



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 8, 2024

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

- III. Approval of Minutes for September 24, 2024. (For possible action)
- IV. Approval of the Agenda for October 8, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Applications are available for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2 year) term beginning January 2025.
 - 2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioner Michael Naft Presents Fall Fest Saturday October 5, 2 pm – 4 pm at Laurelwood Park, 4300 Newcastle Rd.
 - Commissioner Michael Naft and Helen Meyer Community Center Present Trunk or Treat, October 30th 6 pm – 8pm at Helen Meyer Community Center, 4525 New Forest Dr.

VI. Planning and Zoning

- 1. **WS-24-0419-MEEKRAT HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce throat depth.
DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action) **10/02/24 BCC**
- 2. **WS-24-0464-BAUMGARTNER NICOLE IRENE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action) **10/15/24 PC**
- 3. **ET-24-400102 (WS-23-0423)-JMLAS RESTAURANT, INC.:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.
DESIGN REVIEW for an addition to proposed restaurant on 0.32 acres in a CG (General Commercial) Zone. Generally located on the east side of Jones Boulevard, approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/my/kh (For possible action) **11/05/24 PC**
- 4. **PA-24-700021-ZHANG, JIANWEI, ET AL:**

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/gc (For possible action) **11/05/24 PC**

5. **ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action) **11/05/24 PC**

6. **WS-24-0498-ALL AMERICAN CAPITAL CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; **3)** residential adjacency; and **4)** driveway geometrics. **DESIGN REVIEW** for an office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action) **11/05/24 PC**

7. **UC-24-0500-GLOBAL INVESTMENT GROUP, LLC:**
USE PERMIT to allow a recreational or entertainment facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Post Road and the west side of Santa Margarita Street within Spring Valley. MN/nai/kh (For possible action) **11/05/24 PC**

8. **VC-24-0449-LUONG LI FAMILY TRUST & LUONG JACK & LISA TRS:**
VARIANCE to reduce the rear setback for a proposed addition to an existing single-family residence on 0.08 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community. Generally located on the west side of Victoria Oak Court, 250 feet south of Red Currant Avenue within Spring Valley. JJ/nai/kh (For possible action) **11/05/24 PC**

9. **WS-24-0476-DUARTE, EMIE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; **2)** increase wall height; and **3)** reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action) **11/05/24 PC**

10. **WS-24-0499-TERYAN ARTUR & ARMAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce building separation; and **2)** reduce and eliminate the rear setback for existing accessory structures in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Twain Avenue, 230 feet east of Barrelwood Drive within Spring Valley. JJ/my/kh (For possible action) **11/05/24 PC**

11. **WS-24-0501-KATSIKAKIS EVANGELOS:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Heinrich Court, 92 feet west of Zachary Street within Spring Valley. MN/rg/kh (For possible action) **11/05/24 PC**

12. **VS-24-0494-AAA LAND INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/rr/kh (For possible action) **11/06/24 BCC**

13. **WS-24-0495-AAA LAND INVESTMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** residential adjacency standards; and **2)** driveway geometrics.
DESIGN REVIEW for expansion of a commercial development on a 2.35 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley. JJ/rr/kh (For possible action) **11/06/24 BCC**

VII. General Business

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

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

IX. Next Meeting Date: October 22, 2024.

X. Adjournment.

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

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

<https://notice.nv.gov>

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0419-MEEKRAT HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce throat depth.

DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-101-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from a drive-thru lane to a residential zoned property to 65 feet where 200 feet is required per Section 30.04.06 (a 68% reduction).
2. Reduce the throat depth along Jones Boulevard to 16 feet 7 inches where 75 feet is required per Uniform Standard Drawings 222.1 (a 79% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Restaurants with drive-thru
- Number of Stories: 1
- Building Height (feet): 23 (tavern)/22 (coffee shack)
- Square Feet: 4,371(tavern)/700 (coffee shack)
- Parking Required/Provided: 33/38
- Sustainability Required/Provided: 7/8.5

Site Plan & History

The site was originally approved via ZC-22-0628 for 2 restaurants. The previously approved application included a waiver of development standards for a reduction in the required departure distance along Jones Boulevard to 106 feet where 190 feet is required from the intersection of Quail Avenue and Jones Boulevard. The proposed plans depict a new coffee shack in the

northwest portion of the parcel, and a restaurant (tavern) located centrally on the site. The coffee shack will have a drive-thru lane and the queuing for the drive-thru will be along the north property line, with the starting point being 65 feet from the east property line (adjacent residential property). It then travels west towards the talk box and curves towards the south to exit. The talk box is 170 feet from the residential property to the east. The plan depicts all development to be within the north half of the parcel with the southern half of the parcel reserved for a future commercial building. The plan shows pedestrian pathways from Jones Boulevard to the tavern and to the coffee shack building. Access to the site is from Jones Boulevard and Quail Avenue via commercial driveways. There are 38 parking spaces provided where 33 are required. The parking areas are shown on the north and the east of the tavern.

Landscaping

The plans depict a street landscape area measuring a minimum of 15 feet in width consisting of a 5 foot wide detached sidewalk and 5 foot wide landscape strip on both sides of the sidewalk along both Jones Boulevard and Quail Avenue. An 18 foot wide intense landscape buffer, per Figure 30.04.02 for buffering and screening, is provided along the east property line adjacent to the existing single-family residences. A landscape area measuring 4 feet in width is also provided along the north property line, adjacent to the existing commercial development with no trees and only shrubs. Interior parking lot landscaping is equitably distributed throughout the parking lot.

Elevations

The plans depict a new tavern building which is 23 feet to the top of the parapet wall with architectural enhancement including popouts, large windows, and a steel canopy over the front entrance. The proposed coffee shack building is 22 feet to the top of the parapet wall with variations in materials, surface colors, 4 foot parapet wall return, roofline, and roof height. The color pattern is a sand pebble finish that resembles a desert color scheme.

Floor Plans

The plans depict a tavern building with a bar, dining, office, cooler, kitchen, and restrooms at 4,371 square feet. The coffee shack plans depict storage room, retail space, service bar, and preparation area and is 700 square feet.

Applicant's Justification

The applicant states this project proposes to develop 2 restaurant uses, being a coffee kiosk with drive-thru and a tavern with food and gaming. The coffee kiosk/shack and tavern are closer to Jones Boulevard to provide more distance to the residential lot to the east. The kiosk anticipates that most customers will come inside to pick-up and leave or go through the drive-thru, with little or no indoor seating. The order speaker is 170 feet away with an automated sound attenuation monitor; however, the end of the queuing lane is a minimum of 65 feet from the property line to the east. There will be an 18 foot wide intense landscape buffer to the adjacent residential uses along the east property line with evergreen trees. The proposed tavern will be approximately 4,371 square feet with the building pushed away from the eastern residential property line. There will be 87 seats in total consisting of bar seating with 15 bar top machines, a dining area with tables and booths as well as an area for pool tables with counters and stools

surrounding them so that customers can choose to eat and play at the same time and there is no outdoor seating.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0628	Reclassified 2.2 acres from R-E (AE-60) to C-1 (AE-60), waiver of development standards for modified street standards, and design review for 2 restaurants	Approved by BCC	January 2023
AR-21-400110 (UC-0369-15)	Fourth application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	August 2021
AR-18-400099 (UC-0369-15)	Third application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	June 2018
UC-0369-15 (AR-0072-17)	Second application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	July 2017
UC-0369-15 (AR-0089-16)	First application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	August 2016
UC-0369-15	Waived the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	CG (AE-60)	Convenience store, gasoline station, & vehicle wash
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Neighborhood Commercial	RS20 (AE-60)	Single family residential
West	Neighborhood Commercial	CG (AE-60)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the proposed location for the coffee shack drive-thru entrance with the related equipment is important to consider due to the impact that such facilities can have on noise and air quality for surrounding properties. Staff cannot support the waiver to reduce a drive-thru lane within 200 feet of an adjacent residential use. Staff anticipates that there will be significant traffic within the shopping center. While the plans depict the order box being approximately 170 feet from the eastern property line, the entrance point to the drive-thru is only 65 feet from the east property line. Although an intense landscape buffer is being provided along the east property line, the proposed design of the drive-thru can potentially have over 8 vehicles waiting in line. A drive-thru adjacent to a residential use even with an intense landscape buffer can have negative impacts to the adjacent residential use. Therefore, staff cannot support this request.

Design Review

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

The proposed development for 2 restaurant buildings incorporates varying rooflines and contrasting colors to break-up the mass on portions of the buildings. The tavern building will be in the center portion of the parcel away from the residential property line with a 56 foot setback. The associated drive-thru for the kiosk building is 65 feet at the closet point, where vehicles begin their queuing. Overall, the design of the buildings and uses are compatible with the surrounding area; however, the drive-thru location and distance to the residential property will result in potential impacts to the adjacent residential use. Staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the throat depth for the Jones Boulevard commercial driveway. With the future pad area this reduction may not be adequate to handle the traffic or future volumes of traffic entering the site and will cause stacking within the right-of-way. Since Jones Boulevard is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the site.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the design review portion of ZC-22-0628;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Jones Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: CRB INVESTMENTS, LLC

**CONTACT: G.C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014**

WS-24-0419



GCGARCIA

July 15, 2024

WS-24-0419
justification letter

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

RE: Letter of Justification
Request for Design Review for Restaurant Uses (Coffee Kiosk w/ Drive Through
and Tavern w/ Gaming)
APN# 163-36-101-003
Related Cases: ZC-22-0628, VS-22-0629, TM-22-500207

Dear Sami,

On behalf of the applicant, CRB Investments, LLC, please accept this letter and the attached materials for Design Review for two proposed Restaurant Uses (Coffee Kiosk w/ Drive Through and Tavern w/ Gaming). The proposed project is located at the northeast corner of Jones Blvd & Quail Ave (APN# 163-36-101-003) on the north half of the 2.12 +/- acre property. The land use designation for the site is Neighborhood Commercial (NC) and the zoning district is General Commercial (CG).

The site currently has an approved zoning and design review for two drive-thru restaurants (see ZC-22-0628).

The properties to the north and west of the property also have NC land use designation and CG zoning. A convenience store with gas and a car wash is developed to the north and vacant land across Jones Blvd and another convenience store with gas to the northwest. The properties to the south and east have an NC land use designation but are zoned RS-20 with an existing single-family home to the east and a vacant property to the south across Quail Ave.

Design Review

The project proposes developing the north half of the property consisting of two restaurant uses: a coffee kiosk with drive through and a tavern with gaming. The coffee kiosk would be approximately 700 SF located near Jones and away from the residential.

The coffee kiosk and tavern are closer to Jones Blvd to provide more distance to the residential lot to the east. The kiosk anticipates that most customers will come inside to pick up and leave or go through the drive through, with little or no indoor seating. The drive through will wrap around the north side of the building next to the existing convenience store and carwash. The drive through building has been pushed forward to create as much separation from the residential to the east as practical. The order speaker is 170FT away with an automated sound attenuation monitor; however, the end of the queuing lane is a minimum of 65 FT from the property line to the east. Per staff interpretation, a waiver is requested for this distance.

The proposed tavern will be approximately 4,371 SF with the building pushed away from the eastern residential property line. There will be an 18FT intense landscape buffer to residential. There will be 87 seats in total consisting of bar seating with 15 bar top machines, a dining area with tables and booths as well as an area for pool tables with counters and stools surrounding them so that customers can choose to eat and play at the same time. There is no outdoor seating.



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Both buildings will have an attractive modern appearance. They have been designed with plenty of façade articulations, fenestrations and are painted with neutral desert tones.

The proposed project requires 33 parking spaces, and 40 spaces are provided.

Cross Access.

This applicant and the property owner jointly and separately agree to the conditions for limited access to Quail (exit only) that was previously approved with Zone Change ZC-22-0628. If the site is parceled off in the future a cross access agreement will be made between the two sites. The site plan shows how cross access and circulation would generally work as well as the access across the future southern parcel with one-way access to Quail from the north portion of the property. See attached letter regarding cross access agreement.

Residential Adjacency & Sustainability

The site meets landscape requirements and provides a substantial landscape buffer at 18FT or 20% greater than required and with a double row of 3" caliper evergreens on the east property line to further screen the proposed uses from the residential property to the east. This intense landscape buffer is in addition to an 8FT decorative screen wall.

The proposed site design as depicted on the plans meets the Sustainability and Residential Adjacency requirements of the code except for the distance separation for a Drive-thru Lane. The Sustainability Chart has a total of 8.5 points fully expressed on the Landscape Plan. The Residential Adjacency meets the requirements: 1) Grading – Not more than 3 feet within 5 feet of the residential; 2) Site and Building Orientation – a) The more active areas of the site are moved toward the arterial, b) Additional Buffering and Screening is provide with a 18' foot buffer with screening and an 8 foot decorative screen wall. 3) Building Configuration – The one-story kiosk building is moved 200 feet away from the residential to the maximum practical and is near the arterial roadway, Jones Blvd, with the narrow side facing the residential (not the back or the front). Building Height and Facades are one story in height, well below the allowable 35 feet, with articulation and consistent roof lines and roof treatments. 4) Setbacks - Both buildings are well below the 35 height. 5) Lighting will comply with no spill over lighting and no light fixture above 18FT height (see photometric plan). 6) Trash Receptacles are located beyond 50 feet to the adjacent residential at 130 feet 7) Parking Area Screening is provided with 18 feet or 20%+ more than the minimum of 15 FT of landscaped buffer and a staggered double row of pine trees 20 feet on center 8) Cut-Through Traffic is discouraged with one-way access to Quail. 9) Roll Up Doors are not provided, and there is no Loading Area facing the residential district. 9) Four-Sided Architecture is provided with no blank wall facing the residential (see elevations).

Waiver of Development Standards

1. Request to allow a drive through lane to be 65 FT from a Residential Property Line to the east where 200 FT are required per 30.04.06.E.2.

The coffee kiosk building is 200 FT from the east property line. The speaker box/ start of the actual drive through lane is 165 FT from the property line. The queuing line for the drive through, however, can stack up to 65 FT from the property line. There is an intense landscape buffer with a double row of evergreens and an 8 FT decorative screen wall along the east property line. This effectively buffers the view of any vehicle in the stacking lane. In addition, the line stacks facing to the west which keeps the vehicle headlights facing away from the residential property line. The request is for 65 FT to allow for the maximum number of vehicles to be stacked, however it is anticipated that this will only occur during peak hours and the remainder of the time the separation distance will be greater than what is being requested.

2. Request for a throat depth to be a minimum of 16.7 FT where 75 FT is required per drawing 222.1.

The Civil Drawings for this property are approved (PW23- 14647) as reflected on the plans. The revised site design adds 8 new parking spaces for a total of 40 versus 32 original parking

spaces. The design needs to have a 75FT throat depth for the combined properties.

The newly proposed plans show an alternative practical and effective design that accomplishes the public policy while not in technical compliance. As show on the Site Plan, The INBOUND PRACTICAL Throat Depth is 96+ FT and the OUTBOUND PRACTICAL Throat Dept is 75FT. This effective alternative design supports the requested WoS.

Design Review Approval Criteria 30.16-9(i)

- 1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation;

The proposed development is compatible with the adjacent development and development in the area. Furthermore, it is compatible with the land use and zoning. The buildings are single story with neutral desert tones and attractive modern appearance. There are no buildings, structures or sites with a Historic Designation in the area.

- 2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;

The proposed project is consistent with the zoning and regulations, plans and policies of the County, including meeting the residential adjacency requirements in terms of grading, use limitations, vehicular access, site and building orientation and height, lighting, parking and buffering. It complies with the prior conditions of approval on the ZC and is consistent with the approved Tentative Map.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods. The proposed project is for a smaller drive through than was previously approved on the site and adds the tavern which would produce fewer vehicle trips.

Waiver of Development Standards Approval Criteria 30.06.07.F

A Waiver of Development Standards shall establish that the proposed request is appropriate for its proposed location by showing the following:

- (i) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The use of the area surrounding the property will not be affected in a substantially adverse manner. The site has an intense landscape buffer along with an 8 FT decorative screen wall along the residential property to the east. The drive through lane has been design to minimize any impact to the property to the east to the maximum extent practical. The project will hold to the previous condition of approval limiting access to Quail as well.

- (ii) The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare;

The proposed project will not affect the health and safety of persons living, working or living in the immediate vicinity or be detrimental to the public welfare. The proposed project is for two food related uses, one which includes liquor and gaming. Both businesses will be under the jurisdiction of multiple agencies which, including the Health District, which require the establishments to operate using

best practices.

(iii) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and

The proposed project is in harmony with the purpose, goals, objectives and standards of the Plan and Title 30. Including Policies 6.1.6 which encourages infill development and Policy 6.1.2 which encourages a balanced mix of uses. Finally, it will add curb sidewalk and gutter along Jones Blvd a well trafficked roadway.

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

The proposed project is on a site that was previously approved for two restaurants with drive through, one of which was also a coffee shop. It will not create an undue burden on any public improvements, facilities or services.

