



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 10, 2023

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 chaves70@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 chaves70@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 26, 2023. (For possible action)
- IV. Approval of the Agenda for October 10, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **ET-23-400137 (UC-17-0762)-GRACE PRESBYTERIAN CHURCH:**
USE PERMIT FOURTH EXTENSION OF TIME to increase the height of an ornamental spire.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase block wall height; **2)** eliminate cross access; **3)** reduce parking; and **4)** parking lot landscaping.
DESIGN REVIEW for a proposed place of worship on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.
WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: **1)** landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; **2)** 10 foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; **3)** redesigning the site to eliminate and relocate two way drive and parking directly west of in-line retail Building E to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; **4)** recording perpetual cross access, ingress/egress, and parking easements with the property to the north; **5)** repositioning the proposed Building G to the south of Building F (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building E; **6)** all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; **7)** all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; **8)** providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; **9)** rear elevation on Building E (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; **10)** design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and **11)** Buildings A and C may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/nai/syp (For possible action) **11/08/23 BCC**

2. **UC-23-0616-SHAO LILY SAU-CHU:**
USE PERMIT for a veterinary clinic on a portion of 7.6 acres in a C-P (Office & Professional) Zone. Generally located on the southeast corner of Sahara Avenue and Tenaya Way within Spring Valley. JJ/bb/syp (For possible action) **11/08/23 BCC**

3. **ZC-23-0635-5590 FLAMINGO, LLC:**
ZONE CHANGE to reclassify 1.0 acre from a C-P (Office and Professional) to a C-1 (Local Business) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced street landscaping.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** lighting; and **3)** a commercial (retail/office) building in conjunction with an existing commercial complex on 4.0 acres in a C-P (Office and Professional) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone. Generally located on the north side of Flaming Road, 430 feet west of Lindell Road within Spring Valley (description on file). JJ/md/syp (For possible action) **11/08/23 BCC**

VII. General Business

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

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

IX. Next Meeting Date: October 31, 2023.

X. Adjournment.

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

PLACE OF WORSHIP
(TITLE 30)

DURANGO DR/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400137 (UC-17-0762)-GRACE PRESBYTERIAN CHURCH:

USE PERMIT FOURTH EXTENSION OF TIME to increase the height of an ornamental spire.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase block wall height; 2) eliminate cross access; 3) reduce parking; and 4) parking lot landscaping.

DESIGN REVIEW for a proposed place of worship on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.

WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: 1) landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; 2) 10 foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; 3) redesigning the site to eliminate and relocate two way drive and parking directly west of in-line retail Building E to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; 4) recording perpetual cross access, ingress/egress, and parking easements with the property to the north; 5) repositioning the proposed Building G to the south of Building F (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building E; 6) all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; 7) all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; 8) providing consistent architecture with enhanced architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; 9) rear elevation on Building E (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; 10) design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and 11) Buildings A and C may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site.

Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

163-32-501-013

USE PERMIT:

Increase the height of a proposed ornamental spire to 60 feet where a maximum height of 50 feet is permitted per Table 30.40-4 and Table 30.44-1 (a 20% increase).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed decorative block wall to 8 feet where a maximum decorative block wall height of 6 feet is permitted per Section 30.64.020 (a 33% increase).
2.
 - a. Provide no cross access between the project site and adjacent parcels where required per Table 30.56-2.
 - b. Provide no cross access between the project site and adjacent parcels where required within the CMA Design Overlay District per Section 30.48.640.
3. Reduce the required parking spaces to 329 spaces where 386 parking spaces are required per Table 30.60-1 (a 14.8% reduction).
4.
 - a. Reduce parking lot landscaping where 1 large canopy tree for every 6 parking spaces or 1 medium tree for every 4 parking spaces is required per Figure 30.64-14.
 - b. Provide no landscape finger islands where required per Figure 30.64-14.

