. Lastly, while the models provide attractive and articulated front elevations, the nature of the side yard private usable area lends itself to the stark walls abutting the usable space. Staff does not support this request.

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

#### Waiver of Development Standards #3

Staff has no objection to the request to reduce the intersection off-set from the proposed Rivington Avenue to the Wagon Trail Avenue alignment. Wagon Trail Avenue has been approved to be vacated, so, once the vacation is recorded, there will not be an intersection off-set issue. However, since Planning is recommending denial of design review #1 and the remaining waivers staff cannot support this request.

### 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. However, since Planning is recommending denial of design review #1 and the remaining waivers staff cannot support this request.

### **Staff Recommendation**

Approval of the zone change; denial of the waivers of development standards, and design reviews. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- Resolution of Intent to complete in 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane, 30 feet for Martin Avenue, and associated spandrel;
- Applicant shall contribute \$300,000 for the Quarterhorse Lane/Sunset Road intersection improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that 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.

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0094-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME LAS VEGAS, INC.

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" 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 checked="" 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 #)	<b>STAFF</b>  APP. NUMBER: <u>NZC-22-0476</u> DATE FILED: <u>8.8.22</u> PLANNER ASSIGNED: <u>JAD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>9.13.22</u> PC MEETING DATE: <u>10.4.22</u> R-4 to R-3 BCC MEETING DATE: <u>11.2.22</u> Urban Neighborhood FEE: <u>\$3820.00</u> JJ      20.19.0985
	<b>PROPERTY OWNER</b>  NAME: <u>Roohani Khusrow Family Trust</u> ADDRESS: <u>9500 Hillwood Dr, Suite 201</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____      CELL: _____ E-MAIL: _____
	<b>APPLICANT</b>  NAME: <u>KB home Las Vegas, INC</u> ADDRESS: <u>5795 W Badura Ave, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.266.8466</u> CELL: _____ E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>The WLB Group, Inc.</u> ADDRESS: <u>3663 E. Sunset Road, Suite 204</u> CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: _____ E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-016, 017, 018  
 PROPERTY ADDRESS and/or CROSS STREETS: Martin Avenue & Quarterhorse Lane  
 PROJECT DESCRIPTION: A single family residential development.

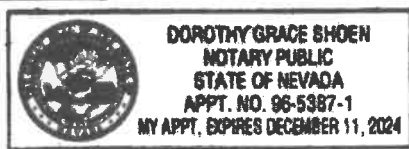
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature]      Khusrow Roohani  
 Property Owner (Signature)\*      Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 15, 2021 (DATE)  
 by Khusrow Roohani - Trustee

NOTARY PUBLIC: Dorothy Grace Shoen



\*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.





December 30, 2021  
Updated May 26, 2022

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155

NCZC-22-0476

**RE: NCZC/Design Review/Waivers –Justification Letter for  
Upton AKA Martin Quarterhorse (APN's: 176-05-101-016, 017 & 018)**

Dear Al,

On behalf of KB Home, The WLB Group is respectfully submitting the attached Non-Conforming Zone Change/Design Review/Waiver of Development Standards Application for the above referenced parcel numbers at the northeast corner of Martin Avenue and Quarterhorse Lane.

**Project Description**

The proposed development consists of a 149-lots on 15.40 acres with a gross density of 9.68 units per acre. The community will consist of 2-story detached single-family homes. There will be some internal common elements including one private park that will consist mainly of landscaping and some areas with picnic tables and benches with a covered gazebo. The 12,958 s.f. main park area, located adjacent to the entry, features a 3,898 s.f. turf area that can be used for active play such as catch, grass volleyball, grass bowling, etc...

**Nonconforming Zone Change**

We are requesting to rezone the parcels listed above from R-4 to R-3. The planned landuse on the parcels is Urban Neighborhood. With the parcels directly to the north of our parcels being rezoned to R-4 in 2019, we feel the down zoning to R-3 will act as an appropriate buffer and transition to the existing houses to the south and east of the site and be compatible with the established residential land use patterns. Based on the reduced density being sought, impacts to traffic will be greatly reduced as compared to a high density residential which the site is currently zoned.

**Design Review**

We are requesting two (2) design reviews which are listed below;

1. A Design Review for a proposed detached single-family development

This proposed development includes interior private streets that are 43' wide which includes a 5' sidewalk on one side of the street and allows for parking on both sides of the street. One Park is located internal to the community near the entrance from Quarterhorse Lane and landscape buffers will be provided around the perimeter and adjacent to streets internal to the community in compliance with Title 30, Chapter 30.64. House plans will include five 2-story homes ranging in square footage from 1590 up to 2,469 square feet. These homes will offer three distinct





elevation options per plan and will feature tile roofs, attractive desert colors and paver driveways. The buildings will be a maximum of 28'-6" in height. Each house will include a two-car garage and a two-car driveway.

2. To increase the finished grade for a single-family residential development up to 60 inches (5 feet) where 36 inches (3.0 feet) is the standard per section 30.32.040.

This request is to fill in low spots in the topography due to existing natural drainage ways that cross the site and to ensure positive drainage from the lots to the internal streets and then out to the surrounding public streets. These additional fill areas will be governed by Clark County Public Works with the approval of a drainage study and civil improvement plans and are not being used to artificially increase the grade of the land for views by the developer

#### **Waiver of Development Standards**

The proposed development will require the approval of four (4) waivers of development standards which are listed below;

1. To eliminate the requirement for a landscaping buffer adjacent to a less intensive use, more specifically along the rear yards of lots 28-41 as required by Figure 30.64-1.

This request is to allow the future homeowners to have the most flexibility over their rear yard landscape design. This would allow them to be able to design their backyards according to their desires and not being governed by Title 30 requirements. In addition, even though it is a higher zoning category, the single family residential proposed for this community (maximum 2-story homes) is a similar and compatible use to the existing single-family community to the east.

2. To increase the allowable retaining/screen wall height from 9'-0" (3-foot retaining wall with a 6-foot screen wall) to 11'-4" (6-foot screen wall plus a 5.3-foot retaining wall) per section 30.64.050 to allow for positive drainage and grading of the site.

This increase in retaining wall height is due to the natural low spots in the topography of the land and to allow for positive drainage from the proposed lots to the exterior streets. However, the increased wall height will not be seen from the perimeter streets, the additional wall height is interior to the site and along the northern border of the site. This additional retaining wall height will also be governed by the Clark County Public Works department by approval of the drainage study and civil improvement plans and therefore is not being used to artificially increase the grade of the land for views.

3. To reduce the rear yard setback from 15'-0" to 6'-0" as required by Title 30 Table 30.40-2 for all lots.

This request is to allow the rear yard area to be reduced to 6'-0" to allow for a unique type of lot. This development still provides 10'-0" between houses, but the two 5'-0" side yards will be combined into one side yard which will become the useable area for a single house. We feel this reduction in the rear yard setback is in the spirit and characteristics of the newly adopted 2020 master plan which



encourages varied densities and an integrated mix of housing types along the spectrum being desired for new compact neighborhoods.

4. To reduce the required offset for roadway intersections from 125' to 92' to allow the proposed development to be constructed with a 92' entry street (Street A between Quarterhorse Lane and Street B).

This request is to allow a reduction in the required street intersection offset regarding a cross street that bisects two parallel roads. The proposed 92' long road is an entry road to the development on the northwest and will require full stop traffic movements in both directions. Therefore, we feel this request would present a minimal effect to the traffic movements and would not impact public safety and could be supported by the County.

#### Parking Analysis

Required Parking = 328 parking spaces

298 p.s. - (149 lots x 2 = 298)

+ 30 p.s. - visitor parking (149/5 = 29.8)

Provided Parking = 622 parking spaces

298 p.s. – driveway parking (149 lots x 2 = 298)

298 p.s. – garage parking (149 lots x 2 = 298)

+ 26 p.s. – on street visitor parking

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel free to contact me at (702) 458-2551.