Summary

The proposed restaurant uses (coffee kiosk with drive through and tavern with gaming) are compatible with the surrounding development and uses. As well as providing an additional mix of uses to the site to serve the area. It will help with developing a currently vacant site and further complete the curb sidewalk and gutter on the east side of Jones. It will not overwhelm infrastructure and services; and will not negatively affect public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Melissa Eure,
President

10/15/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0464-BAUMGARTNER NICOLE IRENE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action)

RELATED INFORMATION:

APN:

163-11-403-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side street setback of an existing detached garage to 4 feet where 10 feet is required per Section 30.02.04 (a 60% reduction).
 - b. Reduce the rear setback of an existing detached garage to 4.5 feet where 5 feet is required per Section 30.02.04 (a 10% reduction).
 - c. Reduce the side interior setback of an existing shed to 0.9 feet where 5 feet is required per Section 30.02.04 (an 82% reduction).
2. Reduce the separation between the detached garage and the storage building to 2.5 feet where 6 feet is required per Section 30.02.04 (a 53.3% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3114 Sorrel Street
- Site Acreage: 0.55
- Project Type: Setbacks and separations
- Building Height (feet): 17 (detached garage)/8 (shed)/8.5 (storage building)
- Square Feet: 1,500 (detached garage)/70 (shed)/705 (storage building)

Site Plan

The plan depicts an existing single-family residence, centrally located within the parcel, 47 feet from the north property line and 45 feet Sorrel Street to the west. There is a 1,500 square foot metal detached garage on a concrete slab 4.5 feet from the east property line and 4 feet from

Palmyra Avenue to the north. Access to the garage is through a gate along the north property line to Palmyra Avenue. A 705 square foot storage building is also located 2.5 feet south of the detached garage which is 5 feet from the east property line. Finally, there is a 70 square foot shed located behind the wall and gate facing Sorrel Street and 0.9 feet from the south property line. The shed is partially visible from the right-of-way.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevation depicts a gray metal sided detached garage with 2 doors, 17 feet tall. The structure has a pitched roof that is similar in slope to the main home. The gray metal on the detached garage matches the gray stucco on the main home.

The elevation depicts a gray stucco storage building, 8 feet 6 inches tall. The building has a pitched roof that is shallower than the main home. The grey stucco on the storage building matches the gray stucco on the main home.

The shed elevation depicts a gray stucco finished building, 8 feet tall. The shed has a pitched roof and is architecturally compatible with the main home.

Floor Plans

The plans for the detached garage, accessory storage building, and shed are all depicted as open.

Applicant's Justification

The applicant states that their request for setback and separation reduction was driven by a Code Enforcement case (CE22-30567) which has been closed. The applicant states that they believe that approval of the waivers will not have a negative impact on the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a, #1b, & #2

Staff typically does not support requests to reduce setbacks and separations unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and that the encroachment into the required setbacks and separations is a self-imposed hardship that could have been avoided since there is enough space in the backyard. Although the detached garage features rooflines and colors that match the existing residence, it is made of metal; therefore, is not architecturally compatible with the existing residence and is partially visible from the street. Reducing the setbacks from the right-of-way and the neighboring property makes the noncompatibility even more noticeable. Therefore, staff cannot support these requests.

Waiver of Development Standards #1c

Code allows sheds within the setbacks when not visible from the street. Although the shed is partially visible from the street, only the roof projects above the wall. Also, it is complimentary in color and material to the main house. Therefore, staff can support this request.

Staff Recommendation

Approval of waiver of development standards #1c; denial of waivers of development standards #1a, #1b, and #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process for the detached garage and the storage building, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of Sorrel Street and Palmyra Avenue;
- Perform a survey to ensure that the private improvements are not in the right-of-way.
- Any private improvements within the right-of-way must be removed or vacate a portion of right-of-way on Sorrel Street and Palmyra Avenue.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NICOLE BAUMGARTNER

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET,
LAS VEGAS, NV 89102

northwest portion of the parcel, and a restaurant (tavern) located centrally on the site. The coffee shack will have a drive-thru lane and the queuing for the drive-thru will be along the north property line, with the starting point being 65 feet from the east property line (adjacent residential property). It then travels west towards the talk box and curves towards the south to exit. The talk box is 170 feet from the residential property to the east. The plan depicts all development to be within the north half of the parcel with the southern half of the parcel reserved for a future commercial building. The plan shows pedestrian pathways from Jones Boulevard to the tavern and to the coffee shack building. Access to the site is from Jones Boulevard and Quail Avenue via commercial driveways. There are 38 parking spaces provided where 33 are required. The parking areas are shown on the north and the east of the tavern.

Landscaping

The plans depict a street landscape area measuring a minimum of 15 feet in width consisting of a 5 foot wide detached sidewalk and 5 foot wide landscape strip on both sides of the sidewalk along both Jones Boulevard and Quail Avenue. An 18 foot wide intense landscape buffer, per Figure 30.04.02 for buffering and screening, is provided along the east property line adjacent to the existing single-family residences. A landscape area measuring 4 feet in width is also provided along the north property line, adjacent to the existing commercial development with no trees and only shrubs. Interior parking lot landscaping is equitably distributed throughout the parking lot.

Elevations

The plans depict a new tavern building which is 23 feet to the top of the parapet wall with architectural enhancement including popouts, large windows, and a steel canopy over the front entrance. The proposed coffee shack building is 22 feet to the top of the parapet wall with variations in materials, surface colors, 4 foot parapet wall return, roofline, and roof height. The color pattern is a sand pebble finish that resembles a desert color scheme.

Floor Plans

The plans depict a tavern building with a bar, dining, office, cooler, kitchen, and restrooms at 4,371 square feet. The coffee shack plans depict storage room, retail space, service bar, and preparation area and is 700 square feet.

Applicant's Justification

The applicant states this project proposes to develop 2 restaurant uses, being a coffee kiosk with drive-thru and a tavern with food and gaming. The coffee kiosk/shack and tavern are closer to Jones Boulevard to provide more distance to the residential lot to the east. The kiosk anticipates that most customers will come inside to pick-up and leave or go through the drive-thru, with little or no indoor seating. The order speaker is 170 feet away with an automated sound attenuation monitor; however, the end of the queuing lane is a minimum of 65 feet from the property line to the east. There will be an 18 foot wide intense landscape buffer to the adjacent residential uses along the east property line with evergreen trees. The proposed tavern will be approximately 4,371 square feet with the building pushed away from the eastern residential property line. There will be 87 seats in total consisting of bar seating with 15 bar top machines, a dining area with tables and booths as well as an area for pool tables with counters and stools

surrounding them so that customers can choose to eat and play at the same time and there is no outdoor seating.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0628	Reclassified 2.2 acres from R-E (AE-60) to C-1 (AE-60), waiver of development standards for modified street standards, and design review for 2 restaurants	Approved by BCC	January 2023
AR-21-400110 (UC-0369-15)	Fourth application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	August 2021
AR-18-400099 (UC-0369-15)	Third application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	June 2018
UC-0369-15 (AR-0072-17)	Second application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	July 2017
UC-0369-15 (AR-0089-16)	First application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	August 2016
UC-0369-15	Waived the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot - expired	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	CG (AE-60)	Convenience store, gasoline station, & vehicle wash
South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped
East	Neighborhood Commercial	RS20 (AE-60)	Single family residential
West	Neighborhood Commercial	CG (AE-60)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that the proposed location for the coffee shack drive-thru entrance with the related equipment is important to consider due to the impact that such facilities can have on noise and air quality for surrounding properties. Staff cannot support the waiver to reduce a drive-thru lane within 200 feet of an adjacent residential use. Staff anticipates that there will be significant traffic within the shopping center. While the plans depict the order box being approximately 170 feet from the eastern property line, the entrance point to the drive-thru is only 65 feet from the east property line. Although an intense landscape buffer is being provided along the east property line, the proposed design of the drive-thru can potentially have over 8 vehicles waiting in line. A drive-thru adjacent to a residential use even with an intense landscape buffer can have negative impacts to the adjacent residential use. Therefore, staff cannot support this request.

Design Review

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

The proposed development for 2 restaurant buildings incorporates varying rooflines and contrasting colors to break-up the mass on portions of the buildings. The tavern building will be in the center portion of the parcel away from the residential property line with a 56 foot setback. The associated drive-thru for the kiosk building is 65 feet at the closet point, where vehicles begin their queuing. Overall, the design of the buildings and uses are compatible with the surrounding area; however, the drive-thru location and distance to the residential property will result in potential impacts to the adjacent residential use. Staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the throat depth for the Jones Boulevard commercial driveway. With the future pad area this reduction may not be adequate to handle the traffic or future volumes of traffic entering the site and will cause stacking within the right-of-way. Since Jones Boulevard is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the site.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge the design review portion of ZC-22-0628;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Jones Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: CRB INVESTMENTS, LLC

**CONTACT: G.C. GARCIA, INC., 1055 WHITNEY RANCH DRIVE, SUITE 210,
HENDERSON, NV 89014**



Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-11-403-001

PROPERTY ADDRESS/ CROSS STREETS: Sorrel/Palmyra

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of standards for building setbacks

PROPERTY OWNER INFORMATION

NAME: Nicole Baumgartner

ADDRESS: 3114 Sorrel St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-556-8492

CELL _____

EMAIL: midyeni@nv.ccsd.net

APPLICANT INFORMATION

NAME: Nicole Baumgartner

ADDRESS: 3114 Sorrel St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

REF CONTACT ID # _____

TELEPHONE: 702-556-8492

CELL _____

EMAIL: midyeni@nv.ccsd.net

CORRESPONDENT INFORMATION

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: 702-870-8771

CELL 702-870-8772

EMAIL: joshh@baughman-turner.com

*Correspondent will receive all project communication

(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)*

Nicole Baumgartner
Property Owner (Print)

5/20/24
Date

DEPARTMENT USE ONLY

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OTHER _____

APPLICATION #

WS-24-0464

APPROVED BY

NAI

PERMITTING DATE

10/15/2024

DATE

8/20/2024

PERMITTING FEE

Spring Valley

DATE

9/24/2024

Fee

\$800.00

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771
Fax (702) 878-2695

August 13, 2024

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

Re: Baumgartner Detached Garage - APN 163-11-403-001

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Standards for an existing, unpermitted detached garage in the northeast corner of the property at 3114 Sorrell Street and a design review to waive the architectural compatibility of the detached garage. The property is located at the southeast corner of Sorrell St. and Palmyra Ave. The 0.55-acre site is identified as APN 163-11-403-001. The site is zoned RS20: Residential Single-family 20. This application is requesting a Waiver of Standards for the setbacks of the existing detached garage.

The detached structure has been built without permits. To correct this, a building permit application has been filed, BD23-10798. Since this structure has not yet been approved, the Owner has received violations under Case Number CE22-30561. The violations are for 1) building without a permit (22.02.160), 2) Compliance with County Code 30.01.04(A)(2) and obtaining a waiver of standards. This application is requesting a Waiver of Standards to comply with the County codes and obtain the required permits. The goal of the Waiver of Standards is to satisfy all conditions of the violation.

The code violation specifically states that the owner must "obtain a waiver of standard for the detached garage over 14 feet high on the northeast corner of the property or remove the structure." The height of the existing garage is 16.4 ft. The 14 ft height requirement is per the old Title 30 code which expired December 31, 2023. The new Title 30 code 30.02.04 for accessory height is "25 ft or up to the primary structure height as built, whichever is greatest." Since this structure complies with the current height requirement, no waiver of standards is needed for this previous violation.

The owner is asking for a Waiver of Standards of the setbacks for the detached garage. Title 30.02.04 states that the accessory structure must have a 5 ft rear setback, a 10 ft side street setback and a 6 ft building separation setback. The existing building has a 4.88 ft rear setback, a 4.24 ft side street setback where 10 ft is required and a 2.75 ft to setback between buildings where 6 ft is required.

The structure does not meet the 10 ft side street setback requirement by more than double. However, the property lies in the RNP and there is about 18 ft from the driving public to the existing 6' block wall and then at least another 4.24 ft to the building. The 22 ft buffer (18 + 4) between the road and the building provides the comfortable distance needed for privacy and safety for both the homeowner and the public.

The structure does not meet the 6 ft setback between buildings. There is less than half the distance between the existing structure and the unpermitted detached garage. While the small distance

between structures is not generally desirable, this distance is between buildings on the property owners' site. The inconvenience falls on the property owner and will not impact the public.

The owner is also requesting to waive the architectural compatibility of the detached garage. The detached garage is a metal fabricated garage which consists of grey metal siding. The existing single-family residence consists of grey stucco.

In addition to the detached garage, there is an existing storage structure, that consists of grey stucco and is 8.6 ft in height. This structure meets setback requirements other than the 6 ft setback between buildings which has been mentioned. There is an existing black metal frame for a gazebo, that is 9.8 ft in height. The gazebo meets all the setback requirements. Lastly, there is an existing shed that is 7.7 ft in height and consists of tan stucco. The shed meets all the setback requirements except for the 5 ft side interior setback which is .93 ft.

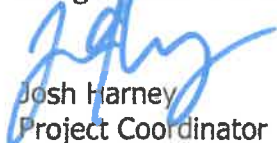
The shed does not meet the 5 ft interior setback requirement. The shed existed when the current owner purchased the property in 2016. The shed also existed when the current adjacent property owner purchased their property in 2013. Therefore, it was an established structure that does not create a hindrance to both owners. For these reasons we are requesting a waiver of the side interior setback of the shed.

The site is bordered by similar uses to the north, south and east and undeveloped land owned by the USA west, a regional flood control channel to the east, and undeveloped property to the west. All the surrounding properties are zoned RS20 (Residential Single-family 20).

While the garage was placed on the owner's property without the benefit of permitting, the owner is trying to comply with the spirit of the code. To satisfy the conditions of the violation, the owner has applied for a building permit, met the building height requirement of the current code and is providing this waiver of standards for the building setbacks. Approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.


Josh Harney
Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400102 (WS-23-0423)-JMLAS RESTAURANT, INC.:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.

DESIGN REVIEW for an addition to proposed restaurant on 0.32 acres in a CG (General Commercial) Zone.

Generally located on the east side of Jones Boulevard, approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-13-201-019

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking for a restaurant to 17 spaces where 26 spaces are required per Table 30.60-1 (a 35% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3560 S. Jones Boulevard
- Site Acreage: 0.32
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 2,569
- Parking Required/Provided: 26/17

Site Plan

The approved site plan shows an existing parking lot and a 2,374 square foot building. The intent was to construct a 195 square foot addition to the southeastern corner of the building which would increase its size to 2,569 square feet. A total of 17 parking spaces and 1 loading space are depicted on the approved plan. Typical spaces are 9 feet by 20 feet with a wheel stop to prevent encroachment onto the sidewalk. A 5 foot 6 inch wide sidewalk provides a pathway between the public sidewalk, the ADA parking space, and the main entrance. The sidewalk on

the east side of the building at the rear entrance was shown at 4 feet 5 inches in width, but this was previously denied by the Planning Commission. There is an existing monopole for a communication facility near the northeast corner of the property.

Landscaping

The previously approved plans indicate the existing landscaping will remain on site. However, some of the existing palm trees are proposed to be removed and new landscaping, including three 24 inch box Mexican Palo Verde trees, and several Red Yucca will be added along the front of the building.

Elevations

The previously approved elevation plans show an existing building with a mixture of block and stucco for the exterior building materials. The intent is to add a 195 square foot addition and remodel the exterior of the building which will increase the building to an overall height of 18 feet. New storefront windows and a new building entrance are proposed on the south building elevation.

Floor Plans

The approved floor plans show an existing building area of 2,374 square feet with a proposed addition of 195 feet, primarily for a new soup kitchen. The customer seating area will be 627 square feet, the main kitchen is 408 square feet, and the scullery area will be 198 square feet. The plans also show 2 unisex bathrooms.

Signage

Signage was not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0423:

Comprehensive Planning

- 1 year to review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are 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 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.

Applicant's Justification

The applicant states that they have been approved for a building permit (BD23-05555) for their project. Additionally, the applicant states that they are only waiting on the installation of a gas meter from Southwest Gas in order to complete the building inspection process.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0423	Addition to an existing restaurant	Approved by PC	September 2023
ADR-900651-01	10 foot extension to existing monopole for communication facility	Approved by ZA	August 2001
VS-2177-97	Vacated patent easements	Approved by BCC	February 1998
UC-1975-97	65 foot monopole for communication facility	Approved by PC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle maintenance business
South & East	Neighborhood Commercial	CG	Bank
West	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Bank & multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds the applicant has received a tenant improvement building permit (BD23-05555) and a grease trap building permit (BD23-53132) since the original approval of WS-23-0423. Since the applicant has been actively working through the building permit process, and because this is the first request for an extension of time, staff can support this request with the condition that the applicant returns to review their parking once the restaurant is open.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until September 5, 2026 to commence and review or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JMLAS RESTAURANT, INC.
CONTACT: TOMMY YI, VEGASZONE CONSTRUCTION, INC., 329 CAVALLA STREET,
HENDERSON, NV 89074

AR-24-400102



Department of Comprehensive Planning Application Form

3

PLANNER
COPY

ASSESSOR PARCEL #(s): 163-13-201-019

PROPERTY ADDRESS/ CROSS STREETS: 3560s.Jones las vegas nv 89103

DETAILED SUMMARY PROJECT DESCRIPTION

The parking waiver and zoning change requested to restaurant and approved on 9/14/2023 with 1 year review hearing. This new application following after approved on 9/14/2023 and request final approve.