LAND USE PLAN:

SPRING VALLEY CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.2
- Project Type: Place of worship
- Number of Stories: 2
- Building Height (feet): 50 (place of worship)/60 (ornamental spire)
- Square Feet: 38,565
- Parking Required/Provided: 386/329

Site Plans

The previously approved plans depict a proposed 2 story place of worship consisting of 38,565 square feet. Access to the project site is granted via proposed driveways along Oquendo Road and Durango Drive. The building is set back 22 feet from the eastern property line along Durango Drive, therefore meeting the 1:3 height setback ratio from an arterial street. Enhanced paving is located at the proposed driveways along Durango Drive and Oquendo Road. Detached sidewalks are provided along Durango Drive and Oquendo Road. The building is located on the

southeast corner of the site with 2 courtyards located on the west side of the building. Both courtyards serve as the primary entrances to the place of worship. Additional entrances are featured along the northern and eastern portions of the building, adjacent to Durango Drive. The required parking for the place of worship is located to the west and north of the building. The required trash enclosure is located at the northwest corner of the building, adjacent to a loading space. A carport structure, 180 feet in length, is located along a portion of the western property line. There are 398 parking spaces being provided where 386 spaces are required. Thirteen bicycle spaces are provided where 13 spaces are required. The bicycle spaces are located along the northern and southeastern portions of the building. A water feature was previously approved on site but was later withdrawn. Several conditions from the original zone change were waived with this application.

Elevations

Per the previously approved plans, the overall height of the 2 story place of worship ranges between 22 feet to 60 feet, the highest point of the ornamental spire. The building will be painted in neutral, earth tone colors. The south elevation depicts a varying roofline ranging in height between 22 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. A stained-glass window is also featured on the south elevation. The east elevation features a varying roofline ranging in height between 31 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. An aluminum storefront window system is centrally located along the east elevation. Various windows are also depicted on the east elevation. Entrance doors to the place of worship are also depicted on the east elevation. The north elevation depicts a varying roof line ranging in height between 31 feet to 50 feet. The materials consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. Entrance/exit doors are also depicted on the north elevation. The west elevation features a varying roof line ranging in height between 22 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. An aluminum storefront window system with tinted glazing is centrally located along the west elevation featuring the primary entrance to the building. A solar panel trellis is located above a portion of the aluminum storefront window system and parapet wall. A carport structure, with a maximum height of 8.5 feet, consists of a factory finished metal roof and metal supporting columns.

Floor Plans

The previously approved plans depict a first floor area consisting of 29,350 square feet. Areas on the first floor include a chapel, choir room, sanctuary, church offices, classroom, restrooms, storage rooms, kitchen, and other miscellaneous rooms. The second floor area consists of 9,215 square feet, including classrooms, restrooms, and a room for miscellaneous uses.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400125 (UC-0762-17):

Current Planning

- Until October 17, 2023 to commence.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contributions toward public infrastructure necessary to provide service because of the lack of necessary public service in the area.
- Applicant is advised that the installation and use of coiling 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-21-400001 (UC-0762-17):

Current Planning

- Until October 18, 2022 to commence.
- Applicant is advised that additional extensions of time will not be supported; and that the County is currently rewriting Title 30 and future land use applications will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ADET-19-900657 (UC-0762-17):

Current Planning

- Until October 18, 2020 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0762-17:

Current Planning

- Construct a covered trellis over the outdoor water feature located in the courtyard to reduce evaporation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; applicant is advised that if the

design review for the water feature is approved, an administrative design review must be approved prior to the operation of the water feature; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Oquendo Road or 25 feet to back of curb on Oquendo Road if a detached sidewalk is provided.

Applicant's Justification

Per the applicant, after the Board of County Commissioner meeting in January 2023, drainage study was resubmitted with Public Works (PW22-18322). This is because of the Durango Storm Drain system. The applicant continues to work with Public Works and is reviewing alternatives including suitable bubbler system and reconfiguration the parking lot to accommodate the flow. Therefore, it has caused a delay in the project and the applicant is requesting an additional extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400125 (UC-0762-17)	Third extension of time for a place of worship	Approved by BCC	January 2023
ET-21-400001 (UC-0762-17)	Second extension of time for a place of worship	Approved by BCC	March 2021
ADET-19-900657 (UC-0762-17)	First extension of time for a place of worship	Approved by ZA	September 2019
UC-0762-17	Increase the height of an ornamental spire for a place of worship	Approved by BCC	October 2017
ZC-1744-03 (WC-04-0234)	Waived conditions of a zone change in conjunction with a shopping center	Approved by BCC	October 2004
TM-0371-04	Commercial subdivision	Approved by PC	August 2004
ZC-1744-03	Reclassified from R-E to C-2 zoning for a shopping center	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-2	Undeveloped
East	Neighborhood Commercial	C-1	Shopping center
West	Corridor Mixed-Use	R-4	Multiple family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

While the applicant has been working with Public Works regarding the drainage study and re-design of the parking lot because of the Durango Storm Drain system flow, the applicant does not have any other active permits to show progression for this project. It has been 6 years since the original approval and the Board of County Commissioners have recently adopted a new zoning code. Staff does not support this extension of time request and recommends that the applicant re-apply for the project when progress can be made to commence the project. If the extension is approved, staff recommends a 6 month time limit in order for the drainage study to be approved.