Sincerely,



Mark Bangan  
Director of Planning Services



2

10/04/22 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

QUARTERHORSE LN/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0477-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Martin Avenue, and between Quarterhorse Lane and CC 215 within Spring Valley (description on file). JJ/jad/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-05-101-016 through 176-05-101-018

**LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

The plans depict the vacation of government patent easements along all property lines of eastern and western parcels. The easements are 33 feet wide, except for along Quarterhorse Lane and Martin Avenue which are 3 feet. The applicant indicates the easements are not necessary for the development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0985	Reclassified to R-4 zoning for a multiple family development	Approved by BCC	March 2020
VS-19-0986	Vacated and abandoned easements	Approved by BCC	March 2020
RA-18-700003	Amended the land use categories from RS and CG to RUC, limited to 24 du/ac	Approved by BCC	April 2019
VS-0901-17 ✓	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	May 2016
NZC-0626-13	Reclassified to R-2 zoning for a single family residential development - expired	Approved by BCC	March 2014
TM-0171-05	38 single family lots - expired	Approved by PC	April 2005

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1713-04	Reclassified APN 176-05-101-016 to R-2 zoning for a single family development	Approved by BCC	November 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-4	Single family residential & multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family development

**Related Applications**

Application Number	Request
NZC-22-0476	A zone change to reclassify from an R-4 to an R-3 zone for a single family residential development is a companion item on this agenda.
TM-22-500166	A tentative map for 149 single family lots is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane, 30 feet for Martin Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME LAS VEGAS, INC.

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120







# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b> <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0477</u>	DATE FILED: <u>8.8.22</u>
		PLANNER ASSIGNED: <u>JAD</u> TAB/CAC: <u>Spring Valley</u> PC MEETING DATE: <u>10.4.22</u> BCC MEETING DATE: <u>11.2.22</u> FEE: <u>\$875.00</u>	TAB/CAC DATE: <u>9-13-22</u> <u>R-3</u> <u>Urban Neighborhood</u> <u>JJ</u> <u>20-19-0985</u>

<b>PROPERTY OWNER</b>	NAME: <u>Roohani Khusrow Family Trust</u>
	ADDRESS: <u>9500 Hillwood Dr, Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: _____ ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>KB home Las Vegas, INC</u>
	ADDRESS: <u>5795 W Badura Ave, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.266.8466</u> CELL: _____
	E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc.</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	city: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-016, 017, 018

PROPERTY ADDRESS and/or CROSS STREETS: Martin Avenue & Quarterhorse Lane

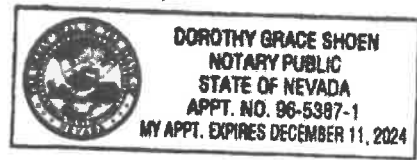
I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Khusrow Roohani  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON December 15, 2021 (DATE)  
By Khusrow Roohani - Trustee

NOTARY PUBLIC: Dorothy Grace Shoen



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





July 13, 2022

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
P.O. Box 551744  
Las Vegas, NV 89155

VS-22 0477

**RE: Vacation Application – Justification Letter for  
Upton AKA Martin Quarterhorse (APN's: 176-05-101-016, 017 & 018)**

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Vacation Application for the above referenced parcel numbers located on the northeast corner of Martin Avenue and Quarterhorse Lane.

We are respectfully requesting to vacate patent easements that are no longer required due to the proposed single-family development that is a companion item to this vacation.

**Vacation of Patent Easements**

We are requesting to vacate all the patent easements located on APN 176-05-101-016, 3.00' & 33.00' wide Patent #1212806 (OR:322:260113). Also, on APN 176-05-101-018 3.00' and 33.00' wide Patent #1180806 (OR: 620:579005). Excepting therefrom the proposed rights-of-way for Martin Avenue and Quarterhorse Lane per the proposed single-family development.

We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at (702) 458-2551.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Bangan", with a horizontal line extending to the right.

Mark Bangan  
Planning Department Manager



UPTON  
(TITLE 30)

QUARTERHORSE LN/MARTIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500166-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**TENTATIVE MAP** consisting of 149 lots and common lots on 15.3 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jad/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-05-101-016 through 176-05-101-018

**LAND USE PLAN:**

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Acreage: 15.3
- Number of Lots: 149
- Density (du/ac): 9.7
- Minimum/Maximum Lot Size (square feet): 2,743/4,034
- Project Type: Single family residential development
- Open Space Required/Provided: 17,880/17,961

The plans depict a residential development consisting of 149 single family detached lots with 8 common area lots, 3 of which are functional open space. The lots are generally designed in an east/west direction with a block of lots running north/south on the eastern and western boundary of the subdivision. There is 1 point of access to the subdivision via Quarterhorse Lane, and the lots are served by 43 foot wide private streets with 5 foot sidewalks on 1 side of the street for Ellery Street and Bowery Street (north/south streets) and 4 foot sidewalks on 1 side of the street for Rivington Avenue, Vesey Avenue and Nostrand Avenue (east/west streets). The reduced intersection off-set is for the entrance into the subdivision (Rivington Avenue) between Quarterhorse Lane and Wagon Trail Avenue.

Landscaping

A 15 foot wide landscape area, including a detached sidewalk is proposed along Quarterhorse Lane, and a 6 foot landscape area behind an attached sidewalk is proposed along Martin Avenue.

The plans depict 3 predominant open space areas. The first of 2 dog parks is located at the entrance to the subdivision and is 2,125 square feet. A second dog park area measuring 2,878 square feet is located in northeast corner of the development. A 12,958 square foot park is located in the northwest portion of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0985	Reclassified to R-4 zoning for a multiple family development	Approved by BCC	March 2020
VS-19-0986	Vacated and abandoned easements	Approved by BCC	March 2020
PA-18-700003	Amended the land use categories from RS and CG to RUC, limited to 24 du/ac	Approved by BCC	April 2019
VS-0901-17	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	May 2016
NZC-0626-13	Reclassified to R-2 zoning for a single family residential development - expired	Approved by BCC	March 2014
TM-0171-05	38 single family lots - expired	Approved by PC	April 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-4	Single family residential & multiple family development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family development

**Related Applications**

Application Number	Request
NZC-22-0476	A zone change to reclassify from an R-4 to an R-3 zone for a single family residential development is a companion item on this agenda.
VS-22-0477	A vacation and abandonment of 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**

### **Current Planning**

This request meets the tentative map requirements as outlined in Title 30; however, staff does not support the design review (NZC-22-0476) and does not support the tentative map.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 2, 2022 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane, 30 feet for Martin Avenue, and associated spandrel;
- Applicant shall contribute \$300,000 for the Quarterhorse Lane/Sunset Road intersection improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that 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.

### **Current Planning Division - Addressing**

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

**Fire Prevention Bureau**

- 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 #0094-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KB HOME LAS VEGAS, INC.

**CONTACT:** THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120





# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>TM-22-50016G</u>	DATE FILED: <u>8.8.22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JAD</u>	TAB/CAC DATE: <u>9.13.22</u>
		TAB/CAC: <u>Spring Valley</u>	R.3
		PC MEETING DATE: <u>10.4.22</u>	Urban Neighborhood
		BCC MEETING DATE: <u>11.2.22</u>	JJ 2c.19-0985
		FEE: <u>\$750.00</u>	

<b>PROPERTY OWNER</b>	NAME: <u>Roohani Khusrow Family Trust</u>
	ADDRESS: <u>9500 Hillwood Dr, Suite 201</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u>
	TELEPHONE: _____ CELL: _____
	E-MAIL: _____

<b>APPLICANT</b>	NAME: <u>KB home Las Vegas, INC</u>
	ADDRESS: <u>5795 W Badura Ave, Suite 180</u>
	CITY: <u>Las Vegas</u> STATE: _____ ZIP: <u>89118</u>
	TELEPHONE: <u>702.266.8466</u> CELL: _____
	E-MAIL: <u>cbilbrey@kbhome.com</u> REF CONTACT ID #: _____

<b>CORRESPONDENT</b>	NAME: <u>The WLB Group, Inc.</u>
	ADDRESS: <u>3663 E. Sunset Road, Suite 204</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u>
	TELEPHONE: <u>702-458-2551</u> CELL: _____
	E-MAIL: <u>mbangan@wlbgroup.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-05-101-016, 017, 018

PROPERTY ADDRESS and/or CROSS STREETS: Martin Avenue & Quarterhorse Lane  
 TENTATIVE MAP NAME: Upton AKA Martin Quarterhorse

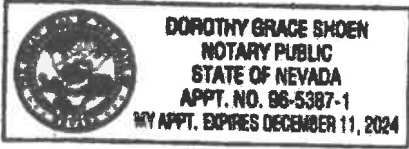
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Property Owner (Signature)\*  
Khusrow Roohani Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 15, 2021 (DATE)

By Khusrow Roohani - Trustee  
 NOTARY PUBLIC: Dorothy Grace Shoen



\*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.