PROPERTY OWNER INFORMATION

NAME: Jin S. Yi
ADDRESS: 3560 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: _____ CELL 206-446-2036 EMAIL: jln0318@hotmail.com

APPLICANT INFORMATION (must match online record)

NAME: JMLAS RESTAURANT INC
ADDRESS: 3560 S. JONES BLVD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: _____ CELL 206-446-2036 EMAIL: JIN0318@HOTMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: Kathy Yi
ADDRESS: 329 CAVALLA ST
CITY: HENDERSON STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-354-5757 EMAIL: VEGASZONE@YAHOO.COM

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

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

Jin S Yi _____ 8/28/2024
Property Owner (Signature)* Property Owner (Print) Date

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

APPLICATION # (s) AR-24-400102 ACCEPTED BY MY
PC MEETING DATE 11/09/24 DATE 8/29/24
BCC MEETING DATE _____ FEES \$500
TAB/CAC LOCATION Spring Valley DATE 10/08/24 \$800

RECEIVED
8/28/24 @ 4:43
MNO
AR-24-400102

AR-24-400102

Yi, JIN S
JMLAS RESTAURANT INC
3560 SOUTH JONES BLVD
LAS VEGAS NV 89103
206-446-2036
jln0318@hotmail.com

PLANNED
COPY

DATE: August 28, 2024

RE: WS-23-0423(NOFA) JUSTIFICATION LETTER

TO WHOM MAY IT CONCERN

I would like to follow up with conditional approval I received on September 14, 2023, from comprehensive planning dept. The WS-23-0423 is attached in this document and it is as below.

Approved

Conditional of approval-comprehensive planning

- 1 year to review as a public hearing:
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are 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 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.

Waiver of development standards #2 was denied.

Since the application was approved from comprehensive planning, we started preparing for the project. The building permit is obtained as BD23-0555. The project has been progress very well and the only waiting is for southwest gas company need to install gas meter to apply for final building inspection. I also completed landscape plan followed by submitted plan.

AR-24-400102

AR-24-400102

The second standard #2 was denied but the sidewalk installed 5" of sidewalk as county require.

Also, the current number of parking lots is 17 as per approved plan.

In conclusion, I would like to request a waiver extension of standards above address.

PLANNER
COPY

Thank you.



Jin S Yi

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-24-700021-ZHANG, JIANWEI, ET AL:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres.

Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:
163-35-301-026

EXISTING LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the request to Business Employment (BE) for the site is appropriate since the site was already once approved under a resolution of intent for IP zoning (equivalent of M-D zoning under the previous Title 30 Development Code) by action of NZC-22-0496. The area has been transitioning to office and industrial uses including the IP zoned warehouses to the south across Post Road. The proposed BE land use category would bring less traffic, noise, and lighting than if a commercial use was developed on the site. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0496	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	November 2022

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0497	Vacated and abandoned patent easements	Approved by BCC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS20 (AE-60)	Undeveloped
South	Corridor Mixed-Use	IP (AE-60)	Office/warehouse building
West	Neighborhood Commercial	CP (AE-60)	Office complex

Related Applications

Application Number	Request
ZC-24-0497	A zone change to reclassify the site from RS20 to IP zoning is a companion item on this agenda.
WS-24-0498	A waiver of development standards and design review for an office/warehouse building is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

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

Staff finds that the request for the Business Employment (BE) land use category will not adversely impact the surrounding area. The area has experienced a change with the approval of

the BE land use category in February 2024 (PA-23-700048) on a parcel approximately 330 feet to the north. Additionally, the subject site was already once approved under a resolution of intent for IP zoning (equivalent of M-D zoning under the previous Title 30 Development Code) by action of NZC-22-0496, which is conforming to the BE land use category. The adjacent parcels to the north and east are owned by the Department of Aviation, and therefore will be deed restricted to not allow residential uses if auctioned for private ownership. Furthermore, the abutting properties to the south and southwest are currently zoned IP. Therefore, the proposed designation of BE is in harmony with the surrounding area. The request also complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities, as the 215 Beltway is nearby to the south. For these reasons, staff finds the request for the BE land use category appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 4, 2024 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

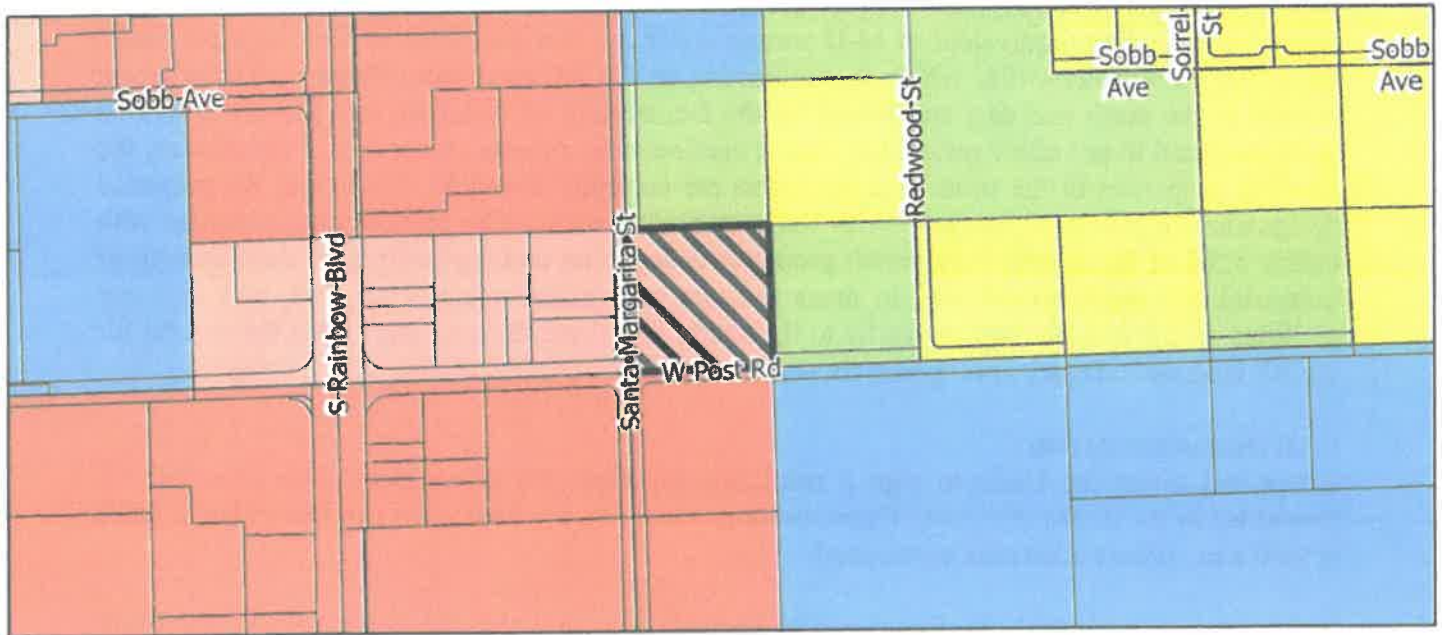
PROTEST:

APPLICANT: ROCKY YOUNG, LLC

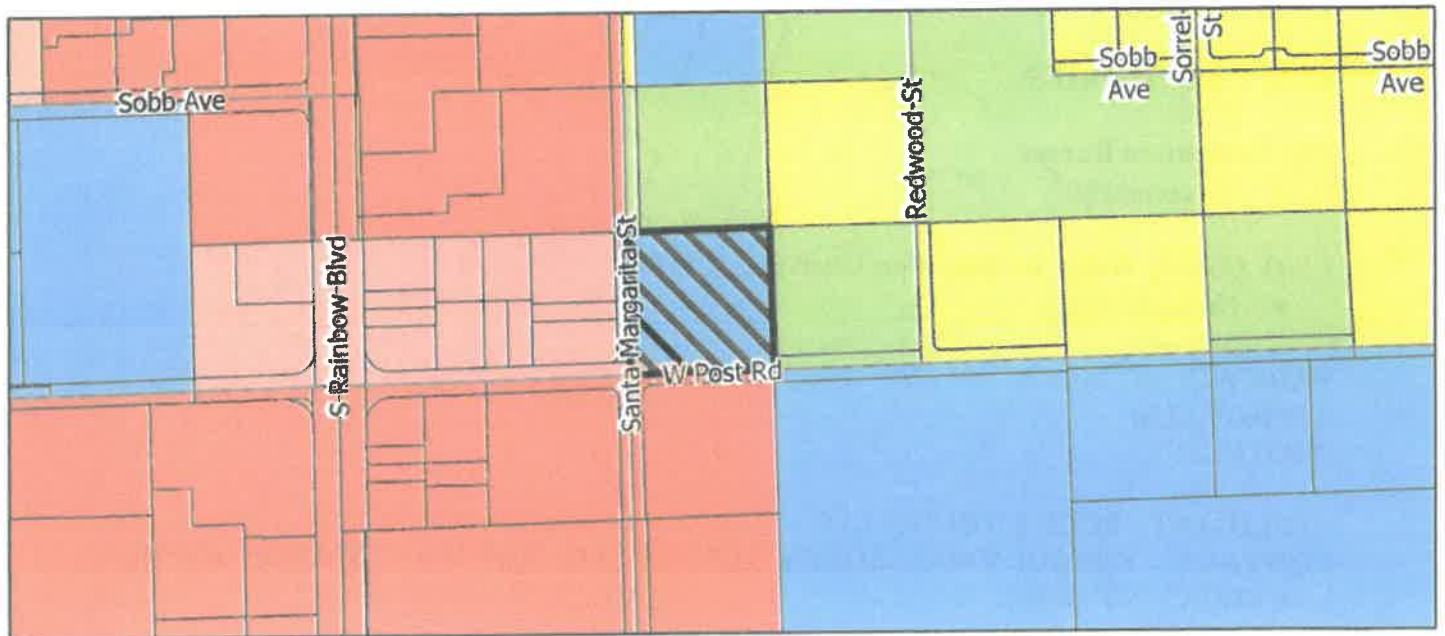
**CONTACT: ZONGQI YANG, ROCKY YOUNG, LLC, 7009 VIA LOCANDA AVENUE,
LAS VEGAS, NV 89131**

Planned Land Use Amendment PA-24-700021

DRAFT



Current



Requested

Neighborhoods

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

Employment

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

Commercial and Mixed Use

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

Other

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

Spring Valley Clark County, Nevada

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



Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-35-301-026

PROPERTY ADDRESS/ CROSS STREETS: W POST Rd & SANTA MARGARITA St

DETAILED SUMMARY PROJECT DESCRIPTION

Request for site plan revisions and increase the building size.

PROPERTY OWNER INFORMATION

NAME: ROCKY YOUNG LLC/ ZONGQI YANG

ADDRESS: 7009 VIA LOCANDA AVE

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89131

TELEPHONE: 7866933508 CELL 7866933508 EMAIL: JIANWEI12018@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: ROCKY YOUNG LLC / ZONGQI YANG

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU

ADDRESS: 3651 LINDELL ROAD, SUITE D1078


CITY: LAS VEGAS

STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____

TELEPHONE: 7022329816 CELL 7022329816 EMAIL: LEISUARCH@GMAIL.COM

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

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


Property Owner (Signature)*

ZONGQI YANG /ROCKY YOUNG LLC
Property Owner (Print)

7/25/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) PA-24-700021

ACCEPTED BY [Signature]

PC MEETING DATE 11/5/24

DATE 9/10/24

BCC MEETING DATE 12/4/24

FEES \$2,700

TAB/CAC LOCATION Spring Valley

DATE 10/8/24

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com

September 4, 2024

VIA ELECTRONIC UPLOAD

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

PLANNER
COPY

PA - 24-700021

***Re: Justification Letter –Master Plan Amendment
APN: 163-35-301-026***

To Whom It May Concern:

Please be advised this office represents Jianwei Zhang and Zongqi Yang, the property owners in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an industrial warehouse project on approximately 2.5 acres, generally located north of Post Road and west of Santa Margarita Street in Las Vegas, Nevada, more particularly described as APN: 163-35-301-026 (the “Site”). The Site is currently zoned Residential Single-Family (RS20) and planned Neighborhood Commercial (NC). However, this Site was subject to successful nonconforming zone change from Rural Estates Residential (R-E) to Designed Manufacturing (M-D), the previous zoning equivalent to what is known as Industrial Park (IP) under current Title 30 code. (See Land Use Application No. 22-0497). That same application further approved a similar industrial warehouse project on the Site. Due to the recent Title 30 rewrite and the elimination of nonconforming zone changes, the Applicant requests to submit an application for a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE). Applications for a Zone Change to Industrial Park (IP), Design Review and Waivers of Development Standards for an industrial warehouse project are submitted concurrently herewith.

Master Plan Amendment

The Site fronts onto Post Road. The Site currently has a master plan designation of NC. The request for a zone change to IP and a master plan amendment to BE is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along Post Road, which is not a heavily right-of-way for typical vehicle traffic compared to Rainbow Boulevard nearby. BE is appropriate as the area has undergone a change in trend from what was once vacant to office, commercial and industrial uses.

Immediately to the south across Post Road are existing industrial warehouse

September 4, 2024

Page 2

developments, zoned IP and planned CM and BE. To the north and east is vacant land, zoned RS20 and planned OL, which is owned by the Department of Aviation. To west is an existing office complex, zoned CP and planned NC.

BE is an appropriate transition for the area and will conform to similar industrial uses in the area. The proposed industrial use will bring less traffic, noise, and light than if a large commercial center was developed.

A change of the land use plan to UN satisfies the requirements set forth in Title 30:

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

The Site is planned for NC along Post Road, which generally supports a mix of retail, restaurants, offices, commercial, and other professional services. Whereas the Applicant is requesting an amendment to BE, which supports a range of office, distribution uses, warehouse/flex space technology and light industry. Further, the BE land use designation provides for concentrated areas of employment and ancillary commercial uses. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- **SV1.1 – Neighborhood Integrity** – This proposed development further meets the area-specific goal in Spring Valley, which mirrors Countywide Policy 1.5.2, and encourages compatible infill development for transitioning to higher intensity uses.

The Site is located along Post Road, a light to moderately travelled right-of-way. The proposed master plan amendment to BE meets the Master Plan Goal in that it provides a lower intensity use adjacent to existing (though sparse) residential near the right-of-way. Along Post Road are a number of industrial warehouse buildings that are compatible and exist across the street from Ranch Estates Neighborhood and Open Lands land use designations. The location of this proposed development will provide much needed warehouse space in Clark County, in an area where light to medium industrial has already proven to be compatible and harmonious with surrounding uses.

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

The proposed master plan amendment to UN meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

There is a change in trend occurring in the area, from what was once a low-density residential area, to commercial and industrial uses. A commercial use on the Site would be far

September 4, 2024

Page 3

more impactful to the sparse residential to the north and east. Therefore, the proposed amendment is in keeping with this consideration as identified in the Master Plan.

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

Due to the location along Post Road and adjacent uses, the Site is ideal for an infill industrial development. Additional commercial on this Site would create higher traffic, light, and noise, negatively impacting the adjacent residential. The proposed BE designation will provide an appropriate transition and buffer from the overwhelming commercial uses along Rainbow Boulevard. Additionally, the proposed project will lie in area where an industrial presence is already established.

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

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including but not limited to the following:

- Policy 1.4.5 – Standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood. Here, the proposed amendment will provide a lower intensity use of IP as opposed to various types of high intensity commercial or heavy industrial uses.

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

The proposed master plan amendment to BE will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is a mix of largely industrial and commercial uses along Post Road, with sparse residential development throughout. The Site is currently master planned NC, which generally support a mix of retail, restaurants, offices, commercial, and other professional services. The proposed master plan amendment to BE will allow for an additional industrial use where the area is largely commercial off of Rainbow Boulevard and fairly congested. As opposed to another commercial center, the proposed use will result in less traffic than the current master plan designations. Additionally, approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

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

September 4, 2024

Page 4

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The Site is currently planned for commercial uses. Therefore, the plan amendment to BE, like several industrial buildings in the area, will not create a negative impact to service in the area.