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.

- Until April 17, 2024 to complete drainage study;
- Until October 17, 2024 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GRACE PRESBYTERIAN CHURCH

**CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) 17-0762 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-23-400137</u> DATE FILED: <u>9/13/2023</u> PLANNER ASSIGNED: <u>NAT</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10/10/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/8/2023</u> FEE: <u>\$1,200.00</u>
	PROPERTY OWNER NAME: <u>Grace Presbyterian Church</u> ADDRESS: <u>1515 W. Charleston Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u>
	APPLICANT NAME: <u>Grace Presbyterian Church</u> ADDRESS: <u>1515 W. Charleston Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u>
	CORRESPONDENT NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>702-792-7048</u> E-MAIL: <u>aplance@kcnvlaw.com</u> REF CONTACT ID #: <u>164674</u>

ASSESSOR'S PARCEL NUMBER(S): 163-32-501-013

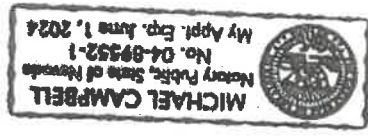
PROPERTY ADDRESS and/or CROSS STREETS: Durango and Oquendo

PROJECT DESCRIPTION Place of Worship

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

Scott Plummer Property Owner (Signature)* Scott Plummer Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON August 29, 2023 (DATE)
By Scott Plummer
NOTARY PUBLIC: Michael Campbell



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

LAS VEGAS OFFICE
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KAEMPFER

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ANTHONY J. CELESTE
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September 8, 2023

VIA UPLOAD

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

**Re: *Justification Letter – Grace Presbyterian Church
Extension of Time (4th) for UC-17-0762
APN: 163-32-501-013***

To Whom It May Concern:

Please be advised our office along with Taney Engineering represent Grace Presbyterian Church (the “Applicant”) in the above-referenced matter. By way of background, the Board of County Commissioners approved UC-17-0762 allowing for the development of a place of worship on property located at the northwest corner of Durango Road and Oquendo Road, more particularly described as APN: 163-32-501-013 (the “Site”). The Applicant is respectfully requesting an extension of time (4th) for entire project.

The Applicant is diligently working towards commencing the development. However, the Site has been met with many drainage uses. The Applicant has been coordinating and working diligently with Clark County Technical Drainage Study (PW-22-18322). Below is the relevant history of the status of the pending drainage study:

- August, 2022, the Applicant’s engineer met with Clark County to confer on the parameters for drainage study. Specifically, the meeting with Clark County was to ascertain the low points on the Site and discuss the concept of a bubbling flow system from the storm drain. Clark County ultimately decided it was not conformable with this concept.
- Based on the August, 2022 meeting, the Applicant submitted its drainage study in October, 2022.
- The Applicant received comments from Clark County in November, 2022.
- The Applicant had a follow-up meeting with Clark County in December, 2022 to review the comments concerning flow splits, the means of analyzing the storm drainage system, and adequately protecting the building from runoff on Oquendo Road.
- The Applicant had a follow-up meeting with Clark County in January, 2023 to review the Durango Storm Drain system and its actual capacities.

11/08/23 BCC AGENDA SHEET

RETAIL & OFFICE CENTER
(TITLE 30)

SAHARA AVE/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0616-SHAO LILY SAU-CHU:

USE PERMIT for a veterinary clinic on a portion of 7.6 acres in a C-P (Office & Professional) Zone.