10/04/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL  
(TITLE 30)

RUSSELL RD/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0474-BEAZER HOMES HOLDINGS, LLC:

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height.

**DESIGN REVIEW** for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

163-29-801-008; 163-29-801-009

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the height of a combination screen wall/retaining wall to 12 feet (6 foot screen wall with a 6 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.4% increase).

**DESIGN REVIEW:**

Increase finished grade to 112 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 211.2% increase).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 78
- Density (du/ac): 15.6
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Attached (townhouse) planned unit development
- Open Space Required/Provided: 19,621/48,008

- Parking Required/Provided: 204/204

#### History, Site Plans, and Request

The plans depict a previously approved (NZN-21-0295) attached single family (townhouse) residential planned unit development on 5 acres with a density of 15.6 dwelling units per acre. The proposed development features a total of 15 buildings, made up of 4 plex, 5 plex, and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street around the center of the project. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the west from Bonita Vista Street. A network of common open spaces is located throughout the development, which will include on-site pedestrian paths, gazebos, picnic tables, BBQ's, benches, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 48 parking spaces are shown for the visitors and 156 parking spaces are provided for the residents. Sixteen visitor parking spaces are located on Bonita Vista Street.

Due to the existing topography of the site, an increase in finished grade to a maximum of 112 inches is necessary for several lots located at the southeast corner of the site to maintain established historic drainage patterns and to meet Clark County drainage criteria. A waiver of development standards to increase the combination screen wall/retaining wall height up to a maximum of 12 feet is necessitated due to the request to increase finished grade. A maximum wall height of 12 feet (6 foot screen wall with 6 foot retaining wall) is proposed along the east property line, adjacent to the undeveloped C-2 zoned property. A maximum wall height of 10 feet (6 foot screen wall with 4 foot retaining wall) is proposed along the north property line, adjacent to the improved drainage channel. A 4 foot decorative wrought iron fence with a 2 foot decorative block wall will be constructed over the requested retaining walls.

#### Landscaping

The previously approved plans depict street landscaping consisting of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Russell Road, and a 6 foot wide area behind an attached sidewalk is shown along Bonita Vista Street. Along the north and east property lines, there is a 5.5 foot to 10 foot wide landscape buffer with trees shown 20 feet on-center. Internal to the site, a network of common open space areas is located throughout the development, which will include on-site pedestrian paths, gazebos, picnic tables, barbecue grills, benches, and a dog park. The development requires 19,621 square feet of open space where 48,008 square feet of open space is provided.

#### Applicant's Justification

The applicant states a small portion of the site resides several feet below the remaining portion of the project site. The currently designed site will require a maximum elevation raise of 9.33 feet (112 inches) from existing grading to the finished floor elevation (8.5 feet from the existing grade to the pad elevation) of several lots in the southeast corner of the site to maintain established historic drainage patterns and to meet Clark County drainage criteria. The applicant would like to amend the originally approved design review (NZN-21-0295) from a maximum elevation increase of 36 inches to a maximum increase of 112 inches (9.33 feet). The current site

walls that are approximately 14 feet high and 60 feet wide and surround the event floor space. The screens provide a variety of configurations. In addition to the visuals, there is a high tech production space to control what eventgoers see. Additionally, the applicant states that the property has been used for virtual and live, in-person business leadership, educational and training seminars. It has also hosted other events, including podcasts, music video productions, product launches, corporate and private events, and other events that utilize the on-site technology within the building. All the events are conducted indoors.

During the original approval process, there were concerns about the adequacy of the parking for the property, which led to this current review. A total of 46 parking spaces were required and the applicant has 53 assigned parking spaces in the office warehouse complex. Furthermore, the property utilizes a production manager for the implementation of its transportation and parking management plan. The applicant states this has worked well in the past year and the allocated parking spaces have proven to be more than sufficient parking for the property. There have been no known issues at the property related to parking and other matters.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0266	Motion picture production with live audience, private recreational facility, and banquet facility	Approved by PC	July 2021
ADR-21-900011	Motion picture production studio without live audience	Approved by ZA	February 2021
WC-20-400056 (WS-19-0039)	Waived conditions requiring Evergreen trees in conjunction with an office/warehouse complex	Approved by PC	August 2020
VS-19-0090	Vacated and abandoned easements	Approved by PC	March 2019
WS-19-0039	Office/warehouse complex	Approved by PC	March 2019
ZC-18-0867	Reclassified 5 acres from R-E to M-D zoning, waived standards for alternative commercial driveway geometrics, and a design review for an office/warehouse complex, and finished grade	Approved by BCC	December 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Neighborhood Commercial	M-D	Undeveloped
East	Public Use	P-F	Las Vegas Valley Water District water reservoir & pumping station
West	Business Employment	C-2 & M-D	Professional & business services

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

Title 30 standards of approval 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.

Staff does not find that the previously approved uses place an additional demand on the site, in terms of required parking based on the applicant's justification. Therefore, staff does not anticipate any adverse impacts from the requests in the existing office warehouse and finds that the review period should be removed.

### **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:**

#### **Current Planning**

- Remove the time limit.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** WORRE STUDIOS, LLC

**CONTACT:** ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

MOTION PICTURE PRODUCTION/LIVE AUDIENCE  
(TITLE 30)

ARBY AVE/BELCASTRO ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-22-400103 (UC-21-0266)-CREDI GRAMERCY, LLC ETAL & REINHARDT, LLC:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) a motion picture production studio with public viewing area; 2) private recreational facility; and 3) banquet facility on a portion of 4.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/jud/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-03-812-004 ptn

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7175 Belcastro Street
- Site Acreage: 4.5 (portion)
- Project Type: Motion picture studio with public viewing area, private recreational facility, and banquet facility
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 24,314
- Parking Required/Provided: 118/170

**Site Plans**

The approved plans depict an existing office/warehouse facility consisting of 2 buildings which are located on the central portion of the site. The use is located in the east half of the southerly building (Building 1). Access to the site is provided by 3 driveways, 1 from Arby Avenue to the north, and 2 from Belcastro Street to the east. Parking for the facility is located on the north, south, and west sides of the buildings with allocated parking spaces for the use within the complex. The approved application allows a motion picture production studio to conduct live,

in-person business leadership, educational, and training seminars, and other similar events which may include the service of food and beverages. Other events may be held at the site including but not limited to podcasts, music videos, product launches, corporate and private events, and other similar types of events that utilize the technology that has been constructed on the site.

#### Landscaping

The approved plan depicts landscape areas consisting of trees, shrubs, and groundcover along Arby Avenue and Belcastro Street and within parking lot areas.

#### Elevations

The previously approved plans show Building 1 is an existing office warehouse with a flat roof behind parapet walls and is constructed of concrete tilt-up panels that are painted in earth tone colors, it has an overall height of 37 feet. Pop-outs, accents, and variations in the height of the parapet walls break-up the vertical and horizontal surfaces of the buildings. Loading docks and overhead doors are located on the north side of the building which face the loading area of the northerly building and are interior to the site.

#### Floor Plan

The approved use is in Building 1 within the easterly portion of the building and consists of a 24,314 square feet suite within a 47,040 square foot building. The unit includes public and non-public areas consisting of studio space within the existing warehouse area, along with an artist preparation area, green screen area, office, production spaces, administrative office space, and conference room. The facility includes 2 large curved LED screens that surround the event floor spaces and may provide a variety of configurations as 1 screen is stationary and the other is movable.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0266:

##### 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 of application; 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; and that this application must commence within 2 years of approval date or it will expire.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states that in the past year, the property operating as Worre Studios has been used for a variety of approved uses. This is a 1 of a kind multi-use facility with 2 curved LED screen



## **Public Works - Development Review**

### Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for the driveways on Santa Margarita Street and Post Road. Both streets are 60 foot wide local streets. Additionally, the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depth. However, since Planning is recommending denial of this application, staff cannot support this request.