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

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a need for warehouse space in Clark County and Las Vegas overall. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Overall, a similar request to BE was approved at this Site in 2022 and should be renewed with this application for the same reasons. Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:

ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action)

RELATED INFORMATION:

APN:

163-35-301-026

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states that the requested zone change to an IP for the site is appropriate since the site was already once approved under a resolution of intent for IP zoning (equivalent of M-D zoning under the previous Title 30 Development Code) by action of NZC-22-0496. The area has been transitioning to office and industrial uses including the IP zoned warehouses to the south across Post Road. To the west is an office complex zoned CP (Commercial Professional). The applicant states that the proposed IP zoning district may act as a buffer to the sparse residential parcels to the north and northeast. Finally, the applicant states the parcels owned by the Department of Aviation to the north and east are unlikely to be developed for residential uses in the future, therefore, the requested zone change to an IP is appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0496	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	November 2022
VS-22-0497	Vacated and abandoned patent easements	Approved by BCC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS20 (AE-60)	Undeveloped
South	Corridor Mixed-Use	IP (AE-60)	Office/warehouse building
West	Neighborhood Commercial	CP (AE-60)	Office complex

Related Applications

Application Number	Request
PA-24-700021	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
WS-24-0498	A waiver of development standards and design review for an office/warehouse building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

The subject site was previously approved by action of NZC-22-0496 under a resolution of intent for M-D zoning which was a non-conforming zone change. M-D is the equivalent of IP zoning under the previous Title 30 Development Code. The applicant is proposing certain design changes to the development of the property, thus requiring a zone change to be considered once again. The accompanying request to change the land use designation from Neighborhood Commercial (NC) to Business Employment (BE) will allow the requested IP zone to be conforming to the Master Plan. Primary land uses in the BE land use category include office, distribution centers, warehouse/flex space, technology, and light industry. Supporting land uses include small scale commercial services, such as restaurants, athletic clubs, service commercial, and other similar uses. The IP zone is established to accommodate low-intensity industry, processing, wholesaling, research and development, and supporting office.

Staff finds that the request for an IP zone should not adversely impact the surrounding area. The area has experienced a recent change with the approval of the BE land use category in February 2024 (PA-23-700048) on a parcel approximately 330 feet to the north. The adjacent parcels to the north and east are owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. Furthermore, the abutting properties to the south and southwest are currently zoned IP. Therefore, the proposed zone change to an IP is in harmony with the surrounding area. The request also complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment

uses in areas that are proximate to major air, rail, and highway facilities, as the 215 Beltway is nearby to the south. For these reasons, staff finds the request for an IP Zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 4, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge NZC-22-0496.

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 #0084-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEI SU

CONTACT: LEI SU, 3651 LINDELL ROAD, SUITE D1078, LAS VEGAS, NV 89103



Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 163-35-301-026

PROPERTY ADDRESS/ CROSS STREETS: W POST Rd & SANTA MARGARITA St

DETAILED SUMMARY PROJECT DESCRIPTION

Request for site plan revisions and increase the building size.

PROPERTY OWNER INFORMATION

NAME: ROCKY YOUNG LLC/ ZONGQI YANG

ADDRESS: 7009 VIA LOCANDA AVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89131

TELEPHONE: 7866933508

CELL 7866933508

EMAIL: JIANWEI12018@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: ROCKY YOUNG LLC / ZONGQI YANG

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU

ADDRESS: 3651 LINDELL ROAD, SUITE D1078

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # _____

TELEPHONE: 7022329816

CELL 7022329816

EMAIL: LEISUARCH@GMAIL.COM

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

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


Property Owner (Signature)*

ZONGQI YANG /ROCKY YOUNG LLC
Property Owner (Print)

7/25/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-24-0497

ACCEPTED BY KW

PC MEETING DATE 11/5/24

DATE 9/10/24

BCC MEETING DATE 12/4/24

FEES \$1,200

TAB/CAC LOCATION Spring Valley

DATE 10/8/24

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER
rgronauer@kcnvlaw.com

September 4, 2024

VIA ELECTRONIC UPLOAD

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

*Re: Justification Letter –Zone Change
APN: 163-35-301-026*

PLANNER
COPY
22-24-0497

To Whom It May Concern:

Please be advised this office represents Jianwei Zhang and Zongqi Yang, the property owners in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an industrial warehouse project on approximately 2.5 acres, generally located north of Post Road and west of Santa Margarita Street in Las Vegas, Nevada, more particularly described as APN: 163-35-301-026 (the “Site”). The Site is currently zoned Residential Single-Family (RS20) and planned Neighborhood Commercial (NC). However, this Site was subject to successful nonconforming zone change from Rural Estates Residential (R-E) to Designed Manufacturing (M-D), the previous zoning equivalent to what is known as Industrial Park (IP) under current Title 30 code. (See Land Use Application No. 22-0497). That same application further approved a similar industrial warehouse project on the Site. Due to the recent Title 30 rewrite and the elimination of nonconforming zone changes, the Applicant renews its request for a Zone Change from RS20 to IP. Companion applications for a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE), Design Review and Waivers of Development Standards for a proposed industrial warehouse project are submitted concurrently herewith.

Zone Change

The Applicant requests a zone change from RS20 to IP. The Site fronts onto Post Road and currently has a master plan designation of NC. The request for a zone change to IP and accompanying master plan amendment to BE is appropriate for the Site and consistent with the overall intent of the Master Plan. Immediately to the south across Post Road are existing industrial warehouse developments, zoned IP and within the CM and BE plan designations. To the north and east is vacant land, zoned RS20 and planned OL, which is owned by the Department of Aviation. To west is an existing office complex, zoned CP and planned NC.

September 4, 2024

Page 2

Overall, this same request was previously approved in 2022 before the recent Title 30 rewrite. The influx of industrial warehouse buildings south of Post Road and continuing east reaching Jones Boulevard is indicative of an overall trend in the area. Further, an IP zoning district may also act as a buffer to the sparse residential parcels to the north and northeast. Lastly, it is unlikely that the Department of Aviation-owned parcels immediately to the north and east of the Site will be developed for residential in the future. The requested zone change to IP is appropriate.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

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11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0498-ALL AMERICAN CAPITAL CORPORATION:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) increase retaining wall height; 3) residential adjacency; and 4) driveway geometrics.

DESIGN REVIEW for an office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-301-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of a landscape buffer to 13 feet where 15 feet is required per Section 30.04.02C (a 13.3% reduction).
2.
 - a. Increase retaining wall height located along the north property line to 5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 66.7% increase).
 - b. Increase retaining wall height located along the east property line to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33.3% increase).
3.
 - a. Increase fill height along the north property line to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 66.7% increase).
 - b. Increase fill height along the east property line to 4 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 33.3% increase).
 - c. Eliminate height step back for a building above 35 feet in height where required per Section 30.04.06H.
 - d. Allow roll-up overhead doors to face a residential district without screening by another building where required per Section 30.04.06N.
 - e. Reduce the loading dock setback to 80 feet 9 inches where 150 feet is required per Section 30.04.06N (a 46.2% reduction).
 - f. Allow loading docks not to comply with design standards per Section 30.04.06N.
4. Reduce the throat depth to 18 feet 6 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 26% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 41
- Square Feet: 49,963
- Parking Required/Provided: 47/47
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed 46,963 square foot office/warehouse building on 2.5 acres at the northeast corner of Post Road and Santa Margarita Street. The building is proposed to be setback 20 feet from Post Road, 20 feet from Santa Margarita Street, 80 feet 9.5 inches from the rear (north) property line, and 63 feet from the side interior (east) property line. The site will be accessed by driveways from Post Road and from Santa Margarita Street. A reduce throat depth is proposed for the driveway on Santa Margarita Street. A drive aisle/fire lane provides a connection between the parking areas located on the north and east sides of the building and the driveways. Accessible parking spaces are accessed by pedestrian pathways improved with concrete pavers. A van-accessible space will need to be added. The north side of the building also provides access to 2 loading docks with 4 roll-up overhead doors. An additional 4 roll-up overhead doors are also indicated along the north side of the building. Two trash enclosures are also indicated adjacent to the loading docks along the north side of the building. The north, south, and east sides of the building are proposed to be surrounded by a concrete walkway with connections to the public sidewalks along the streets. A bicycle rack is located near the northwest corner of the building. An 8 foot high decorative screen wall is proposed on top of a 5 foot high retaining wall along the length of the north property line. Another 8 foot high decorative screen wall is proposed on top of a 4 foot high retaining wall along the length of the east property line.

Landscaping

The plan indicates that street landscaping, parking area landscaping, and a landscape buffer along the north and east sides of the property is being provided. Along Post Road and Santa Margarita Street the landscaping consists of a detached 5 foot wide sidewalk with two, 5 foot wide landscape strips on each side. The street landscaping consists of 18 large Indian Rosewood trees set apart approximately 30 feet on center with 3 shrubs per tree which meets the minimum requirements. Within the parking lot there are 5 large Indian Rosewood trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements. A landscape buffer is provided along the north and east sides of the property where it abuts vacant land zoned RS20. The buffer includes 2 alternating rows of medium Mulga Acacia trees planted 20 feet apart on center. The landscape buffer is 15 feet wide except where it is adjacent to 2 accessible parking spaces where it is 13 feet in width.

Elevations

The plans indicate the proposed building will be concrete tilt-up construction with variations in the roof parapet heights. The building height is 41 feet to the highest roof parapet, 38 feet to the lower roof parapet, and 33 feet to the roof level as measured from the finished grade. The building features painted concrete panels with 6 different colors. The building will feature a storefront window system with building entrances along the south side of the building facing Post Road as well as along the north side of the building. Each building entrance is covered by a shade canopy. The north side of the building also features clerestory windows above the shade canopies.

Floor Plans

The plan indicates a warehouse building with 4 suites to be divided in the future. The plans indicate a first floor level with a total square footage of 41,067 square feet and a mezzanine level with a total square footage of 5,896 square feet. The first floor level of each suite ranges from 10,034 square feet to 10,228 square feet. The mezzanine levels, which range from 1,459 square feet to 1,489 square feet, are accessed by way of internal staircases in each suite. The mezzanine levels for 3 of the suites is located on the north side of the building, while 1 suite has its mezzanine on the south side of the building. Customer and pedestrian access are available to all suites from both the north and south sides of the building. Access to each warehouse suite is also provided by 1 roll-up overhead door accessible from the loading docks and 1 ground-level roll-up door adjacent to the north building entrances.

Applicant's Justification

The applicant states the project site was the subject of a non-conforming zone change NZC-22-0496 which changed the zoning from Rural Estates Residential (R-E) to Designed Manufacturing (M-D). The same application approved a similar industrial warehouse project on the site. The applicant states the main difference between the current proposal and the previous approved design is that the overall building has increased from 37,000 square feet to 46,963 square feet. The applicant states the request for increase fill is due to the site conditions. A taller retaining wall will help further buffer the loading dock area from the parcel to the north. The applicant states that the building height impact is minimal as the height and flat roof line is similar to other industrial warehouses in the area. The applicant states that the width landscape buffer is increased to 15 feet from 10 feet under the previous approval which along with an 8 foot screen wall which will help to screen the loading dock areas. The applicant states that the landscape buffer is reduced to 13 feet only where necessary to accommodate 2 accessible parking spaces. Finally, the applicant states that the throat depth reduction is less than the approved reduction under the previous land use application.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0496	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	November 2022
VS-22-0497	Vacated and abandoned patent easements	Approved by BCC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS20 (AE-60)	Undeveloped
South	Corridor Mixed-Use	IP (AE-60)	Office/warehouse building
West	Neighborhood Commercial	CP (AE-60)	Office complex

Related Applications

Application Number	Request
PA-24-700021	A plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-24-0497	A zone change to reclassify the site from RS20 to IP zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting to allow 2 accessible parking spaces to extend into the required 15 foot landscape buffer located along the north and east side of the subject property. The proposal would reduce the width of the buffer to 13 feet where the accessible spaces are located. The Code requires accessible spaces to be 20 feet in length instead of 18 feet for standard parking spaces. This would reduce the landscaping by 52 square feet or 0.6% of the approximately 8,775 square foot buffer area. The width of the proposed landscape buffer is increased from 10 feet wide under the previous approved plan. Given the minor reduction in area from the current code requirements and increase in buffer width from the previously approved plan, staff does not object to this request. However, since staff is recommending denial of other waivers, staff cannot support this request.

Waivers of Development Standards #2a, #2b, #3a, & #3b

The applicant is requesting a 5 foot high retaining wall along the northern property line and a 4 foot high retaining wall along the eastern property line to retain 4 feet to 5 feet of fill which exceeds the maximum allowable height of 3 feet. The fill, in each case, is within 5 feet of a shared property line of a residentially zoned property subject to the residential adjacency requirements. Additionally, tiered retaining walls are required in all areas, even if they are not subject to residential adjacency. It appears there are opportunities to provide tiered retaining walls in both locations. Therefore, staff cannot support these waivers.

Waiver of Development Standards #3c

The applicant is requesting to eliminate the 1:1 height step back for buildings over 35 feet in height where Residential Adjacency is applicable. The warehouse building is 41 feet in height as measured from the ground level (40 feet above finished floor) to the highest roof parapet. The previously approved warehouse building is the same height. Other industrial buildings in the area are also similar in height. The adjacent RS20 parcels to the north and east are owned by the Department of Aviation and are deed restricted to not allow residential uses if auctioned for private ownership. Thus, it is unlikely there will be any future residential uses impacted by the development of the subject property. Based on these factors, staff does not object to this waiver. However, since staff is recommending denial of other waivers, staff cannot support this request.

Waivers of Development Standards #3d, #3e, & #3f

The applicant is requesting a waiver to allow 8 overhead roll-up doors on the north side of the building to face the RS20 district to the north where there is no intervening building to provide screening. This area of the building also has 2 loading docks, which are just over 80 feet from the northern property line where 150 feet is required. The previously approved plans indicated 6 overhead roll up doors and 4 loading docks located 57 feet from the northern property line. The design of the loading docks also does not include screening with wing walls and depressed loading docks. Screening in the form of 15 foot wide landscape buffer with a double row of medium trees and an 8 foot tall decorative screen wall is provided. The screening, however, is not increased beyond the required standards. As previously mentioned, the deed restrictions on the properties to the north and east will preclude future residential uses. As a result, there should be little to no impact on any future residential uses in the area. Therefore, staff does not object to this waiver. However, since staff is recommending denial of other waivers, staff cannot support this request.

Design Review

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

Pedestrian connectivity is provided between the public sidewalks, building entrances, internal walkways, parking areas, and adjacent land uses and development. Stamped concrete paver crosswalks are provided which connect the public sidewalk and accessible parking areas to the walkways along the building. Three of four rear building entrances do not have a direct

pedestrian walkway to the parking areas which is requested for an alternative design review. However, the main customer entrances face Post Road which are accessible by pedestrian walkways from the parking areas. All building entrances feature 3 foot wide canopies above the doors and windows. Two trash enclosures are located at the rear of the building. Building materials include the use of glass and painted concrete. The building facades which are visible from the streets feature wall reveals, changes in surface colors and materials with 2 foot to 3 foot high roof line variations. Roll-up doors are located at the rear of the building and are directed away from the public rights-of-way. While staff does not object to most of the design of the site, since staff is recommending denial of the waivers for fill, retaining wall height, and throat depth, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to reduce the throat depth for the commercial driveway on Santa Margarita Street. Staff finds that the reduction will result in vehicles staking in the right-of-way as vehicles entering the site will come into conflict with trucks entering and exiting the loading area and the parking stalls adjacent to the driveway.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 4, 2024 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Post Road, 25 feet to the back-of-curb for Santa Margarita Street, and associated spandrels;

- The installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0084-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

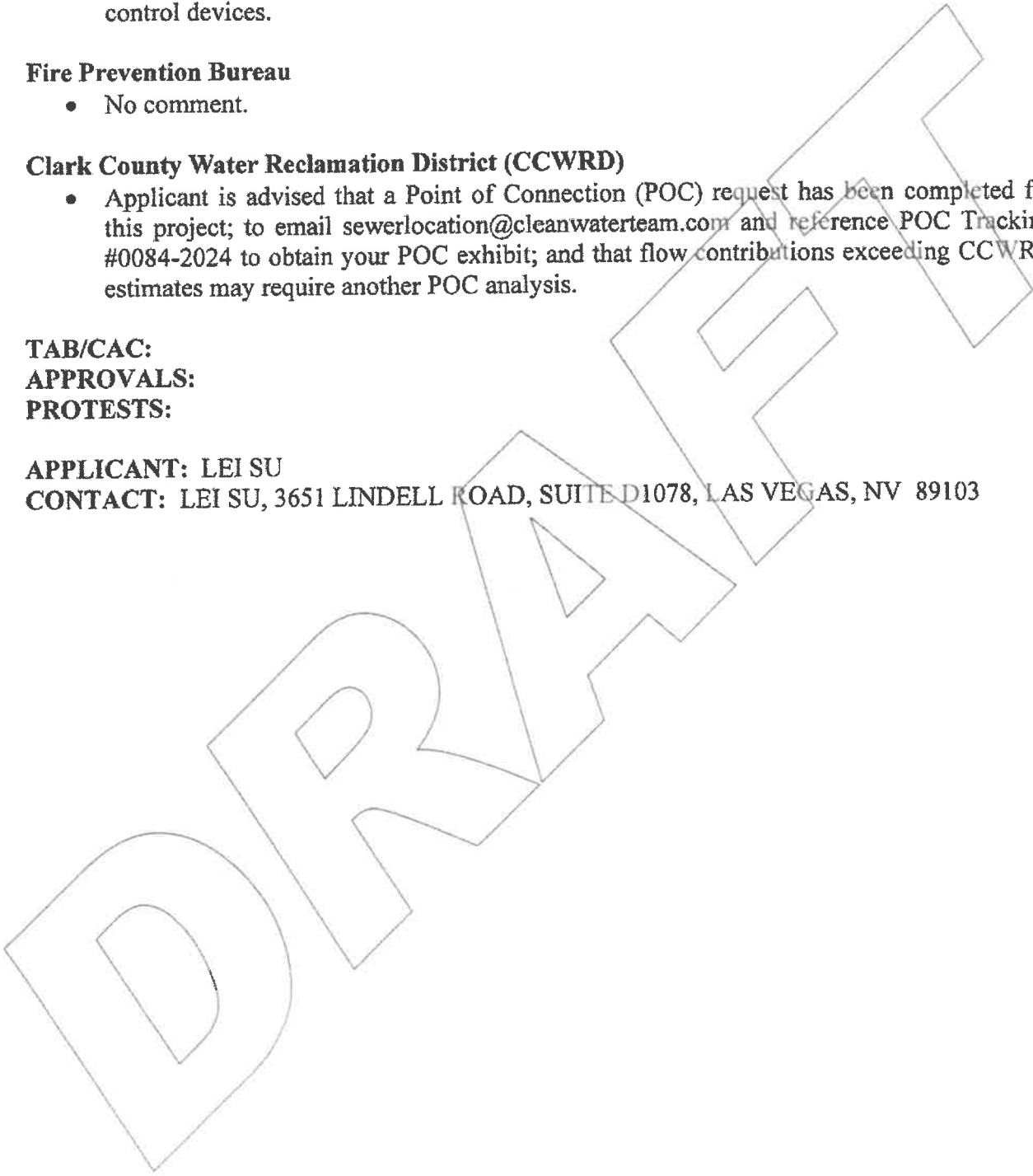
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEI SU

CONTACT: LEI SU, 3651 LINDELL ROAD, SUITE D1078, LAS VEGAS, NV 89103





Department of Comprehensive Planning Application Form

6

ASSESSOR PARCEL #(s): 163-35-301-026

PROPERTY ADDRESS/ CROSS STREETS: W POST Rd & SANTA MARGARITA St

DETAILED SUMMARY PROJECT DESCRIPTION

Request for site plan revisions and increase the building size.