Generally located on the southeast corner of Sahara Avenue and Tenaya Way within Spring Valley. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:
163-10-515-002 through 163-10-515-014; 163-10-515-017 through 163-10-515-021 ptn

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7271 W. Sahara Avenue
- Site Acreage: 7.6 (portion-use is on APN 163-10-515-021)
- Project Type: Office (veterinary clinic)
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 5,000
- Parking Required/Provided: 320/370

Site Plan

The plan depicts a commercial office center with 7.6 acres located at the southeast corner of Sahara Avenue and Tenaya Way. The clinic is located in office Building 1, an east/west oriented building separated from Tenaya Way by a north/south oriented office building. This building and the other 6 buildings are located around a central pedestrian courtyard with covered and uncovered parking located around the perimeter of the property.

Landscaping

The site is currently landscaped with no new landscaping proposed with this special use request.

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

**APPLICANT: TARYN GRIFFITH
CONTACT: TARYN GRIFFITH, 3233 MIST EFFECT AVENUE, HENDERSON, NV 89044**

DRAFT



LAND USE APPLICATION


DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0616</u> DATE FILED: <u>9/12/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10/10/23</u> PC MEETING DATE: <u>9/17/23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Dr. Michael Aigbe</u> ADDRESS: <u>7271 W Sahara Ave, Suite 110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>702-251-7387</u> CELL: _____ E-MAIL: <u>maigbe@yahoo.com</u>
	APPLICANT NAME: <u>Dr. Taryn Griffith</u> ADDRESS: <u>3233 Mist Effect Ave.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89044</u> TELEPHONE: <u>N/A</u> CELL: <u>30-704-6641</u> E-MAIL: <u>drtgriffith@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Dr. Taryn Griffith</u> ADDRESS: <u>3233 Mist Effect Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89044</u> TELEPHONE: _____ CELL: <u>310-704-6641</u> E-MAIL: <u>drtgriffith@gmail.com</u> REF CONTACT ID #: <u>254294</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-10-515-021
 PROPERTY ADDRESS and/or CROSS STREETS: 7271 W. Sahara Avenue
 PROJECT DESCRIPTION: Veterinary Clinic

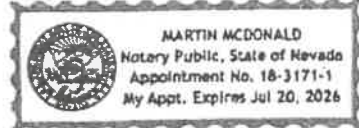
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to make this application under Clark County Code, that the information on the attached legal description, all plans, and drawings 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 assignee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Michael Aigbe
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Aug 16 2023 (DATE)

By Michael Aigbe
 NOTARY PUBLIC: 



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



SPAY & NEUTER CENTER OF SOUTHERN NEVADA

EAST: 3475 E. Flamingo Rd. # 500 | WEST: 3210 S. Decatur Blvd. # 150

PHONE: 702-240-7729 (SPAY) · E-MAIL: Info@SpayNeuterLV.com

www.SpayNeuterLV.com

OC-23-0616

Justification Letter

8/31/23

To Whom It May Concern:

The Spay & Neuter Center of Southern Nevada has been in business since 2009. The business was opened shortly after the spay/neuter ordinance was passed stating all dogs and cats over four months of age must be spayed/neutered, microchipped, and vaccinated against rabies. We offer an affordable option for responsible pet ownership. We began at our Flamingo location and expanded to our Decatur location in 2017. After nearly 15 years of helping the community and non-profit organizations we are looking to settle into a single building and consolidate the two practices. I am applying for a special use permit for a veterinary clinic as a project of regional significance.

The building at 7271 W. Sahara Ave is approximately 5000 sq ft and we have no intention of changing the exterior or landscape of the building. Fortunately, the building is already a medical office complete with lobby, exam rooms, bathrooms, etc. Therefore, there will not be a lot of changes to the inside either. Please refer to the floor plan for my planned changes. The room with dog cages will be towards the west side of the building, far away from the shared wall on the east side. It is important to note that as we only do spay/neuter, vaccines, and microchips we do not hospitalize or board animals. All pets go home at the end of the day. We will not have any boarding, any outdoor kennels, and noise levels will comply with regulations. The Spay & Neuter Center of Southern Nevada has been at the Flamingo location for over 14 years and at the Decatur location for over 6 years. There have been no complaints about noise or odor from either location. Both the inside and outside are kept clean. The neighboring businesses at both locations are happy with the foot traffic we bring and have had no complaints about the animals.