### 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. However, since Planning is recommending denial of this application, staff cannot support this design review.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 16, 2022 at 9:00 a.m., unless otherwise announced.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

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

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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;

- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Santa Margarita Street, 25 feet to the back of curb for Post Road, and associated spandrel.
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0355-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ALL AMERICAN CAPITAL CORPORATION**

**CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135**





Elizabeth M. Sorokac, Esq.  
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382  
Las Vegas, Nevada 89123  
Phone: (702) 727-6258  
Cell: (702) 245-5075  
Fax: (702) 446-6756

PLANNER  
COPY

AR-22-400103

August 9, 2022

Via Online Submission: <https://citizenaccess.clarkcountynv.gov/CitizenAccess/Login.aspx>

Nancy Amundsen, Director  
Clark County Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89106

**Re: Application Review of UC-21-0266 ("Application") for that certain real property located at 7175 South Belcastro Street, Suite 100, Las Vegas, Nevada 89113 with an APN of 176-03-812-004 ("Property")**  
**Justification Letter**

Dear Ms. Amundsen:

This office represents Worre Studios, LLC, a Nevada limited liability company ("Applicant"), on the Application. This is a one-year review of the Application, which was required by the Application's conditions of approval. The Application approved a (1) motion picture production/studio with a public viewing area; (2) private recreational facility; and (3) banquet facility on the Property.

The Property is located on the southwest corner of Arby Avenue and Belcastro Avenue. The Property is planned Business Employment<sup>1</sup> under Clark County's Spring Valley Land Use Plan and is zoned M-D. The Property is a 24,314 square-foot suite within an approximately 47,040

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<sup>1</sup> Prior to the County's update to the land use plan and at the time of the approval of the Application, the Property was planned Business and Design/Research Park.



Nancy Amundsen, Director  
Clark County Department of  
Comprehensive Planning  
August 9, 2022  
Page 2

square-foot building ("Building"). The Building is part of an office warehouse complex on a 4.55-acre parcel.

In the past year, the Property – operating as Worre Studios—has been used for a variety of the approved uses. This is a one of-a-kind multi-use facility with two curved LED screen walls that are approximately 14 feet tall and 60 feet wide and surround the event floor space. The screens provide for a variety of configurations—one screen is stationary and the other is movable. In addition to the visuals, there is a high-tech production space to control what eventgoers see.

The Property has been used for virtual and live, in-person business leadership, educational and training seminars. It has also hosted other events, including podcasts, music video productions, product launches, corporate and private events and other events that utilize the on-site technology within the Building. All of the events are conducted indoors.

During the original approval process, there were concerns about the adequacy of the parking for the Property, which led to this current review. A total of forty-six (46) parking spaces were required and the Applicant has fifty-three (53) assigned parking spaces ("Allocated Spaces") in the office warehouse complex. Further, the Property utilizes a Production Manager for the implementation of its transportation and parking management plan. This has worked well in the past year and the Allocated Spaces have proven to be more than sufficient parking for the Property. There have been no known issues at the Property related to parking or other matters.

Based on the foregoing, the Applicant respectfully requests the permanent approval of the Application without any further reviews. Please contact me at (702) 727-6258 or via email at [esorokac@rsnvlaw.com](mailto:esorokac@rsnvlaw.com) if you have any questions or need any additional information.

Very Truly Yours,

REISMAN-SOROKAC

A handwritten signature in cursive script that reads "Elizabeth M. Sorokac".

Elizabeth M. Sorokac, Esq.



6

10/18/22 PC AGENDA SHEET

OFFICE/WAREHOUSE  
(TITLE 30)

SANTA MARGARITA ST/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0496-ALL AMERICAN CAPITAL CORPORATION:

**ZONE CHANGE** to reclassify 2.5 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) permit access to a local street where not permitted; 2) allow modified CMA Design Overlay District Standards; and 3) modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) office/warehouse; and 2) finished grade in the CMA Design Overlay District.

Generally located on the east side of Santa Margarita Street and the north side of Post Road within Spring Valley (description on file). MN/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

163-35-301-026

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit access to a local street, (Santa Margarita Street) where developments shall not access local streets per Table 30.56-2.
2. Allow building facades greater than 100 feet in length where not permitted per Section 30.48.650.
3. Reduce the throat depth for proposed driveways to 8 feet where a minimum depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

**DESIGN REVIEWS:**

1. Office/warehouse building.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

**LANDUSE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 37,000
- Parking Required/Provided: 56/61

#### **Neighborhood Meeting Summary**

This request is for a nonconforming zone change to reclassify 2.5 acres from an R-E zoning district to an M-D zoning district for a proposed office/warehouse building. The applicant conducted a neighborhood meeting on April 18, 2022, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. One neighbor attended the meeting and asked general questions about the project and application.

#### Site Plans

The plans depict a 2 story office/warehouse building located on a project site consisting of 2.5 acres. The office/warehouse building has been designed with the following setbacks: 1) 85 feet from the north property line; 2) 62 feet from the south property line, adjacent to Post Road; 3) 60 feet from the west property line, adjacent to Santa Margarita Street; and 4) 41 feet from the east property line. Four loading docks are located along the north side of the building, oriented away from the right-of-way. Five foot wide detached sidewalks are proposed along Post Road and Santa Margarita Street. Access to the project site is granted via a single driveway along Post Road and Santa Margarita Street. A waiver of development standards is required to reduce the throat depth to 17 feet and 8 feet along Post Road and Santa Margarita Street, respectively. A waiver of development standards is also required to permit access to a local street, Santa Margarita Street. The proposed development requires 56 parking spaces where 61 parking spaces have been provided. An increase to finished grade is also part of this request, with the largest increase occurring within the north half of the site.

#### Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located adjacent to Post Road and Santa Margarita Street. The street landscape area consists of 24 inch box trees, planted 20 feet to 30 feet on center, in addition to shrubs and groundcover. A 10 foot wide landscape area, with 24 inch box large Evergreen trees, is provided along the north property line adjacent to the undeveloped parcel. Interior parking lot landscaping is equitably distributed throughout the parking lot.

#### Elevations

The plans depict a 2 story office/warehouse building with a maximum height of 40 feet to the top of the parapet wall. A waiver of development standards is required to allow a building façade



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

**APPLICANT:** ALL AMERICAN CAPITAL CORPORATION  
**CONTACT:** PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV  
89135





# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC)  <input type="checkbox"/> VARIANCE (VC)  <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR)  <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)  <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)  <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> ANNEXATION REQUEST (ANX)  <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #)  <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>M21-22-0496</u> DATE FILED: <u>8/22/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>9/27/22</u> PC MEETING DATE: <u>10/18/22 @ 7:00 P.M.</u> @ 6:00 P.M. BCC MEETING DATE: <u>11/16/22 @ 9:00 A.M.</u> FEE: <u>\$3,175.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>All American Capital Corporation</u> ADDRESS: <u>5560 FORT APACHE RD STE 100,</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>kent@enterpriseoneinc.com</u>
	<b>APPLICANT</b>  NAME: <u>All American Capital Corporation</u> ADDRESS: <u>5560 S. Ft. Apache Rd., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____      CELL: _____ E-MAIL: <u>kent@enterpriseoneinc.com</u> REF CONTACT ID #: _____
<b>CORRESPONDENT</b>  NAME: <u>Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr., Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>psleck@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-35-301-026

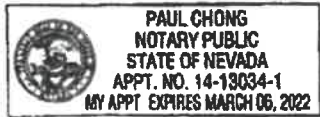
PROPERTY ADDRESS and/or CROSS STREETS: Post and Santa Margarita

PROJECT DESCRIPTION: Non-conforming zone change to change the property to MD zoning.

(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) Johan Hui

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON 3/6/2022 (DATE)  
 By \_\_\_\_\_  
 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.