PROPERTY OWNER INFORMATION

NAME: ROCKY YOUNG LLC/ ZONGQI YANG

ADDRESS: 7009 VIA LOCANDA AVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89131

TELEPHONE: 7866933508

CELL 7866933508

EMAIL: JIANWEI12018@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: ROCKY YOUNG LLC / ZONGQI YANG

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU

ADDRESS: 3651 LINDELL ROAD, SUITE D1078

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # _____

TELEPHONE: 7022329816

CELL 7022329816

EMAIL: LEISUARCH@GMAIL.COM

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

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


Property Owner (Signature)*

ZONGQI YANG / ROCKY YOUNG LLC
Property Owner (Print)

7/25/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 163-24-0498

ACCEPTED BY blw

PC MEETING DATE 11/15/24

DATE 9/10/24

BCC MEETING DATE 12/4/24

FEES \$1,300

TAB/CAC LOCATION Spring Valley

DATE 10/8/24

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER
bgronauer@kcnvlaw.com

September 4, 2024

VIA ELECTRONIC UPLOAD

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

*Re: Justification Letter –Design Review and Waivers of Development Standards
APN: 163-35-301-026*

PLANNER
COPY

WS-21-0498

To Whom It May Concern:

Please be advised this office represents Jianwei Zhang and Zongqi Yang, the property owners in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an industrial warehouse project on approximately 2.5 acres, generally located north of Post Road and west of Santa Margarita Street in Las Vegas, Nevada, more particularly described as APN: 163-35-301-026 (the “Site”). The Site is currently zoned Residential Single-Family (RS20) and planned Neighborhood Commercial (NC). However, this Site was subject to successful nonconforming zone change from Rural Estates Residential (R-E) to Designed Manufacturing (M-D), the previous zoning equivalent to what is known as Industrial Park (IP) under current Title 30 code. (See Land Use Application No. 22-0497). That same application further approved a similar industrial warehouse project on the Site. Due to the recent Title 30 rewrite, the Applicant is now required to submit for a separate Design Review and Waivers of Development Standards for an industrial warehouse project. Separate applications for a Master Plan Amendment to Business Employment (BE) and Zone Change from RS20 to IP are submitted concurrently herewith.

The Site fronts onto Post Road. To the north and east is vacant land, zoned RS20 and planned OL, and owned by the Department of Aviation. To the south across Post Road are existing industrial warehouse buildings that are zoned IP and planned CM and BE. To west is an existing office complex, zoned CP and planned NC.

Design Review – Industrial Warehouse Building

The Applicant is requesting a design review of a single industrial warehouse building with an overall building area of 46,963 SF. The building will be divided until four separate units each with separate pedestrian access from Post Road. There is additional pedestrian access from the rear of the building for each unit. Detached sidewalks are located along both Post Rd. and Santa

September 4, 2024

Page 2

Margarita Street. The first level is approximately 41,067 SF; the mezzanine totals 5,896 SF. Units A, B and C include mezzanine areas toward the northern end of the unit. Unit D, however, has a mezzanine space on the southern portion of the unit along Post Road. The height of the building is approximately 40'-0" where 50'-0" is permitted in IP zoning districts. The Site can be accessed from both Post Rd. and Santa Margarita St. There are loading docks situated to the rear of the Site along northern property line. The trucks will be able to comfortably access the loading docks from both access points. There is a 15-foot landscape buffer and 8-foot screen wall along the northern and eastern property lines. The available parking spaces line the building along the northern and eastern property lines. Pedestrian connectivity is provided throughout the Site. The buildings have a contemporary architectural design consisting of tilt-up concrete panels with glass store fronts painted a grey pallet with an accent of yellow gold.

Overall, the main difference between the design review from the previous approval is that overall building area has increased from 37,000 SF to 46,963 SF.

Design Review – Alternative Entrance Design

The Applicant further requests a design review for alternative pedestrian entrances. There are separate pedestrian entrances provided for each unit from Post Road. Additionally, each unit can be accessed through pedestrian doors located on the northern end of the building. Although entrances are not provided on all four sides of the building, because the parking lot wraps around from the north to the east portion of the Site, and pedestrian connectivity is provided throughout the Site, employees and visitors will be able to access the units without issue. Further, this Site will see far less foot traffic than a commercial center with a "customer" base making frequent, short visits to the Site.

Sustainability

The Site meets 7 of the 7 sustainability points required for non-residential developments per Section 30.04.05(J). The following sustainability measures will be taken:

- Provide 95% or more of plants have low or very low water needs (1 point)
- Provide mature trees canopies to cover at least 50% of paved parking (1 point)
- Provide roof with SRI equal or greater than 78 for low sloped roofs & or 29 for steep sloped roofs (1 point)
- Provides shades/awning over 50% of south/west windows and doors. Add 1 point for each additional 25% (2 point)
- Daylighting strategies to minimize artificial lighting (1/2 point)
- Provide floor to ceiling height of 11 feet on all floors (1/2 point)

September 4, 2024

Page 3

- Provide floor to low-emissivity glass on all south and west facing windows (1/2 point)
- Shade with awning or portico or other device (1/2 point).

Waivers of Development Standards

1. Increased Retaining Wall Height

The Applicant requests a waiver to allow a 5-foot retaining wall along the northern property line where 3 feet is the maximum height. This is a minimal 2-foot increase that will not negatively impact the vacant parcel to north. Even more, a taller retaining wall will help further buffer the loading dock area from the parcel to the north.

2. Residential Adjacency

Due to the vacant parcels zoned RS20 to the north, northeast and east of the Site, the proposed industrial building is subject to residential adjacency standards in Section 30.04.06. Please note, the Applicant is in the process of contacting the owner of these parcels to obtain an approval letter to waive these requirements and eliminate the waivers listed below if possible.

a. Allow Access to a Local Street

The Applicant requests a waiver to allow a commercial driveway from Santa Margarita Street which is a local street. It is unlikely that the parcels along Santa Margarita will develop as residential. Further, the church located on the southeastern corner of Santa Margarita and Patrick has an access point off of Santa Margarita. Although a local street, an additional commercial drive off of Santa Margarita into the Site will not negatively impact the surrounding area as there are no homes in the immediate area utilizing this street, nor is residential likely to be developed in the future. This same waiver was also approved via 22-0496.

b. Increase Finished Grade

Title 30 requires a waiver for any increase in fill over 3 feet when within 5 feet of a residential property. Here, due to the existing conditions of the Site, the Applicant is increasing the fill to 5 feet at the northern portion of the Site and 4 feet at the eastern portion of the Site. However, the maximum building height is only 40 feet which is comparable to the industrial buildings in the area and will not negatively impact the vacant parcels to the north, northeast and east of the Site.

September 4, 2024

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c. Eliminate Height Step Back

A 1:1 height step back is required for buildings over 35 feet. However, the proposed building is only 40 feet high. Any encroachment into the height step back is minimal. Further, it is standard for industrial buildings to include a flat roof line as seen on other industrial warehouse buildings in the area.

d. Permit Roll-Up Doors without Screening

Per Section 30.04.06 (N), roll-up overhead doors shall not face any residential district unless screened by another building. Here, there is no separate building screening the loading dock/overhead doors from the vacant parcel, zoned RS20, to the north. However, the roll-up doors are more than 80 feet from the northern property line. Moreover, there is a 15-foot landscape buffer and 8-foot screen wall separating the loading dock area from the parcel to the north and east.

e. Reduced Loading Dock Setback

Title 30 requires a minimum setback of 150 feet from the loading dock to adjacent residential zoning districts. Here, the loading docks are situated to the rear of the building on the northern portion of the Site. The applicant requests a reduced setback of 81'-1 1/2" to the northern property line. This reduction is minimal. Within that setback, is a 15-foot landscape buffer and 8-foot screen wall, a row of parking, and 48 feet of drive aisle/pedestrian area separating the parcel to the north from loading the dock area.

Throat Depth

3. The Applicant requests a waiver to allow for reduced throat depth at the access point from Santa Margarita Street to a minimum of 18'-6 1/2" where 25' is required per Uniform Standard Drawn 222.1. Worth noting, a reduction down to 8'-0" in the same area was approved via 22-0497. We respectfully request a smaller reduction compared to the previous approval.

Accessible Parking and Landscape Buffer

4. Lastly, the Applicant requests a waiver to allow the accessible parking spaces to intrude 2 feet to the 15-foot landscape buffer. This is requested because the accessible parking needs 2 feet more in depth than does a standard parking space. In this area, the landscape buffer is increased from 10 feet to 15 feet with a double row of evergreen trees with 8-foot decorative screen wall. These two parcels on the north and east are raw lands that are owned by the Department of Aviation.

September 4, 2024

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Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0500-GLOBAL INVESTMENT GROUP, LLC:

USE PERMIT to allow a recreational or entertainment facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Post Road and the west side of Santa Margarita Street within Spring Valley. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-401-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the number of parking spaces to 61 spaces where 81 spaces are required per Section 30.04.04D (a 25% reduction)

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6823 W. Post Road
- Site Acreage: 2.06
- Project Type: Recreational or entertainment facility (volleyball) and avocational training (volleyball skills)
- Number of Stories: 2
- Building Height (feet): 37
- Square Feet: 40,010 (total)/17,670 (lease space)
- Parking Required/Provided: 81/61

Site Plan

An existing 40,010 square foot office/warehouse facility consisting of a single building is located in the central portion of the site with parking shown on the north, south, and west sides of the building. The building is set back 26 feet from Santa Margarita Street to the east, 58 feet from Post Road to the north, and the interior side setbacks are shown at approximately 63 feet from the south property line and 53 feet from the west property line. All loading areas are located on

the south side of the building that is internal to the site. There is an access point shown along Santa Margarita Street to the east and an access point shown along Post Road to the north.

Landscaping

The existing street landscaping consists of a 19 foot wide landscape area behind an attached 5 foot wide sidewalk along Santa Margarita Street and a 9.5 foot wide landscape area behind an attached 5 foot wide sidewalk along Post Road. Additional landscaping with shrubs and ground cover is shown within 3 foot wide landscape strips along the west and south perimeter of the development.

Elevations

The existing 37 foot high building has a contemporary architectural design consisting of painted concrete tilt-up panels with glass store fronts and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are off-set with contrasting design schemes. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The overhead doors are located on the south side of the building that is internal to the site.

Floor Plans

The existing 40,010 square foot office/warehouse building has 2 separate suites. The volleyball facility will use one of suites for their business. The first level shows an open warehouse area that is 17,670 square feet with an incidental 1,216 square foot office space. On the second floor there is another office that is 1,119 square feet.

Applicant's Justification

The applicant wants to convert a portion of an existing office/warehouse building into a volleyball facility. This facility will provide a venue for youth and adult leagues, training programs, and community events and provide opportunities for senior residents and home-schooled children for open play and lessons for volleyball. The applicant is applying for a waiver of development standards to reduce the parking requirement to have 61 parking spaces instead of the required 81 spaces. The applicant believes that due to the existing parking capacity on the premise, along with the additional public parking adjacent to the facility, the parking waiver is justified.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0409	Vacated and abandoned of patent easement	Approved by PC	November 2020
NZC-20-0018	Reclassified 2.5 acres from C-2 to M-D zoning for an office/warehouse	Approved by BCC	May 2020
WS-0366-10	Communication and office building with waivers for off-sites and a parking reduction - expired	Approved by BCC	December 2010
DR-1066-05	Office complex consisting of 3 buildings - expired	Approved by PC	August 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1079-97	Reclassified this site to C-2 zoning for a ministorage complex	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP (AE-60)	Office complex
South & West	Corridor Mixed-Use	CG (AE-60)	Office building
East	Corridor Mixed-Use	IP (AE-60)	Office warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the use of the site as a volleyball facility will not impact the surrounding office buildings and warehouses. The site has access to streets that have transitioned, or are in the process of transitioning, to commercial and industrial uses. However, the proposed use relies on the associated waiver of development standards for parking, which staff finds excessive. Therefore, staff cannot support this request.

Waiver of Development Standards

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

Staff finds that the request to reduce parking may have impacts on the surrounding properties and streets. Recreational facilities can operate cohesively with light industrial uses when hours of operation of the uses are different. In this case, the applicant is proposing to have the use

open during typical business hours of the surrounding developments. The result will be a lack of on-site parking, which could cause customers to park on properties that are not affiliated with the recreational facility. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- 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: PURE VOLLEYBALL, LLC

CONTACT: PURE VOLLEYBALL, LLC, 8817 S. CIMARRON ROAD, LAS VEGAS, NV 89113

VC-24-0500



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-35-401-002

PROPERTY ADDRESS/ CROSS STREETS: 6823 W. POST RD. LAS VEGAS, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

VOLLEYBALL RECREATIONAL FACILITY

PROPERTY OWNER INFORMATION

NAME: GLOBAL INVESTMENT GROUP LLC
ADDRESS: 365 Highview Ridge Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89138
TELEPHONE: 702-883-7379 CELL 702-883-7379 EMAIL: BRGLOBALINVESTMENTGROUP@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: GIANG LAM
ADDRESS: 8817 S. CIMARRON RD.
CITY: LAS VEGAS STATE: NV ZIP CODE: 89113 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-683-8989 EMAIL: PUREVOLLEYBALLVE@GMAIL.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: SAME AS ABOVE
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

Benny Leung
Property Owner (Print)

08/20/2024
Date

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

APPLICATION # (s) VC-24-0500

ACCEPTED BY MH

PC MEETING DATE 11-5-24

DATE 9-9-24

BCC MEETING DATE _____

FEES \$1,300

TAB/CAC LOCATION Spring Valley

DATE 10-8-24

Justification letter for Building a Community Volleyball Facility

Executive Summary:

This proposal seeks to construct and equip a state-of-the-art volleyball facility that will serve as a hub for community engagement, youth development, and athletic excellence. The facility will provide a safe and inclusive environment for individuals of all ages to participate in volleyball that promotes physical fitness, teamwork, and social cohesion.

Organization Overview:

Pure Volleyball will be an organization dedicated to enhancing community health and well-being through sports and recreation. Our mission is to create accessible, high-quality sports facilities and programs that foster personal growth and unity within the community.

Problem Statement:

Our community currently lacks adequate facilities for volleyball, limiting opportunities for participation and development in this popular sport. Existing spaces are often overcrowded, poorly maintained, and inaccessible to many residents. This lack of infrastructure inhibits the physical and social benefits that come from regular engagement in sports.

Request for Parking Analysis Waiver

We are formally requesting a waiver for the parking reduction, seeking approval for 61 spaces provided instead of the 81 spaces (Square Feet: 17,670) required for:

Pure Volleyball:

6823 W. Post #101
Las Vegas, NV 89118

After a thorough evaluation of our current parking facilities, we believe a parking analysis waiver is justified due to the existing parking capacity on the premises, along with the availability of additional public parking adjacent to the facility. Currently, Pure Volleyball will be the only tenant occupying the facility.

We are also requesting a special use permit to operate a recreational or entertainment facility in IP zoning, as per Code Section 30.04.04D

Objectives:

1. To construct a modern volleyball facility with multiple courts, training areas, and spectator lounge accommodations.
2. To provide a venue for youth and adult leagues, training programs, and community events.
3. To increase access to volleyball for underrepresented groups, including senior citizens and homeschooling families.
4. To promote physical health, teamwork, and community engagement through volleyball.

Facility Description:

1. **Design and Construction:**
 - o Building a facility with 4 indoor volleyball courts, 5 hitting bays, and a training area.
 - o Including amenities such as restrooms, a lounge area, and parking.
2. **Equipment and Maintenance:**
 - o Purchasing high-quality volleyball floorings, nets, balls, and training equipment.
 - o Implementing a maintenance plan to ensure the facility remains safe and welcoming.
3. **Programs and Accessibility:**
 - o Offering youth and adult leagues, skill development clinics, and open play sessions.
 - o Ensuring the facility is accessible to individuals with disabilities.

Hours of Operation:

Our operating hours are designed to best serve the needs of our community and ensure that everyone can access our facility & services conveniently,

Monday to Friday:
10:00 AM – 10:00 PM

Saturday:
10:00 AM – 10:00 PM

Sunday:
12:00 PM – 6:00 PM

Programs and Coaching Services:

1. **Youth Volleyball Leagues:**
 - o **Junior League (Ages 8-12):** Designed to introduce younger children to the basics of volleyball, emphasizing fun and fundamental skills.
 - o **Teen League (Ages 13-18):** Focuses on skill development, teamwork, and competitive play, preparing teens for high school and club volleyball.
2. **Adult Volleyball Leagues:**
 - o **Recreational League:** For adults looking to stay active and enjoy volleyball in a less competitive environment.
 - o **Competitive League:** For more serious players aiming to participate in higher-level competition.
3. **Skill Development Clinics:**
 - o **Beginner Clinics:** Teaching basic skills such as serving, passing, and setting.
 - o **Advanced Clinics:** Offering specialized training in techniques and strategies for experienced players.
4. **Open Play Sessions:**
 - o **Community Drop-In:** Open court time where community members of all ages can play volleyball in a casual setting.
 - o **Family Nights:** Encouraging families to play together, fostering bonding and healthy activities.
5. **Tournaments and Special Events:**
 - o **Local Tournaments:** Regularly scheduled tournaments for various age groups and skill levels.
 - o **Annual Community Tournament:** A large event aimed at bringing the community together, with proceeds supporting facility operations and scholarships.
6. **Summer Camps:**
 - o **Youth Summer Camp:** Week-long camps focusing on skill development, teamwork, and fun.
 - o **Advanced Training Camp:** Intensive training sessions for high school players preparing for competitive seasons.
7. **Fitness and Conditioning Programs:**
 - o **Volleyball-Specific Conditioning:** Strength and agility training tailored to enhance volleyball performances.

Timeline:

1. **Planning and Design:** 1-2 Months
2. **Facility Acquisition:** 1 Month
3. **Construction:** 1-3 Months
4. **Equipment Installation:** 1-2 Months
5. **Program Launch and Operations:** Third Month and onward

Evaluation:

The success of the volleyball facility will be measured through:

1. Court rentals and utilization of hitting bays.
2. Monitoring the usage of accessibility programs & services.
3. Community feedback and satisfaction surveys.
4. Assessing improvements in participants' physical fitness and volleyball skills.
5. Tracking the number and success of tournaments and events hosted.

Sustainability:

To ensure the long-term viability of the facility, we will implement:

1. Court rental fees, league fees, coaching services, and membership programs to generate revenue.
2. Partnerships with schools, local businesses and sponsors.
3. Fundraising events and campaigns.
4. Volunteer programs to support operations and maintenance.

Conclusion:

The construction of a dedicated volleyball facility will provide our community with a much-needed resource for physical activity, social interaction, and personal development. By investing in this project, you will be contributing to the health and well-being of countless individuals, fostering a more active and connected community.

Contact Information:

Giang Lam, Leilani Narciso, Nathaniel Cruz
Pure Volleyball
purevolleyballlv@gmail.com
(702) 498-2298

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11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VC-24-0449-LUONG LI FAMILY TRUST & LUONG JACK & LISA TRS:

VARIANCE to reduce the rear setback for a proposed addition to an existing single-family residence on 0.08 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community

Generally located on the west side of Victoria Oak Court, 250 feet south of Red Currant Avenue within Spring Valley. JJ/nai/kh (For possible action)

RELATED INFORMATION:

APN:

176-05-410-040

VARIANCE:

Reduce the rear setback for a primary residence to 9 feet 8 inches where 15 feet is required (a 36% reduction).

LAND USE PLAN:

SPRING VALLEY (RHODES RANCH) – UP TO SINGLE-FAMILY RESIDENTIAL (UP TO 10 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7265 Victoria Oak Court
- Site Acreage: 0.08
- Project Type: Addition
- Building Height: 25 feet, 10 inches (existing house)/15 feet, 6 inches (proposed addition)
- Square Feet: 1,759 (existing house)/390 (proposed addition)

Site Plan

The plans depict an existing 2 story, single-family residence centrally located on a 0.08 acre lot. The existing attached patio cover in the rear yard will be demolished and a 390 square foot addition will be constructed. It will be 30 feet wide to match the existing width of the house. The addition is one-story with a balcony. The addition will be 9 feet and 8 inches away from the rear property line.

Elevations

The plan shows that the addition will be 15 feet 6 inches high and it will match the color and materials of the existing house. The west elevation shows a sliding door that leads to the rear

yard and 2 windows. The north elevation shows 3 glass block windows. The south elevation will not have any windows or doors. The balcony will be enclosed with a plaster surround. Stone veneer that matches the house will be installed.

Floor Plans

The first floor is 775 square feet, the second floor is 984 square feet, and the garage is 421 square feet. The proposed addition will be 390 square feet, and it will include a breakfast nook area, a craft room, and an extension to the living room. The balcony will be accessed from the existing master bedroom.

Applicant's Justification

No justification for the variance was provided.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-0521-08	Development Agreement containing outlines, rules, and guidelines for the orderly development for a master planned community (Rhodes Ranch)	Approved by BCC	July 2008
MP-0994-07	Major Project Facilities Needs Assessment to address issues of concern to Clark County for a master planned community (Rhodes Ranch)	Approved by BCC	July 2008
ET-400041-01 (VC-0178-00)	Extension of Time for variance to reduce the required square footage of single-family residences to 1,100 square feet where minimum square footage is 1,200	Approved by PC	February 2001
VC-0178-00	Reduced the required square footage of single-family residences to 1,100 square feet where minimum square footage is 1,200	Approved by PC	March 2000
TM-0327-99	90 single family residential lots on 10.6 acres in an R-2 & PC Zone	Approved by PC	January 2000
UC-1788-99	A use permit for modified development standards on 10.1 acres in an R-2 & PC Zone	Approved by PC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Rhodes Ranch – Up to Single-Family Residential (Up to 10 du/ac)	R-2	Single-family residences

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis

Comprehensive Planning

Staff finds that this request does not meet the criteria for approval of a variance. There are no unique circumstances with the property, such as lot shape or topography, that would indicate that a variance should be approved. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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.

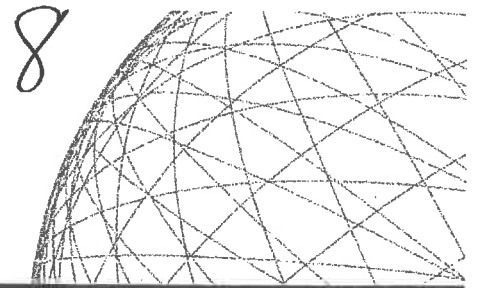
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CARLOS RIVADENEIRA

CONTACT: CARLOS RIVADENEIRA, 7125 SPRUCEWOOD STREET, LAS VEGAS, NV 89147



Date: June 25th, 2024

Project No.: RE-24-100701 Pending Corrections

Clark County Comprehensive
Planning
500 S. Grand Central Pkwy
Las Vegas, Nevada 89155
Attention: Ms. Roxy Pais-Evia

JUSTIFICATION LETTER

Dear Ms. Roxy,

It was a pleasure dealing with you this past Monday. As per your request I am submitting the following Justification Letter for:

7265 Victoria Oak Ct. (APN) 176-05-410-040

The client is requesting a Variance for a reduced rear set back to 9'-8"

The existing house has a rear covered patio that will be demolished to accommodate a a one story rear extension with a large balcony at the roof of the proposed addition. The finished materials will match the existing house. There will be some stonework that will match closely the stucco color of the addition. The height of the proposed addition will be 15'-6" from grade to the highest point of the proposed addition.

A set of plans and renderings will be submitted with this letter showing the proposed addition. In addition a sheet showing a image of a similar addition within 300' of the proposed addition.

Thank you for all your assistants. I'll look forward to the next step in the variance process.



Carlos E. Rivadeneira
Residential Designer

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0476-DUARTE, EMIE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-23-210-027

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an accessory structure (carport) to 1.5 feet where 20 feet is required per Section 30.02.06 (a 92.5% reduction).
- b. Reduce the front setback for an accessory structure (workshop) to 8.5 feet where 20 feet is required per Section 30.02.06 (a 57.5% reduction).
2. Increase the height of a block wall within the front yard to 4 feet where 3 feet is allowed per Section 30.04.03B (a 34% increase)
3. a. Reduce the separation from an accessory structure (carport) to the existing residence to 4 inches where 6 feet is required per Section 30.02.04B (a 95% reduction).
- b. Reduce the separation from an accessory structure (workshop) to the existing residence to 2.5 feet where 6 feet is required per Section 30.02.04B (a 58% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4429 Fernbrook Road
- Site Acreage: 0.16
- Project Type: Single-family residential
- Number of Stories: 1 (workshop)
- Building Height (feet): 10 (carport)/8 (workshop)/4 (block wall)
- Square Feet: 100 (work room)

Site Plan

The plan depicts an existing carport detached from the east face (front) of a single-family residence accessed from Fernbrook Road. The carport is 28 feet wide and 20 feet long and is setback 1.5 feet from the east (front) property line, and 6 feet from the south (side) property line. Plans show a 4 inch separation between the front face of the residence and the carport. There is also an existing detached workshop in the northeast corner of the front yard. The workshop is 10 feet long, 10 feet wide, and is 5 feet from the north (side) property line and 8.5 feet from the east (front) property line. The workshop is 2.5 feet from the existing residence. The site plan also depicts an existing block wall around the northeast corner of the front yard. The block wall is built directly on the front property line.

Landscaping

No landscaping is required with this application.

Elevations

The photos show the carport is 10 feet tall and is constructed of metal posts with sheet metal roofing. The workshop is shown as being 8 feet tall and is constructed of wood paneling. The workshop has an access door on the south face of the structure. The existing block wall within the front yard is constructed of CMU block at a height of 4 feet.

Floor Plans

A photo of the interior of the workshop shows no interior rooms or features and only one point of access from the south.

Applicant's Justification

The applicant states they are working to correct a Code violation as the homeowner did not obtain any permits prior to any of the construction on-site. The applicant also states that the carport and workshop match the house because of their color, and the block wall is well-maintained and harmonious with the surrounding neighborhood.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE-24-15134 is an active Code Enforcement case for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

While the applicant claims that the carport and workshop are architecturally compatible with the residence based on their color, the building materials for each structure are different than the residence and the pitch of the roof of the workshop is completely flat while the roof of the residence has a pitch. Both the carport and workshop encroach into the front setbacks and are less than the required 6 feet from the existing residence. Additionally, the CMU wall in the front yard is over allowable height. Setbacks and separations are imposed to preserve the look and feel of a neighborhood and to promote safety within a property. Additionally, maximum wall heights within front yards are meant to maintain safe roadways within neighborhoods. For these reasons, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR CONSULTING GROUP, INC.

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT



Taylor Consulting Group, Inc.

9

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

August 3, 2024

REVISED

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

RE: APR 23-101177

To Whom It May Concern:

We are respectfully requesting a Waiver of Development Standards for the single-family residence located at 4429 Fernbrook, Las Vegas, NV 89103. We are working to correct a code violation (CE-24-15134) as the homeowner did not obtain permits before erecting the detached carport or the 10' x 10' x 8' workroom.

We are asking to waive the front setback to be 1'6" feet when 20 feet is required per section 30.02.06; and the separation distance to 2'9" feet where 6 feet is required. The workroom was constructed of the same material and color as the house. The detached carport is made of square tubing and decking, and painted the same color as the garage doors, which is brown.

The homeowner had built a stone block wall in the front of the property. Per section 30.04.03 this block wall should not exceed 3 feet tall; we would also ask for a waiver here in that the wall is 4' high, we need a waiver for exceeding the limit by 1'. The wall is made of CMU blocks that measure 8h x 16w, the wall is aesthetically pleasing to the property.

This single-family residence has the required 2 parking spaces available. The landscape is lush with foliage as seen in the

9/30/24
MY
WS 24-0476

REVISED



Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

attached photos. The detached carport and the workroom are both harmonious with the house, maintained well, and are not a visual distraction in this southwest valley neighborhood.

If approved through comprehensive planning the property owner will obtain any required building permits and inspections. We have contacted the building department, and they are aware we are working toward correcting the code violation (CE-24-15134).

Thank you for your time and consideration of our project.

Respectfully,

Nathaniel Taylor

Molly J Taylor

Nathaniel Taylor
President

Molly Taylor
Licensing Specialist

Waiver Requests:

1. Reduce front setback to 1'6" where 20' is req.30.02.06B
2. Allow a 4-foot high block wall in front of the property where 3 feet is the maximum per Section 30.04.03B.
3. Reduce separation distance to 2'9" where 6 feet is required between workroom and residence.
- 3.b. Waiver to reduce separation distance to 4" where 6' is required between the detached patio cover and residence.

9/30/24
MY
WS-24-0476

10

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0499-TERYAN ARTUR & ARMAN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce and eliminate the rear setback for existing accessory structures in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the south side of Twain Avenue, 230 feet east of Barrelwood Drive within Spring Valley. JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-17-311-025

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the separation from an existing accessory structure (patio cover) to an existing single-family residence to 5 feet where 6 feet is required per Section 30.02.04B (a 17% reduction).
- b. Reduce the separation from an existing accessory structure (pool equipment cover) to an existing accessory structure (patio cover) to 2.5 feet where 6 feet is required per Section 30.02.04B (a 59% reduction).
2. a. Reduce the rear setback for an existing accessory structure (patio cover) to 1 foot where 5 feet is required per Section 30.02.04B (an 80% reduction).
- b. Eliminate the rear setback for an existing accessory structure (pool equipment cover) where 5 feet is required per Section 30.02.04B (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3724 Emerald Bay Circle
- Site Acreage: 0.27
- Project Type: Single-family residential (accessory structures)
- Number of Stories: 1 (accessory structures)
- Building Height (feet): 9 (patio cover)/6.5 (pool equipment cover)

Site Plans

The plans depict an existing single-family home that is accessed from Emerald Bay Circle. There is currently an existing patio cover located in the northwest section of the property. The patio cover is 32.5 feet long by 10 feet wide, and is 13 inches from the north (rear) property line, and 5 feet from the house. There is also an existing pool equipment cover located directly west of the patio cover. The pool equipment cover is 2.5 feet from the existing patio cover and is zero feet from the rear property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict the patio cover as being 9 feet tall and the pool equipment cover as being 6.5 feet tall. Photos of the patio cover provided by the applicant show the patio cover as being made of stucco columns and metal roofing. Additionally, the pool equipment cover is made of CMU block with a wooden roof.

Applicant's Justification

The applicant wants the setback reduced because they have provided fire resistant materials in construction.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE24-19003 is an active Code Enforcement violation for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that the requested separation and setback reductions for the accessory structures are self-imposed hardships that would have been prevented if the applicant sought information

regarding the structures prior to constructing them. There is no justification to support the requests. Therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ARMAN TERYAN

CONTACT: ARMAN TERYAN, 3724 EMERALD BAY CIRCLE, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 163-17-311-025

PROPERTY ADDRESS/ CROSS STREETS: 3724 EMERALD BAY CIR. Las Vegas, NV 89147 / Fawn Crabb DR

DETAILED SUMMARY PROJECT DESCRIPTION

Detached Outdoor Patio and pool equipment cover.