**KAEMPFER  
CROWELL**

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW  
LAS VEGAS OFFICE

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Fax: 775 852 3982

CARSON CITY OFFICE  
510 W Fourth Street  
Carson City NV 89703  
Tel: 775 884 8300  
Fax: 775 882 0257

July 8, 2022

NZC 22-0496

**VIA ONLINE SUBMITTAL**

**PLANNER  
COPY**

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

**Re: *Compelling Justification Letter – Nonconforming Zone Change  
Enterprise One  
APN: 163-35-301-026***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 2.5 acres at the northeast corner of Post Road and Santa Margarita Street. The property is more particularly described as Assessor's Parcel Number 163-35-301-026 (the "Site"). The Applicant is requesting a nonconforming zone change from R-E to M-D, a design review and a waiver of development standards to allow for a warehouse.

The Site fronts onto Post Road and is surrounded by various types of other uses and zoning designations, including C-P office buildings, existing C-1 and C-2 commercial uses, and existing and previously approved M-D uses. The R-E zoned properties to the north and east of the Site are vacant. The proposed warehouse use is compatible with the surrounding area considering the M-D uses directly south of the Site and commercial/office uses directly adjacent to the west.

**Nonconforming Zone Change:**

The Site is zoned R-E and master planned Neighborhood Commercial (NC). This request for a zone change to M-D satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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



The overall trend in the area, and Clark County in general, has substantially changed when it comes to the need and viability of commercial uses. There are significant numbers of vacant commercial buildings and businesses struggling to stay open along Rainbow Boulevard. Commercial uses to match the underlying master plan would not be viable at the Site as it does not front onto Rainbow Boulevard. Additionally, the parcel directly south of the Site was recently approved to be rezoned from C-2 to M-D. Rather than building additional commercial, which will struggle to survive, bringing in a use to provide the needed warehouse square footage that has been highly sought after throughout the Las Vegas Valley, will not only help Clark County as a whole, but will help many residents searching for jobs in the area.

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

The Site is surrounded by existing C-1, C-2 and C-P uses, as well as large M-D developments to the south. The additional warehouse building, which is significantly smaller than many of the existing warehouses in the area, will not negatively impact the existing uses or surrounding property owners. The proposed M-D zoning designation will bring less traffic to the Site than commercial, therefore providing a less intense overall use to the community.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated and currently existing in the area. The proposed use will not add any additional students to the surrounding schools or impact the utilities already in place along the existing right of ways.

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

Policy 1.3.5 of the County wide goals and policies, encourages neighborhood improvements. Here, the proposed nonconforming zone change would allow for the construction of both the right of ways for Post and Santa Margarita in the area, providing more complete infrastructure in the area.

Policy 1.6.3 encourages economic opportunity. The proposed project does just that. Not only will the project bring short term construction jobs, it will provide many long term and permanent jobs available to Clark County residents.

**PLANNER  
COPY**





**Design Review:**

The Applicant is proposing a single warehouse buildings for a total of 37,000 square feet. The proposed building has a maximum height of 40-feet where 50-feet is permitted in M-D zoning districts and will be comprised of painted metal panels, architectural enhancements, a flat roofline, and large decorative windows. Access to the Site is proposed from a driveway along Post Road and a driveway along Santa Margarita. The loading docks are located on the north side of the building and screened from the right-of-ways by the building and ample landscaping. The Applicant is providing a total of 61 parking spaces where 56 are required. The Applicant removed several parking spaces at located at the driveway on Santa Margarita to address concerns relating to the throat depth following an initial meeting with Public Works. The Applicant is also providing the required landscaping along the perimeter per Code requirements to ensure shade and visual relief.

The Applicant is requesting a design review for increased finished grade of up to 6-feet where 36-inches is permitted. Due to the existing topography on this Site, and the slope of the Site from north to south, fill is required to appropriately develop the Site.

**Waivers of Development Standards**

The Applicant is requesting a waiver to allow for reduced throat depths to both driveways to a minimum of 8-feet where 75-feet is required per Uniform Standard Drawn 222.1. Since the original submittal, the Applicant met with Public Works and removed several parking spaces along the norther side of the Site to reduce safer onsite maneuvering which will in turn reduce any conflicts on the public right of way. The access along Post Road will be used for employees and customers in cars while the Santa Margarita Street access will be for trucks for easier access to the loading docks on the north side of the building. Appropriate signage will be added to ensure each driveway is accessed by the appropriate vehicles. Because the Site has two different driveways to separate the truck traffic and car traffic, we respectfully request consideration of the waiver request.

Finally, the Applicant is requesting a waiver to allow for a commercial driveway on a Santa Margarita Street, a residential right of way. It is unlikely the parcels along Santa Margarita will develop as single family residential. There is an existing church at the corner of Santa Margarita and Patrick, which includes a driveway onto Santa Margarita. The parcel to the south was previously approved to C-P zoning. The parcel directly to the north of the Site is owned by the Department of Aviation. Therefore, the request for a driveway will not negatively impact residential homes as there are none that currently exist on Santa Margarita, nor is it likely they will in the future along.

**Vacation of Patent Easements**

The Applicant is also requesting a vacation of the existing government patent easements on the Site as they are no longer needed for development.





Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

Elisabeth E. Olson

PLANNER  
COPY



7

PATENT EASEMENTS  
(TITLE 30)

SANTA MARGARITA ST/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0497-ALL AMERICAN CAPITAL CORPORATION:**

**VACATE AND ABANDON** easements of interest to Clark County located between Santa Margarita Street and Redwood Street, and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/md/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

163-35-301-026

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon government patent easements within a 2.5 acre project site. The plans depict the vacation of 33 foot wide patent easements located along the north and east boundaries of the project site. The plans also depict the vacation and abandonment of 8 foot wide patent easements located along the west and south sides of the project site, adjacent to Santa Margarita Street and Post Road, respectively. The patent easements are no longer needed for the development of the site.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Open Lands	R-E	Undeveloped
South	Corridor Mixed-Use	M-D	Warehouse
West	Neighborhood Commercial	C-P	Office complex

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-22-0496	A nonconforming zone change to reclassify 2.5 acres from an R-E to an M-D zone for an office/warehouse building is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

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

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

#### **Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 16, 2022 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

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

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

- Right-of-way dedication to include 25 feet to the back of curb for Santa Margarita Street, 25 feet to the back of curb for Post Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Fire Prevention Bureau**

- No comment.

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

- No objection.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PARKWAY CONSTRUCTION**

**CONTACT: PARKWAY CONSTRUCTION, 1000 CIVIC CIRCLE, LEWISVILLE, TX  
75065**





7



# VACATION APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>	<b>DEPARTMENT USE</b>	APP. NUMBER: <u>VS-22-0997</u>	DATE FILED: <u>8/22/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC DATE: <u>9/27/22</u>
		TAB/CAC: <u>SPRING VALLEY</u>	PC MEETING DATE: <u>10/19/22 @ 7:00 P.M.</u> <u>@ 6:00 P.M.</u>
		BCC MEETING DATE: <u>11/16/22 @ 9:00 A.M.</u>	FEE: <u>\$875.00</u>

<b>PROPERTY OWNER</b>	NAME: <u>All American Capital Corporation</u> ADDRESS: <u>5560 Fort Apache Rd. Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kent@enterpriseoneinc.com</u>
-----------------------	--

<b>APPLICANT</b>	NAME: <u>All American Capital Corporation</u> ADDRESS: <u>5560 S. Fort Apache Rd., Suite 100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>kent@enterpriseoneinc.com</u> REF CONTACT ID #: _____
------------------	--

<b>CORRESPONDENT</b>	NAME: <u>Bob Gronauer</u> ADDRESS: <u>1980 Festival Plaza Dr. Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-693-4262</u> CELL: <u>702-792-7000</u> E-MAIL: <u>psieck@kcnvlaw.com</u> REF CONTACT ID #: _____
----------------------	--

ASSESSOR'S PARCEL NUMBER(S): 163-35-301-026

PROPERTY ADDRESS and/or CROSS STREETS: Post and Santa Margarita

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)\*

John Hui, President  
Property Owner (Print)

STATE OF NEVADA  
COUNTY OF Clark  
SUBSCRIBED AND SWORN BEFORE ME ON May 20 2022 (DATE)  
By Geraldine Laurel Sobarnia  
NOTARY PUBLIC



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



**KAEMPFER  
CROWELL**

**KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO**

ATTORNEYS AT LAW  
LAS VEGAS OFFICE

ELISABETH E. OLSON  
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702.792-7000

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Fax: 702.792.7181

RENO OFFICE  
5585 Kietzke Lane  
Reno, NV 89511  
Tel: 775.852.3900  
Fax: 775.852.3982

CARSON CITY OFFICE  
510 W Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

July 8, 2022

**VIA ONLINE SUBMITTAL**

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

**Re: *Compelling Justification Letter – Nonconforming Zone Change  
Enterprise One  
APN: 163-35-301-026***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 2.5 acres at the northeast corner of Post Road and Santa Margarita Street. The property is more particularly described as Assessor's Parcel Number 163-35-301-026 (the "Site"). The Applicant is requesting a nonconforming zone change from R-E to M-D, a design review and a waiver of development standards to allow for a warehouse.