PROPERTY OWNER INFORMATION

NAME: Teryan Arman, Teryan Artur
 ADDRESS: 3724 EMERALD BAY CIRCLE
 CITY: Las Vegas STATE: NV ZIP CODE: 89147
 TELEPHONE: (424) 666-3000 CELL _____ EMAIL: ggevoyan@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Teryan Arman, Teryan Artur
 ADDRESS: 3724 EMERALD BAY CIRCLE
 CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
 TELEPHONE: (424) 666-3000 CELL _____ EMAIL: ggevoyan@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Teryan Arman, Teryan Artur
 ADDRESS: 3724 Emerald Bay Cir.
 CITY: Las Vegas STATE: NV ZIP CODE: 89147 REF CONTACT ID # _____
 TELEPHONE: (424) 666-3000 CELL _____ EMAIL: ggevoyan@yahoo.com

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

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

Arman, Artur
 Property Owner (Signature)*

Arman Teryan / Artur Teryan
 Property Owner (Print)

8/29/24
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0499

ACCEPTED BY JA

PC MEETING DATE 11/5/24

DATE 9/9/24

BCC MEETING DATE _____

FEES 800.00

TAB/CAC LOCATION Spring Valley

DATE 10/8/24

Comprehensive Planning Justification Letter

Arman Teryan
3724 Emerald Bay Cir
Las Vegas, NV 89147
(424)666-3000
Ggevoyan@Yahoo.com

To whom it may concern,

I am writing this justification letter to request a waiver to reduce the setbacks in the rear property line for an existing patio and pool equipment cover from 5 feet to 0. I would like for you to consider my request because the north west corner property line wall has a fire resistance rating of more than 2 hours based on IBC 705.5 and CCMPA fire resistance rating metric technical manual.

Also requesting a waiver for separation between the house and the patio from 6 feet to 5 feet.

In conclusion, thank you for reading my letter and considering my request if any questions or concerns arise please feel free to contact me at your earliest convenience thank you.

Best Regards,

Arman Teryan

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0501-KATSIKAKIS EVANGELOS:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on north side of Heinrich Court, 92 feet west of Zachary Street within Spring Valley. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

163-25-413-019

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of proposed accessory living quarters to 23 feet where 14 feet is the maximum permitted per Section 30.02.07 (a 57% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5632 Heinrich Court
- Site Acreage: 0.09
- Project Type: Accessory living quarters
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 565

Site Plan

The plan depicts a 0.09 acre lot with an existing 1,727 square foot single-family dwelling that was built in 2002. A 2 story, 565 square foot accessory living quarters is proposed in the rear of the property. The accessory living quarters will be setback 5 feet from the rear and side property lines. Three parking spaces are provided on-site.

Landscaping

The property has existing landscaping. No changes are required or proposed.

Elevations

The proposed accessory living quarters overall height is 23 feet. The proposed color and exterior materials will match with the primary dwelling, which has stucco and a concrete tile roof.

Floor Plans

The plans depict 2 floors. The first floor includes a bedroom, a bathroom and a kitchen. The second floor features a bedroom and a bathroom. The floors are accessed with an internal staircase.

Applicant's Justification

The owner is proposing to build the accessory living quarters comprising of 2 stories for family members and visiting friends to occupy. The applicant states that the proposed project complies with applicable zoning regulations for detached living quarters. The structure will be situated within the allowable building envelope, maintaining the required setbacks from property lines and primary residence. The size of the new living quarters will adhere to the zoning requirements and is designed to ensure that it does not negatively impact the surrounding properties. The structure will be built to blend seamlessly with the existing property and surrounding homes.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1491-00	Increased wall height in conjunction with a residential subdivision	Approved by PC	November 2000
TM-500172-00	Extension of time for 29 lot single-family residential development	Approved by PC	July 2000
ZC-0687-00	Reclassified 4.6 acres from R-E to R-2 zoning	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

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

While the building placement meets the rear and side yard setbacks, the height of the structure significantly exceeds the maximum height for accessory structures in an RS3.3 Zone. The height of the structure is not compatible with the character of the neighborhood. The properties adjacent to the subject site, may be adversely affected by the presence of the structure. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- 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: EVANGELOS KATSIKAKIS

**CONTACT: EVANGELOS KATSIKAKIS, 5632 HEINRICK COURT, LAS VEGAS, NV
89118**

DRAFT



Department of Comprehensive Planning Application Form

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ASSESSOR PARCEL #(s): 16325413019

PROPERTY ADDRESS/ CROSS STREETS: 5632 HEINRICK CT. LAS VEGAS, NV. 89147-4613

DETAILED SUMMARY PROJECT DESCRIPTION

CONSTRUCT NEW DETACHED ACCESSORY LIVING QUARTERS.

PROPERTY OWNER INFORMATION

NAME: EVANGELOS KATSIKAKIS

ADDRESS: 5632 HEINRICK CT.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89147-4613

TELEPHONE: _____ CELL 702-612-4871 EMAIL: ekatsikakis@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: EVANGELOS KATSIKAKIS

ADDRESS: 5632 HEINRICK CT.

CITY: LAS VEGAS STATE: NV ZIP CODE: 89147-4613 REF CONTACT ID # _____

TELEPHONE: _____ CELL 702-612-4871 EMAIL: ekatsikakis@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: _____

ADDRESS: SAME AS ABOVE

CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL _____ EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

EVANGELOS KATSIKAKIS
Property Owner (Print)

08-13-2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 24-0501

ACCEPTED BY JM

PC MEETING DATE 11/5/24

DATE 9/14/24

BCC MEETING DATE _____

FEES 800.00

TAB/CAC LOCATION Spring Valley

DATE 10/8/24

Evangelos Katsikakis
5632 Heinrick Ct.
Las Vegas, NV 89147-4613
ekatsikakis@gmail.com
702-612-4871
07/10/2024

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

Subject: Justification Letter for Construction of Detached Accessory Living Quarters

To Whom It May Concern,

I am writing to submit my Justification Letter in support of my application for the construction of a new detached accessory living quarters at 5632 Heinrick Ct. Las Vegas, NV 89147-4613. The purpose of this letter is to provide detailed information and reasoning for the proposed project and to demonstrate how it complies with the applicable zoning and planning regulations.

Project Description:

The proposed project involves the construction of a detached accessory living quarters, which will be located on the same lot as my primary residence. The new structure will have a total floor area of 565 square feet and will include 2 bedrooms, 2 bathrooms, a small living area with a sink, refrigerator and stacked laundry. The design of the new living quarters will complement the architectural style of the existing primary residence and will be constructed using materials that are consistent with the neighborhood character. *In requesting a waiver to increase the height of my casita to 23 feet where Title 30 allows for 14 feet.*

Justification:

- 1. Need for Additional Living Space:** The primary purpose of constructing the detached accessory living quarters is to provide additional living space for my family members & guests. With the growing need for multigenerational housing, this additional space will allow family members/friends to staying comfortably while maintaining their independence and privacy.
- 2. Compliance with Zoning Regulations:** The proposed project complies with all applicable zoning regulations for detached accessory living quarters in Clark County. The structure will be situated within the allowable building envelope, maintaining the required setbacks from property lines and the primary residence. The height and size of the new living quarters will adhere to the zoning requirements to ensure that it does not negatively impact the surrounding properties.
- 3. Impact on the Neighborhood:** The construction of the detached accessory living quarters is designed to have minimal impact on the neighborhood. The structure will be built to blend seamlessly with the existing property and surrounding homes. Adequate

parking will be provided to accommodate any additional vehicles, and landscaping will be incorporated to enhance the visual appeal of the property.

4. **Enhancement of Property Value:** The addition of a well-designed detached accessory living quarters is expected to enhance the overall value of the property. This improvement will not only provide functional benefits but will also contribute to the aesthetic and economic value of the neighborhood.
5. **Supporting the Community:** By providing additional housing options within the existing property, this project supports the broader community goals of increasing housing availability and diversity. The detached accessory living quarters will offer flexible living arrangements that can accommodate various needs and lifestyles, contributing to the overall vitality of the community.

In conclusion, I believe that the construction of the detached accessory living quarters will be a valuable addition to my property and will provide numerous benefits to my family and the community. I kindly request your favorable consideration of my application.

Thank you for your time and attention to this matter. Should you require any further information or have any questions, please do not hesitate to contact me.

Sincerely,

Evangelos Katsikakis



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 163-35-301-026

PROPERTY ADDRESS/ CROSS STREETS: W POST Rd & SANTA MARGARITA St

DETAILED SUMMARY PROJECT DESCRIPTION

Request for site plan revisions and increase the building size.

PROPERTY OWNER INFORMATION

NAME: ROCKY YOUNG LLC/ ZONGQI YANG

ADDRESS: 7009 VIA LOCANDA AVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89131

TELEPHONE: 7866933508

CELL 7866933508

EMAIL: JIANWEI2018@GMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: ROCKY YOUNG LLC / ZONGQI YANG

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU

ADDRESS: 3651 LINDELL ROAD, SUITE D1078

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # _____

TELEPHONE: 7022329816

CELL 7022329816

EMAIL: LEISUARCH@GMAIL.COM

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

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


Property Owner (Signature)*

ZONGQI YANG /ROCKY YOUNG LLC

Property Owner (Print)

7/25/24

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-24-0497

ACCEPTED BY MW

PC MEETING DATE 11/5/24

DATE 9/10/24

BCC MEETING DATE 12/14/24

FEES \$1,200

TAB/CAC LOCATION Spring Valley

DATE 10/8/24

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER
rgronauer@kcnvllaw.com

September 4, 2024

VIA ELECTRONIC UPLOAD

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

*Re: Justification Letter –Zone Change
APN: 163-35-301-026*

PLANNER
COPY

Zc-24-0497

To Whom It May Concern:

Please be advised this office represents Jianwei Zhang and Zongqi Yang, the property owners in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing an industrial warehouse project on approximately 2.5 acres, generally located north of Post Road and west of Santa Margarita Street in Las Vegas, Nevada, more particularly described as APN: 163-35-301-026 (the “Site”). The Site is currently zoned Residential Single-Family (RS20) and planned Neighborhood Commercial (NC). However, this Site was subject to successful nonconforming zone change from Rural Estates Residential (R-E) to Designed Manufacturing (M-D), the previous zoning equivalent to what is known as Industrial Park (IP) under current Title 30 code. (See Land Use Application No. 22-0497). That same application further approved a similar industrial warehouse project on the Site. Due to the recent Title 30 rewrite and the elimination of nonconforming zone changes, the Applicant renews its request for a Zone Change from RS20 to IP. Companion applications for a Master Plan Amendment from Neighborhood Commercial (NC) to Business Employment (BE), Design Review and Waivers of Development Standards for a proposed industrial warehouse project are submitted concurrently herewith.

Zone Change

The Applicant requests a zone change from RS20 to IP. The Site fronts onto Post Road and currently has a master plan designation of NC. The request for a zone change to IP and accompanying master plan amendment to BE is appropriate for the Site and consistent with the overall intent of the Master Plan. Immediately to the south across Post Road are existing industrial warehouse developments, zoned IP and within the CM and BE plan designations. To the north and east is vacant land, zoned RS20 and planned OL, which is owned by the Department of Aviation. To west is an existing office complex, zoned CP and planned NC.

September 4, 2024

Page 2

Overall, this same request was previously approved in 2022 before the recent Title 30 rewrite. The influx of industrial warehouse buildings south of Post Road and continuing east reaching Jones Boulevard is indicative of an overall trend in the area. Further, an IP zoning district may also act as a buffer to the sparse residential parcels to the north and northeast. Lastly, it is unlikely that the Department of Aviation-owned parcels immediately to the north and east of the Site will be developed for residential in the future. The requested zone change to IP is appropriate.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

12

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0494-AAA LAND INVESTMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
 176-05-401-026

LAND USE PLAN:
 SPRING VALLEY - CORRIDOR MIXED USE

BACKGROUND:

Project Description

The applicant is requesting to vacate 33 foot wide patent easements located along the east and north property boundaries of APN 176-05-401-026. The applicant states that the patent easements are no longer needed as part of the site development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0163-12	Waiver for full off-site improvements in conjunction with a future commercial development	Approved by BCC	May 2012
UC-0421-10	Allowed a retail center on a portion of the site	Approved by BCC	October 2010
UC-0461-07	Allowed a shopping center consisting of 3 retail buildings, tavern, and convenience store with a car wash - expired	Approved by BCC	July 2007
TM-0459-06	1 lot commercial subdivision	Approved by PC	December 2006
UC-1564-03 (ET-0316-05)	Extension of time for a proposed tavern in a shopping center - expired	Approved by BCC	February 2006
ZC-1646-00 (ET-0315-05)	Second extension of time to remove time limit and adopt zoning with previous conditions	Approved by BCC	February 2006
TM-0108-04	1 lot commercial subdivision - expired	Approved by PC	April 2004
ZC-1646-00 (ET-0248-03)	First extension of time for a zone change to C-2 zoning	Approved by BCC	November 2003

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1564-03	Reduced setback from a residential development to a proposed tavern in a shopping center	Approved by BCC	November 2003
ZC-1646-00	Reclassified the subject site to C-2 zoning	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 (Rhodes Ranch - Planned Community)	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
WS-24-0495	A waiver of development standards and design review for retail and restaurant additions to an existing commercial complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INFINITY ENGINEERING

CONTACT: INFINITY ENGINEERING, LLC, 4276 SPRING MOUNTAIN ROAD, SUITE 200, LAS VEGAS, NV 89102



Department of Comprehensive Planning Application Form

12

ASSESSOR PARCEL #(s): 176-05-401-026

PROPERTY ADDRESS/ CROSS STREETS: Fort Apache Rd & Warm Springs Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Commercial Development

PROPERTY OWNER INFORMATION

NAME: AAA Land Investment LLC - Bhupinder S. Bhatti
ADDRESS: 4375 E Craig Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89115
TELEPHONE: N/A CELL N/A EMAIL: CRE@unitedbrothersnv.com

APPLICANT INFORMATION (must match online record)

NAME: Bhupinder S Bhatti
ADDRESS: 4375 E Craig Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
TELEPHONE: 702-591-4482 CELL N/A EMAIL: CRE@unitedbrothersnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-529-1429 CELL 702-561-7070 EMAIL: lohene@brownlawiv.com

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

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

Bhupinder S Bhatti
Property Owner (Signature)*

Bhupinder S. Bhatti
Property Owner (Print)

7/1/2024
Date

- | | | | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
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APPLICATION # (V) VS-24-0494

ACCEPTED BY MW

PC MEETING DATE _____

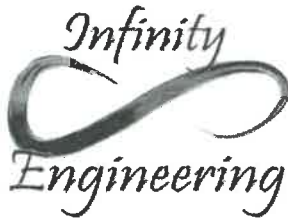
DATE 9/9/24

BCC MEETING DATE 11/6/24

FEES \$1,200

FAS/CAE LOCATION Spring Valley

DATE: 10/8/24



4276 Spring Mountain Rd. #200
Las Vegas, NV 89102
Tel: (702) 827-1414
Fax: (702) 827-1413

7/29/2024

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155
Tel: (702) 455-4314

PLANNER
COPY

vs-20-0494

RE: Request for Patent Easement Vacation for APN 176-05-401-026

Dear Sir or Madam,

Please accept this justification letter as a request to vacate the existing 33' patent easement per Bk 464 Inst. No. 373859 located on APN 176-05-401-026. The patent easement is no longer needed as part of the site development. Along with this letter, the following items will be included as part of the vacation package:

- Application
- Assessor's parcel map
- Deed
- Disclosure Form
- Legal Description
- Site Plan

Should you have any questions or need additional information, please don't hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chi-Ying Seto".

Chi-Ying Seto, P.E.
Principal Engineer

B

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0495-AAA LAND INVESTMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) driveway geometrics.
DESIGN REVIEW for expansion of a commercial development on a 2.35 acre portion of a 4.11 acre site in a CG (Commercial General) Zone.

Generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
176-05-401-026; 176-05-401-027 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce setback for drive-thru lanes to 97 feet to the east property line where 200 feet from an area subject to residential adjacency is required per Section 30.04.06E.
- b. Allow the largest buildings not to be located within the core of the site where required per Section 30.04.06.G.
2. Reduce throat depth to 50 feet where 75 feet is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.35 (project site)/4.11 (overall)
- Project Type: Retail/office and restaurant additions
- Number of Stories: 1
- Building Height (feet): 24 (all buildings)
- Square Feet: 4,650 (Building 1)/2,460 (Building 2)/7,650 (Building 3)/5,000 (Building 4)
- Parking Required/Provided: 83/86
- Sustainability Required/Provided: 7/8

Site Plan

The plan depicts a 2.35 acre parcel (APN 176-05-401-026) located on the east side of Fort Apache Road. It is part of a larger site which includes APN 176-05-401-027 to the south, located at the northeast corner of Fort Apache Road and Warm Springs Road. The parcel to the south is developed with a gas station and convenience store. The plan depicts 4 proposed buildings on the northern parcel. Building 1 is proposed to be a restaurant and is located on the southern side of the property. The building is proposed to be set back approximately 85 feet from Fort Apache Road, 90 feet from the east property line adjacent to a compact single-family neighborhood, and 10 feet from the south property line. Building 2 is proposed to be a restaurant with a drive-thru and is indicated in the center of the property. The building is proposed to be set back approximately 105 feet from Fort Apache Road and 130 feet from the east property line. The nearest point of the drive-thru lanes to the adjacent residential neighborhood is 97 feet from the east property line which is the subject of a waiver request. Buildings 3 and 4 are proposed for office and retail uses and are located on the north side of the property. Both buildings are proposed to be set back 32 feet from the north property line, which borders a single-family neighborhood. Building 3 is proposed to be set back 15 feet from Fort Apache Road and Building 4 is proposed to be set back 37 feet 9 inches from the east property line.