The Site fronts onto Post Road and is surrounded by various types of other uses and zoning designations, including C-P office buildings, existing C-1 and C-2 commercial uses, and existing and previously approved M-D uses. The R-E zoned properties to the north and east of the Site are vacant. The proposed warehouse use is compatible with the surrounding area considering the M-D uses directly south of the Site and commercial/office uses directly adjacent to the west.

**Nonconforming Zone Change:**

The Site is zoned R-E and master planned Neighborhood Commercial (NC). This request for a zone change to M-D satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

VS-22-0497

PLANNER  
COPY



The overall trend in the area, and Clark County in general, has substantially changed when it comes to the need and viability of commercial uses. There are significant numbers of vacant commercial buildings and businesses struggling to stay open along Rainbow Boulevard. Commercial uses to match the underlying master plan would not be viable at the Site as it does not front onto Rainbow Boulevard. Additionally, the parcel directly south of the Site was recently approved to be rezoned from C-2 to M-D. Rather than building additional commercial, which will struggle to survive, bringing in a use to provide the needed warehouse square footage that has been highly sought after throughout the Las Vegas Valley, will not only help Clark County as a whole, but will help many residents searching for jobs in the area.

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

The Site is surrounded by existing C-1, C-2 and C-P uses, as well as large M-D developments to the south. The additional warehouse building, which is significantly smaller than many of the existing warehouses in the area, will not negatively impact the existing uses or surrounding property owners. The proposed M-D zoning designation will bring less traffic to the Site than commercial, therefore providing a less intense overall use to the community.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated and currently existing in the area. The proposed use will not add any additional students to the surrounding schools or impact the utilities already in place along the existing right of ways.

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

Policy 1.3.5 of the County wide goals and policies, encourages neighborhood improvements. Here, the proposed nonconforming zone change would allow for the construction of both the right of ways for Post and Santa Margarita in the area, providing more complete infrastructure in the area.

Policy 1.6.3 encourages economic opportunity. The proposed project does just that. Not only will the project bring short term construction jobs, it will provide many long term and permanent jobs available to Clark County residents.



**Design Review:**

The Applicant is proposing a single warehouse buildings for a total of 37,000 square feet. The proposed building has a maximum height of 40-feet where 50-feet is permitted in M-D zoning districts and will be comprised of painted metal panels, architectural enhancements, a flat roofline, and large decorative windows. Access to the Site is proposed from a driveway along Post Road and a driveway along Santa Margarita. The loading docks are located on the north side of the building and screened from the right-of-ways by the building and ample landscaping. The Applicant is providing a total of 61 parking spaces where 56 are required. The Applicant removed several parking spaces at located at the driveway on Santa Margarita to address concerns relating to the throat depth following an initial meeting with Public Works. The Applicant is also providing the required landscaping along the perimeter per Code requirements to ensure shade and visual relief.

The Applicant is requesting a design review for increased finished grade of up to 6-feet where 36-inches is permitted. Due to the existing topography on this Site, and the slope of the Site from north to south, fill is required to appropriately develop the Site.

**Waivers of Development Standards**

The Applicant is requesting a waiver to allow for reduced throat depths to both driveways to a minimum of 8-feet where 75-feet is required per Uniform Standard Drawn 222.1. Since the original submittal, the Applicant met with Public Works and removed several parking spaces along the norther side of the Site to reduce safer onsite maneuvering which will in turn reduce any conflicts on the public right of way. The access along Post Road will be used for employees and customers in cars while the Santa Margarita Street access will be for trucks for easier access to the loading docks on the north side of the building. Appropriate signage will be added to ensure each driveway is accessed by the appropriate vehicles. Because the Site has two different driveways to separate the truck traffic and car traffic, we respectfully request consideration of the waiver request.

Finally, the Applicant is requesting a waiver to allow for a commercial driveway on a Santa Margarita Street, a residential right of way. It is unlikely the parcels along Santa Margarita will develop as single family residential. There is an existing church at the corner of Santa Margarita and Patrick, which includes a driveway onto Santa Margarita. The parcel to the south was previously approved to C-P zoning. The parcel directly to the north of the Site is owned by the Department of Aviation. Therefore, the request for a driveway will not negatively impact residential homes as there are none that currently exist on Santa Margarita, nor is it likely they will in the future along.

**Vacation of Patent Easements**

The Applicant is also requesting a vacation of the existing government patent easements on the Site as they are no longer needed for development.







Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL RENSHAW  
GRONAUER & FIORENTINO

Elisabeth E. Olson



8

10/18/22 PC AGENDA SHEET

RETAIL  
(TITLE 30)

GRAND CANYON DR/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0493-CAG LV, LLC & SEARS ROEBUCK & CO LEASE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce loading spaces.

DESIGN REVIEW for an existing retail building on 12.2 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Grand Canyon Drive and the south side of Rochelle Avenue (alignment) within Spring Valley. JJ/jgh/syp (For possible action).

RELATED INFORMATION:

**APN:**

163-19-211-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a building to 54 feet where 50 feet is permitted per Table 30.40-4 (an 8% increase).
2. Reduce the number of loading spaces to 2 spaces where 3 spaces are required per Table 30.60-6 (a 33% decrease).

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4355 S. Grand Canyon Drive
- Site Acreage: 12.2
- Project Type: Façade enhancement
- Number of Stories: 1
- Building Height (feet): 54
- Square Feet: 82,190
- Parking Required/Provided: 650/803

### Background & Site Plan

ADR-22-900129 was a previously approved request on the site to expand the interior of the building, create separate leasing space, and update the façade. Records indicate the building was originally intended to be a retail center. Plans for this current request show that the proposed use for a portion of the building is for the store, *At Home*, which will occupy 1 tenant space building.

The existing building is located on the eastern portion of the site and access to the site is also along the east side on Grand Canyon Drive. The loading docks are located on the northern side of the building and parking is generally located to the west of the building. The building has cross access with the shopping center which extends to the north, to Flamingo Road.

### Elevations

The plans indicate the existing building is 1 story. The proposed building improvements include a new receiving area and modification to the existing store front as well as a new color scheme to coincide with *At Home's* specific branding. The remodel of the entrance on the west elevation includes an architectural element which extends to 54 feet high.

### Floor Plans

The plans indicate the new layout will include a manager's office, sales floor, breakroom, storage room, bathrooms, and scrubber room.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates they would like to update the existing façade and make additional changes to the building to coincide with current company branding. The building is to be divided into 2 tenant spaces.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-22-900129	Administrative design review for façade enhancements to an existing commercial building	Approved by ZA	March 2022
WS-1461-03	Waiver to increase wall height in conjunction with a retail building	Approved by PC	October 2003
UC-1331-03	Operation of an existing water feature in conjunction with a shopping center	Withdrawn	September 2003
VS-1263-03	Easements of interest to Clark County located between Flamingo Road and University Avenue	Approved by PC	September 2003
TM-0322-03	1 commercial lot in a C-2 zone	Approved by PC	September 2003

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0522-03	Vacated and abandoned public right-of-way being a portion of Grand Canyon Drive between Flamingo Road and University Avenue	Approved by PC	May 2003
DR-1517-02	Retail center	Approved by PC	November 2002
DR-1188-02	Retail building	Approved by BCC	October 2002
ZC-0447-02	Reclassified 10 acres from R-E to C-2 zoning	Approved by BCC	June 2002
VS-1319-01	Vacated and abandoned easements of interest to Clark County located between Flamingo Road and University Avenue and between Eula Street and Grand Canyon Drive	Approved by PC	November 2001
DR-1157-01	Commercial shopping center	Approved by BCC	November 2001
WS-1121-01	Waiver to allow metal standing seam roofs where not permitted	Approved by PC	November 2001
WS-0670-01	Waiver to reduce street width and waive sidewalk requirements	Approved by BCC	November 2001
TM-0050-01	2 commercial lots on 45.3 acres in a C-2 zone	Approved by PC	March 2001
VS-0893-00	Vacated and abandoned easements of interest to Clark County located between Flamingo Road and Peace Way and between Grand Canyon Drive and Hualapai Way	Withdrawn	July 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Corridor Mixed-Use	C-2	Commercial center
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-1 & R-3	Retail & multiple family residential
West	Corridor Mixed-Use	U-V	Undeveloped

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff believes that an increase to the height of the retail building will not have an adverse impact on surrounding properties, especially since the increase is for an architectural element, and not the entire building.

#### Waiver of Development Standards #2

Since the building now only includes 2 tenants, the number of loading spaces may not be necessary as it would with multiple tenants. The reduction of the loading spaces will not negatively impact surrounding land uses. Staff can support this request.

#### Design Review

Staff finds that the proposed remodel of the building complies with the standards outlined in Title 30 and will revitalize an existing building which benefits the community; therefore, staff supports this request

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PARKWAY CONSTRUCTION

**CONTACT:** PARKWAY CONSTRUCTION, 1000 CIVIC CIRCLE, LEWISVILLE, TX  
75065







# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 #)	<b>STAFF</b>  APP. NUMBER: <u>DR-22-0493</u> DATE FILED: <u>8/22/22</u> PLANNER ASSIGNED: <u>JG-H</u> TAB/CAC: <u>Spring valley</u> TAB/CAC DATE: <u>9/27/22</u> PC MEETING DATE: <u>10/18/22</u> <u>6pm</u> BCC MEETING DATE: _____ FEE: <u>\$975</u>
	<b>PROPERTY OWNER</b>  NAME: <u>CAGLV, LLC</u> ADDRESS: <u>9595 Wilshire Blvd. Ste 700</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90212</u> TELEPHONE: <u>310-273-0864</u> CELL: _____ E-MAIL: <u>aeisenberg@avgpartners.com</u>
	<b>APPLICANT</b>  NAME: <u>Parkway Construction - Josh Inge</u> ADDRESS: <u>1000 Civic Circle</u> CITY: <u>Lewisville</u> STATE: <u>TX</u> ZIP: <u>75065</u> TELEPHONE: <u>(469) 470-2016</u> CELL: <u>(817) 629-5170</u> E-MAIL: <u>jinge@pkwycon.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>same as applicant.</u> ADDRESS: _____ CITY: _____      STATE: _____      ZIP: _____ TELEPHONE: _____      CELL: _____ E-MAIL: _____      REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-19-211-002

PROPERTY ADDRESS and/or CROSS STREETS: 4355 S Grand Canyon Dr.

PROJECT DESCRIPTION: +/- 159,000 SF FORMER SEARS GRAND RETAIL BUILDING

(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]

CAGLV, LLC, ARNOLD SCHLESINGER, member  
 Property Owner (Print)

STATE OF CALIFORNIA  
 COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON May 25, 2022 (DATE)

By Arnold Schlesinger  
 NOTARY PUBLIC: Kammie Hertz



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



May 10, 2022

Pre-Review Submittal – Clark County Comprehensive Planning  
500 S Grand Central Parkway, box 551741  
Las Vegas NV 89155

PLANNER  
COPY

**At Home – 4355 South Grand Canyon Drive  
Development Plan Review –Letter**

This project is an existing retail building of approx. 157,593 SF, located in Zoning District C2 - General Commercial. The building is to be divided into two (2) tenant spaces of approx. 82,190 SF for Space #1 (At Home retail store) and 75,403 SF for Space #2 (Tenant TBD).

The At Home - Tenant Improvement scope of work will add a new entrance façade element to the front/west side elevation and add a new 1,730 SF loading dock area on the north side of the building and 3,300 SF back-office area that will also be located on the north side of the building. Additional work includes light exterior work (paint and architectural façade elements) and some minor interior improvements. The intent is to keep existing landscaping and the ADA parking spaces, as the existing meets and exceeds the code requirements.

In the Title 30 standards for Clark County, NV section 30.40.210 states that a building zoned in C-2 General Commercial shall be no tall than 50 feet. We would like a Waiver of Development Standards to allow us to exceed this limit. Our building is 54 feet tall.

In the Title 30 standards for Clark County, NV Table 30.60-6 states that a retail sales building with square footage exceeding 40,000 square feet will need (3) loading spaces required. We would like a Waiver of Development Standards to allow us to only have (2) loading spaces.

The overall design goal is to “brand” the tenant space to the At Home design standards, by using the prototype “Entry House” element and the paint color palette being implemented throughout the US, with the goal of design consistency to promote the At Home brand recognition. These building elements and finishes provide massing and articulation that is unique to At Home but still blends with the adjacent buildings within the shopping center.

The project site has convenient access to multi-modal transportation options. It is within walking distance to multiple bus stops and provides plenty of on-site vehicular parking, that has been revised to create pedestrian access routes from the right of ways to the building entrance. The site lighting is also designed to meet local code requirements and provide enough lighting around the building and site to deter crime.

In summation, this Tenant Improvement is designed to follow all local codes, look aesthetically pleasing, and fit in with its local surroundings. We have followed the Clark County Development Plan Review guidelines and look forward to the approval of the Development Plan Review.

Sincerely,



Josh Inge, AIA NCARB  
[jinge@pkwycon.com](mailto:jinge@pkwycon.com)  
M: 817.629.5170



9

LIGHTING  
(TITLE 30)

CIMARRON RD/SUNSET RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0486-CRP CALIDA CIMARRON OWNER LLC:**

**DESIGN REVIEW** for lighting in conjunction with a multiple family residential development on 17.1 acres in an R-4 (Multiple Family Residential – High Density) Zone in the CMA Design Overlay District.

Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley. MN/lm/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-04-501-022

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8150 Rafael Rivera Way
- Site Acreage: 17
- Project Type: Lighting
- Light Pole Height (feet): 20

**Site Plan**

The plan depicts an approved multiple family residential development consisting of 384 units. The development consists of 16 buildings distributed throughout the complex. There are 32 individual enclosed garages distributed between the residential buildings. The approved clubhouse and pool area are centrally located on the site. Parking is distributed throughout the site and includes covered parking, garages, and long term bicycle parking areas. Gated access to the site is from Sunset Road and Rafael Rivera Way.

This design review is required per the conditions for NZC-19-0081. The applicant is proposing to install 20 foot high light poles throughout the development. In addition, the applicant is also proposing to install under carport lighting.

Applicant's Justification

The applicant indicates that the proposed photometric plan demonstrates that the on-site lighting and light poles are shielded directing the light downwards, which will not cause any additional light pollution.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-21-0113	Allowed freestanding sign and wall sign in conjunction with a multiple family residential development	Approved by BCC	May 2021
VS-19-0088	Vacated 33 foot wide patent easements	Approved by BCC	May 2019
NZC-19-0081	Reclassified the site from R-3 and C-2 zoning to R-4 zoning for a multiple family residential development, excluding the southwestern portion of the site to remain C-2 zoning for future development	Approved by BCC	May 2019
NZC-18-0478	Reclassified 18.9 acres from R-3 and C-2 zoning to R-4 zoning for a multiple family residential development, excluding the southeastern corner of the site to remain C-2 zoning for future development - expired	Approved by BCC	June 2018

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Business Employment	R-E & M-D	CC 215 & undeveloped
East	Business Employment & Corridor Mixed-Use	C-2 & M-D	Commercial automotive & undeveloped
West	Business Employment	R-4 & M-D	Office & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Design Review

The proposed freestanding light luminaries and carport lighting are compatible with the previously approved development and the surrounding residential uses which are located over 100 feet to the north. The photometric plan indicates that the light shed past the property lines will be negligible and with no potential of light shed to the residential properties to the north as there are no proposed light poles or under carport lighting proposed adjacent to the north property line; therefore, staff can support the request.