A single 38 foot wide driveway areas from Fort Apache Road is proposed to provide access to the site, including all parking areas with a total of 86 parking spaces as well as the drive-thru for Building 2. The plan shows 2 drive-thru lanes on the east side of the building which merge into a single lane at the pick-up window located on the north side of the building. Two call boxes are depicted on the east side of Building 2 which are proposed to be located 109 feet and 123 feet from the east property line. The plan indicates a 5 foot high sound attenuation wall along the east side of the drive-thru lanes. Two trash and recycling enclosures are indicated to the east of the drive-thru and are located 74 feet and 75 feet from the east property line. A loading space is located near the northeast corner of Building 1, 76 feet from the east property line. Cross access with a 24 foot wide drive aisle is provided to the property to the south. Eight accessible parking spaces are provided for the site adjacent to Buildings 1, 3, and 4. Two bicycle racks are located near the entrances to Buildings 1 and 2 and, one between Buildings 3 and 4. Pedestrian circulation is provided throughout the site extending from the public sidewalk and adjacent bus turn-out to all building entrances and include the use of pedestrian walkways and crosswalks with pavers or other changes to materials. An 8 foot tall decorative screen wall is proposed along the length of the north and east property lines.

Landscaping

The plan indicates that street landscaping, parking area landscaping, and a landscape buffer along the north and east sides of the property are being provided. Along Fort Apache Road north of the driveway the street landscaping consists of a detached 5 foot wide sidewalk, a 5 foot wide landscape strip between the sidewalk and the curb, and another 10 foot to 15 foot wide landscape strip between the sidewalk and Building 3. To the south of the driveway, the plan indicates an attached sidewalk adjacent to an existing bus turn-out with a landscape strip approximately 20 feet wide. The street landscaping consists of 12 large trees including Shoestring Acacia, Willow Acacia, and Indian Rosewood set apart approximately 30 feet on center with 3 shrubs proposed per tree. Within the parking lot there are 29 medium Mulga Acacia trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements. A

landscape buffer is provided along the north and east sides of the property where it abuts the single-family neighborhood. The buffer includes 2 alternating rows of large evergreen trees, including Shoestring Acacia, Willow Acacia, and Indian Rosewood, planted 20 feet apart on center in each row. The proposed landscape buffer along the east side of the property ranges from 19 feet to 37 feet 9 inches wide, while the buffer along the north side of the property is 32 feet to 33 feet wide. Site lighting information is provided on the plan which indicates compliance to the Code.

Elevations

The plans depict all 4 sides of the 4 proposed buildings which indicate similar architectural styles. The maximum height of all buildings is 24 feet to the top of the highest parapet. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include stone veneers, painted metal awnings and strips, doors and windows with aluminum and glass store front doors and windows. Canopies are depicted over all storefronts, windows, and building entrances as well as over the drive-thru window on Building 2. However, no building entrances facing the street are provided for Buildings 3 or 4.

Floor Plans

The plans indicate 4 shell buildings with no floor plan details and a total of 19,750 square feet. Building 1 is 4,650 square feet with entrances proposed on the north, west, and east sides of the building. Building 2 is 2,450 square feet with the entrances on the south and west sides of the building. The drive-thru window is located on the north side of the building. Building 3 is 7,650 square feet with 3 entrances on the south side of the building. Building 4 is 5,000 square feet with 4 entrances on the south side of the building.

Applicant's Justification

The applicant states that the proposed shopping center is a community serving use with customers drawn from the immediate area. The use is depicted as an in-fill project on a site which is the only remaining undeveloped parcel in the half mile segment of the street frontage. The applicant states that the development of the site fulfills growth management requirements by maximizing the capacities of existing infrastructure and services.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0163-12	Waiver for full off-site improvements in conjunction with a future commercial development	Approved by BCC	May 2012
UC-0421-10	Allowed a retail center on a portion of the site	Approved by BCC	October 2010
UC-0461-07	Allowed a shopping center consisting of 3 retail buildings, tavern, and convenience store with a car wash - expired	Approved by BCC	July 2007
TM-0459-06	1 lot commercial subdivision	Approved by PC	December 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1646-00 (ET-0315-05)	Second extension of time to remove time limit and adopt zoning with previous conditions	Approved by BCC	February 2006
TM-0108-04	1 lot commercial subdivision - expired	Approved by PC	April 2004
ZC-1646-00 (ET-0248-03)	First extension of time for a zone change to C-2 zoning	Approved by BCC	November 2003
UC-1564-03	Reduced setback from a residential development to a proposed tavern in a shopping center	Approved by BCC	November 2003
ZC-1646-00	Reclassified the subject site to C-2 zoning	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 (Rhodes Ranch - Planned Community)	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

Related Applications

Application Number	Request
VS-24-0494	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1a

The applicant is requesting a waiver to reduce the setback for drive-thru lanes to 97 feet from the east property line which abuts a single-family residential neighborhood where 200 feet is required. The drive-thru includes 2 call boxes which are 109 feet and 123 feet from the east property line. The drive-thru lanes are proposed to be buffered by a 19 foot wide landscape area to the east, a 32 foot wide landscape area and Buildings 3 and 4 on the north, as well as an 8 foot tall decorative screen wall along the north and east property lines. Additionally, the applicant is proposing a 5 foot high sound attenuation wall along the east side of the drive-thru lanes which is intended to mitigate noise, environmental, and visual impacts to the residential development to the east. The Code allows drive-thru lanes to be less than 200 feet from areas subject to residential adjacency when the lanes are separated from the residential area by a primary building. The placement of Buildings 3 and 4 provides the necessary separation for the residential areas to the north. However, there is no building that provides a similar buffer between the drive-thru and the residential area to the east. Although a noise attenuation wall is provided which may mitigate potential noise issues at the drive-thru, it appears there are opportunities to redesign the site to meet the Code requirements. Therefore, staff cannot support this request.

Waiver of Development Standards #1b

The applicant is requesting a waiver to allow the largest proposed buildings to not be located within the core of the site. The largest building on the site, Building 3, is 7,650 square feet and is located approximately 32 feet from the northern property line. While the smallest building on the site, Building 2, is 2,450 square feet and is located in the center of the property. The applicant states that the largest buildings are at the optimum location because of the depth of the lot and the location of other buildings on the site. The applicant further states that the buildings are set back, screened, buffered, and finished with architectural details to ensure no impacts both visually and environmentally to the residential uses to the north and east. In this case the smallest building could have the greatest impact on the residential area as this is the only building proposed with a drive-thru. Therefore, it would not be desirable to have this building be located any closer to the residential area. However, because the design review is not being supported, staff cannot support this request.

Design Review

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

Building materials include the use of stucco, aluminum and glass storefronts, painted metal awnings, and stone veneer. The building facades feature wall reveals, changes in surface colors and materials with 1 foot to 3 foot high roofline variations. Customer entrances are provided for Buildings 1 and 2 which face Fort Apache Road. However, Buildings 3 and 4 have entrances that face the interior of the site rather than the street. Three foot canopies are provided above the building entrances and all windows. Cross access is provided to the property to the south. Pedestrian connectivity is provided between the public sidewalk along Fort Apache Road and all

building entrances with a series of walkways with pavers or other changes to materials. The 2 trash enclosures located east of Building 2 are proposed to be surrounded by 6 foot tall screen walls with a stone veneer and double steel gates to match the stucco color.

The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact any other properties as the surrounding area is undeveloped. The design of the parking areas, including loading areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff could normally support this request, however, staff is not supporting the waiver for the drive-thru and, therefore, cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the commercial driveway on Fort Apache Road. The applicant provided additional landscape buffers adjacent to the site entrance. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

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 #0415-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVENUE #414, LAS VEGAS, NV
89123



Department of Comprehensive Planning Application Form

13

ASSESSOR PARCEL #(s): 176-05-401-026

PROPERTY ADDRESS/ CROSS STREETS: Fort Apache Rd & Warm Springs Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed Commercial Development

PROPERTY OWNER INFORMATION

NAME: AAA Land Investment LLC - Bhupinder S. Bhatti
ADDRESS: 4375 E Craig Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89115
TELEPHONE: N/A CELL N/A EMAIL: CRE@unitedbrothersnv.com

APPLICANT INFORMATION (must match online record)

NAME: Bhupinder S Bhatti
ADDRESS: 4375 E Craig Rd
CITY: Las Vegas STATE: NV ZIP CODE: 89115 REF CONTACT ID # _____
TELEPHONE: 702-591-4482 CELL N/A EMAIL: CRE@unitedbrothersnv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
TELEPHONE: 702-529-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

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

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

Bhupinder S Bhatti
Property Owner (Signature)*

Bhupinder S. Bhatti
Property Owner (Print)

7/1/2024
Date

- | | | | | | | |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s) WS-24-0495

ACCEPTED BY WCO

PC MEETING DATE _____

DATE 9/9/24

BCL MEETING DATE 11/06/24

FEES \$1,300

TAB/CAC LOCATION Spring Valley

DATE 10/08/24

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

August 26, 2024

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

**PLANNER
COPY**

WS-24-0495

RE: AAA Land Investment LLC
Project: Commercial Center: Fort Apache Road & Warm Springs Road
Justification Letter: Revision 3 (APR-24-100723)
**Waivers of Development Standards: Reduced Residential Adjacency setback,
Reduced Throat Depth & Design Standards.**
Design Reviews: For a Commercial Center and an Alternative Design Standard.
Assessors' Parcel Numbers: 176-05-401-026

To Whom It May Concern:

On behalf of our Client, AAA Land Investment, LLC., we respectfully submit this application package for a proposed commercial center. The application package includes waivers to development standards and design reviews for the center. The parcel is located within the Spring Valley Planning Area.

The proposed project is located on the east side of Fort Apache Road and 269 feet north of Warm Springs Road. The parcel is a total of 2.35 acres and is zoned CG (Commercial General) and is designated CM (Corridor Mixed -Use) in the Master Plan. North and west of the parcel are existing developed single family residential subdivisions zoned RM18 (Residential Multi-family 18). Immediately south is an existing convenience store and gasoline station zoned CG. West across Fort Apache is an existing single family residential subdivision zoned RS3.3 (Residential Single Family 3.3). Vacation of Easements application VS-24-0494 is a companion item with this application.

Project Description:

The proposed shopping center is 19,750 square feet with four (4) buildings. Building "1" is located along the south property line and is a proposed 4,650 square restaurant building located 90 feet from the east property line. "Building "2" is centrally located on the site and is a 2,450 square foot fast food restaurant with a drive-through. Buildings "3" & "4" are for office and retail uses located on the northern portion of the site and are 7,650 square feet (west) and 5,000 square feet (east). The restaurant is designed with two drive-through lanes with the eastern lane located a minimum of 97 feet from the residential development to the east. Two call boxes are provided located a minimum of 123 feet at the closest point from the east property line. Building "3" and Building "4" are setback a minimum of 32 feet from the north property line. Building "4" is setback a of 37 feet from the east property line. Building "3" is a minimum of 20 feet from the west property line and street frontage. The Landscape buffers along the north and east

property lines intense landscaping areas exceed Code requirements. The site is accessed by one driveway along Fort Apache Road with cross access to the parcel to the south. A total of 82 parking spaces are required where 86 spaces are provided, which is within the 15% increase allowed by Code. Eight (8) handicap accessible spaces where 4 (four) are required by Code. Six (6) bicycle spaces are provided. A total of two (2) trash enclosures areas and one (1) loading space are provided and screened/buffered. The other trash enclosure is located east of the fast food restaurant Building "2" is 75 feet from the east property line and is screened/buffered with 21 foot wide landscape area and an 8 foot high wall. The eight (8) foot high screen walls proposed along the east and north property lines will comply with Code requirements.

Landscaping:

A landscaping area ranging from 17 feet 2 inches wide minimum, up to more than 25 feet is provided along the street frontage. A landscaping buffer ranging from 19 feet up to 37 feet 9 inches with large off set trees is provided along the east property line. Along the north property line, the screen/buffer area ranges from 32 to 33 feet with large off set trees. An additional five (5) foot high screen wall is provided to screen and buffer the drive-through lane from the residential development along the east property line as well as an additional five (5) foot wide landscape area. Site lighting information is provided on the plans with notes to indicate compliance to Code.

Elevations:

The buildings range from 19 feet up to 24 feet high to the top of the parapets. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include stone veneers, painted metal awnings and strips, doors, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors. The architectural design features, fenestrations and articulations comply with the design standards for a nonresidential development.

Floor Plans:

Building "1" is 4,650 square feet restaurant. Building "2" is a 2,450 square foot restaurant with an outdoor dining area drive-through. Buildings "3" & "4" are 7,650 square foot and 5,000 foot office and retail buildings, respectively.

Sustainability Provisions:

		Points
1	Trees: Provide 10% more than required by Title (1 pt)	1
1	Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)	1
1	Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20% (1 pt)	1
	Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
	Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) OR between 25% and 50% (1 pt)	
	Electric Bicycles: Provide bicycle charging (1/2 pt). Provide shade to bicycle charging area (1/2 pt)	
	Mojave Native Plants Protection: Protect - to or > 5% of development footprint to remain natural area (1 pt)	
	Mojave Native Plants Restoration: Restore pre-development native plants - to or > the area disturbed (1/2 pt)	
1/2	Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building (1/2 pt)	1/2
1	Cool Roofs: Provide roof w/SRI - to or > 78 for low sloped roofs (< 2:12) & or 29 for steep sloped roofs (> 2:12) (1 pt)	1
	Building Orientation: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)	
3	Shade Structures: Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	3
	Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone (1/2 pt)	
	Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	
	Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	
1/2	Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	1/2
	Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	
	Low-emissivity Glass: Provide on all south & west facing windows. (1/2 pt)	
	Building Entrances and ADA Ramps: Shade with awning or portico or other device (1/2 pt)	
	Alternative Energy: Cover 70% roof area in solar OR on-site solar generates 100% of project's energy OR Battery backup is provided. (2 pts for provide one of the 3)	
	Total Points:	8
	<i>Determined by Staff</i>	Sustainability Compliant: YES/NO
	<i>Determined by Staff</i>	Incentives Allowed: YES/NO

Signage is not a part of this application. Any signage information on the elevations is to show brand of use only.

The following are the required applications for the project:

Waivers of Development Standards:

- 1) Reduce the proposed setbacks for the drive-throughs from the residential development to the east up to 97 where 200 feet is the standard.

Justification:

The proposed drive-through lane is screened and buffered by two landscape areas which include an area ranging from a minimum 19 to 39 feet along the east property line with and an additional 5 foot wide minimum landscape area with a five (5) foot high sound attenuation screen wall adjacent to the drive-through lane to buffer and mitigate, noise, environment, and visual impacts to the residential development to the east.

The landscape areas and the proposed eight (8) foot high block wall provide the required buffer. The call box, pay and pick-up windows are all set back a minimum of 109 feet from the east property line with additional landscaping and a sound wall which also reduces/mitigates noise, environmental and visual impacts for the residential development. Buildings 3 & 4 buffer the residential use to the north from both restaurants.

- 2) Reduce the throat depth to 50 feet (south) where a minimum of 75 feet is required.**

Justification:

This request is justified and will not have an impact on the adjacent street because cross access is provided with the parcel to the south which allows additional access to the site. The design of the site allows no parking spaces adjacent to the driveway, which eliminates direct vehicular conflicts at the driveway. No vehicles will back out of the parking stalls to impede vehicles that ingress and egress the site.

- 3) Allow the largest buildings adjacent to residential uses to the north where the largest buildings/structure must be within the core of the site.**

Justification:

Based on the size of the lot buildings are designed to ensure the required buffers are exceeded. The two largest buildings on the site are at the optimum location because of the depth of the lot and the other buildings the site. The buildings are set back, screened, buffered, and finished with architectural details to ensure no impacts both visually and environmentally to the residential uses to the east. The site complies with setback and screening requirements.

Design Reviews:

- 1. Allow the entrances of the office/retail buildings "3 & 4" along the northern property line to face the interior of the site where required to face the street frontage.**

Justification:

The proposed shopping center use is a community serving use with customers drawn from the immediate area. This use is an infill project on a site which is the only remaining undeveloped

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parcel in the half mile segment of the street frontage and the immediate area and fulfils the growth management requirements by developing on this site and maximizing the capacities of existing infrastructure and services. The loading areas are located at the optimum locations on the site to allow for easy access for the delivery vehicles. Adding the wing walls to these loading areas will achieve the intent of the Code but will rather impede access. The one (1) loading area that is visible from the street is more than 100 feet from the street and located to allow direct access and circulation. The loading area is screened and buffered from the residential uses by landscaping and located a minimum of 50 feet from the east property line.

We appreciate your review of this application and look forward to your comments to proceed with the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebere Ohene
Land Use and Development Consultant