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	U-V	Multiple family residential
South	Business Employment	R-E	Funeral home
East	Business Employment	M-D	Office/warehouse facility
West	Business Employment	R-2	Single family residential

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until February 16, 2026 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.

- 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.

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0259-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROSALINDA MEADOR-APARICIO

**CONTACT:** ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118





**KAEMPFER  
CROWELL**

**ATTORNEYS AT LAW**

LAS VEGAS OFFICE

**ANTHONY J. CELESTE**

[ajc@kcmfcr.com](mailto:ajc@kcmfcr.com)  
702.693.4215

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Fax: 775.327.2011

**CARSON CITY OFFICE**  
510 West Fourth Street  
Carson City, NV 89703  
Tel: 775.884.8300  
Fax: 775.882.0257

May 16, 2022

**VIA UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
First Floor  
Las Vegas, NV 89155

**Re: *Justification Letter – Design Review for Lighting Plan  
Calida Development  
APNs: 176-04-501-022***

To Whom It May Concern:

Please be advised this firm represents Calida Development (the "Applicant"). By way of background, on May 8, 2019, the Board of County Commission (the "BCC") approved NZC-19-0081 allowing for the development of a 384-unit multi-family development on property located on the southeast corner of Sunset Road and Cimarron Road, more particularly described as APN: 176-14-501-022 (the "Site"). As part of the approval, one of the conditions requires a "design review as a public hearing for lighting and signage." The BCC, at their May 5, 2021 hearing, approved the design review for signage via WS-21-0133. The Applicant is now requesting the design review for the lighting plan.

The lighting and photometric plan demonstrates that the on-site lighting will not cause any additional light pollution. The light poles are shielded directing the lighting downwards so as to avoid light pollution. Additionally, the Site's design with buildings along the northern property line will further shield lighting escaping to the residential homes to the north. Therefore, the lighting plan is in compliance with Title 30 lighting standards.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

  
Anthony J. Celeste

AJC



10

10/19/22 BCC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

ARBY AVE/MYERS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-22-0495-MYERS WAREHOUSE, LLC:**

**DESIGN REVIEW** for finished grade in conjunction with a previously approved distribution center on 5.0 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the south side of Arby Avenue and the east side of Myers Street within Spring Valley. MN/md/syp (For possible action)

RELATED INFORMATION:

**APN:**

176-04-801-003

**DESIGN REVIEW:**

Increase finished grade to 132 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 267% increase),

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5
- Project Type: Increase finished grade for a distribution center
- Number of Stories: 2
- Building Height (feet): 37
- Square Feet: 83,280
- Parking Required/Provided: 84/84

**Site Plans and Request**

The approved plans (ZC-21-0748) depict a distribution center on a 5 acre site with access from Arby Avenue and Myers Street. Loading docks are facing east, towards the interior of the project site, and are not visible from the right-of-way. The distribution center requires 84 parking spaces where 84 spaces are provided. A design review to increase finished grade up to 67 inches

was previously approved in conjunction with the zone change. The applicant is now requesting a design review to increase finished grade to 132 inches due to an existing channel below the proposed building that is no longer utilized for drainage purposes. The increase in finished grade primarily occurs along the northern portion of the project site. No changes are proposed to the previously approved site plan and landscape plan.

Landscaping

The previously approved plans depict landscaping both internally and along the perimeter of the property. Landscape islands are shown every 6 spaces per Code with a 25 foot wide landscape area shown along Myers Street and Arby Avenue behind an attached sidewalk. Landscaping consists of various trees, shrubs, and groundcover and will serve as an intense buffer to adjacent properties. Trees will be 24 inch box large Evergreens at 30 feet on center.

Elevations

The previously approved plans depict a distribution center building up to 37 feet to the parapet wall and will be constructed with painted concrete tile panels, reveals, spandrel glazing, aluminum storefront glazing windows, and other architectural enhancements.

Floor Plans

The approved plans depict an 83,280 square foot distribution center with an open floor plan to be used for storage and/or distribution of products. The plans also include a utility room, loading dock, fire pump room, and electrical room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the finished grade of the new building will be over 36 inches in grade difference from the property owners to the west and south. A maximum fill increase of 11 feet is due to an existing channel below the building that is not being used any longer. The cross section location has been revised to show the cross section at the worst-case scenario.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0748	Reclassified the project site from R-E to M-D zoning for a distribution center	Approved by BCC	February 2022
TM-21-500213	1 commercial lot	Approved by BCC	February 2022
VS-21-0750	Vacated patent easements	Approved by BCC	February 2022
NZC-0625-13 (ET-0167-16)	Extension of time for a nonconforming zone change - expired	Approved by BCC	January 2017
NZC-0625-13	Reclassified from R-E and C-P to R-2 zoning - expired	Approved by BCC	January 2014



**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	U-V	Multiple family residential
South	Business Employment	R-E	Funeral home.
East	Business Employment	M-D	Office/warehouse facility
West	Business Employment	R-2	Single family residential

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until February 16, 2026 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.

- 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.

**Fire Prevention Bureau**

- 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 #0259-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROSALINDA MEADOR-APARICIO

**CONTACT:** ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 SOUTH JONES BOULEVARD, LAS VEGAS, NV 89118

10



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC)  <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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 #)	<b>STAFF</b>  APP. NUMBER: <u>DR-22-0495</u> DATE FILED: <u>8/22/22</u> PLANNER ASSIGNED: <u>MND</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>9/27/22</u> PC MEETING DATE: <u>—</u> @ <u>6:00 P.M.</u> BCC MEETING DATE: <u>10/19/22 @ 9:00 AM</u> FEE: <u>\$675.00</u>
	<b>PROPERTY OWNER</b>  NAME: <u>MYERS WAREHOUSE LLC</u> ADDRESS: <u>400 S. Rampart Blvd. Ste. 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89145</u> TELEPHONE: <u>702-644-5800</u> CELL: _____ E-MAIL: <u>Dave@sbdevco.com</u>
	<b>APPLICANT</b>  NAME: <u>Dave Sundaram</u> ADDRESS: <u>7251 W/ Lake Mead Boulevard, Suite 220</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89124</u> TELEPHONE: <u>702-644-5800</u> CELL: <u>702-884-5584</u> E-MAIL: <u>Dave@sbdevco.com</u> REF CONTACT ID #: <u>N/A</u>
	<b>CORRESPONDENT</b>  NAME: <u>Taney Engineering Attn: Shannon Cooper</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>N/A</u> E-MAIL: <u>ShannonC@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-04-801-003

PROPERTY ADDRESS and/or CROSS STREETS: Myers Street & W Arby Ave

PROJECT DESCRIPTION: Industrial, 1 Lot

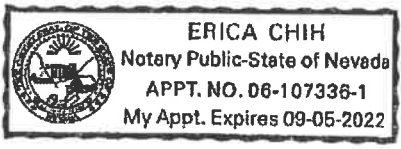
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF NV  
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/6/2022 (DATE)  
 By Dave Sundaram

NOTARY PUBLIC: Erica Chih



\*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.





## TANEY ENGINEERING

6030 SOUTH JONES BLVD.  
LAS VEGAS, NV 89118  
TELEPHONE: 702-362-8844  
FAX: 702-362-5233

July 25, 2022  
ODY-21-010

DR-22-0495

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

**PLANNER  
COPY**

**Re: Myers & Arby – Design Review**

To Whom it May Concern:

This design review includes the concept to construct a new warehouse distribution center building for Odyssey Real Estate Capital. The development consists of a single 83,280 square foot industrial warehouse building with office space located on 5 acres at the southeast corner intersection of Meyers Street & west Arby Avenue.

Previously approved and use applications for this property are under ZC-21-0748, VS-21-0750 & TM-21-500213.

Site Cross Sections: The finish grade of the new building will be over 36" in grade difference from the property owners to the west and south. See cross sections for design review for a maximum fill of 11' due to an existing channel below the building that is not being used any longer. The cross-section location has been revised to show the cross section at the worst-case scenario. Additionally, we are including an exhibit to further detail the referenced area where excess fill is needed.

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,

Edward F. Taney, P.E.  
President  
TANEY ENGINEERING