Thank you for your consideration in this matter,

Dr. Taryn Griffith

Owner/CEO Spay & Neuter Center of Southern Nevada

11/08/23 BCC AGENDA SHEET

COMMERCIAL BUILDING
(TITLE 30)

3
LINDELL RD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0635-5590 FLAMINGO, LLC:

ZONE CHANGE to reclassify 1.0 acre from a C-P (Office and Professional) to a C-1 (Local Business) Zone.

WAIVER OF DEVELOPMENT STANDARDS for reduced street landscaping.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) lighting; and 3) a commercial (retail/office) building in conjunction with an existing commercial complex on 4.0 acres in a C-P (Office and Professional) Zone, a C-1 (Local Business) Zone, and a C-2 (General Commercial) Zone.

Generally located on the north side of Flaming Road, 430 feet west of Lindell Road within Spring Valley (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-13-403-009 through 163-13-403-011

WAIVER OF DEVELOPMENT STANDARDS:

Reduce a portion of the street landscaping to 9 feet where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030 (a 40% reduction).

DESIGN REVIEW:

Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1 (project site)/4.0 (overall commercial complex)
- Project Type: Commercial (retail/office) building
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 12,000
- Parking Required/Provided: 209/289*

*Parking for the commercial complex, including the proposed commercial building, was calculated utilizing the Shared Parking Schedule (Table 30.60-3).

History & Request

The subject property, consisting of 1 acre, was reclassified to a C-P zoning district via ZC-0305-02 by the Board in March 2002. A 2 story office building was previously approved with the zone change, in addition to a request to increase building height. The applicant is now requesting a conforming zone boundary amendment to a C-1 zoning district, with a waiver of development standards for reduced street landscaping and design reviews for alternative parking lot landscaping and a 1 story office building.

Site Plans

The plans depict a single story commercial building located on a 1 acre parcel, at the southwest corner of an existing commercial complex consisting of existing office and office/restaurant buildings on a 4 acre site. The office building has been designed with the following setbacks: 1) 67 feet from the north property line; 2) 10 feet from the west property line adjacent to the existing single family residential development and office complex; 3) 61 feet from the east property line adjacent to the existing office/restaurant building; and 4) 63 feet from the south property line along Flamingo Road. Access to the site is granted via an existing commercial driveway along Flamingo Road that connects to a 24 foot wide vehicle drive aisle located along the southeast property line of the project site. An additional 24 foot wide vehicle drive aisle for cross access is located at the northeast corner of the site, connecting to the parking lot primarily serving the existing office building. A total of 209 parking spaces are required for the existing commercial complex, including the proposed office building, where 289 parking spaces are provided.

Landscaping

The plans depict a landscape area measuring 15 feet in width located behind an existing 5 foot wide attached sidewalk adjacent to Flamingo Road. The street landscape area consists of trees, shrubs, and groundcover. A waiver of development standards is required to reduce a portion of the street landscape area, located at the southwest corner of the site, as a portion of the Code required loading space encroaches 6 feet into the landscaping. A 10 foot wide landscape area, including an intense landscape buffer per Figure 30.64-12, is provided along the northwest corner of the site adjacent to the existing single family residential development. The 10 foot wide landscape area, consisting of a single row of Evergreen trees, continues along the west property line terminating at the southwest corner of the site. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The development requires 21 trees within the interior of the parking lot where 24 trees have been equitably distributed throughout the site.

Elevations

The plans depict a single story commercial building measuring up to 27 feet in height to the top of the parapet roof. The building is designed with varying rooflines consisting of a stucco exterior with wood/decorative metal strips and stone coping for accent features. An aluminum storefront window system, with decorative metal canopies, are depicted on the north, south, and

east elevations. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans depict an open floor plan measuring 12,000 square feet in area for office and retail uses. Interior improvements will be dictated by the future tenants.

Lighting

The plans depict a photometric plan for the commercial development with corresponding details on light fixtures. The lighting plan has the following elements: 1) wall pack LED fixtures at 8 feet from grade on the office building; and 2) 20 foot high parking lot light poles along the north, south, and east property lines of the site. All light fixtures comply with Code requirements and are downcast to minimize or eliminate any light pollution. The photometric plan depicts values of near zero throughout along the northwest property line adjacent to the single family residential development. The lighting values do not take into account the screening and buffering that will be provided by the landscape buffer, which includes the existing 6 foot high wall. Therefore, there will not be any light intrusion to the adjacent residential development.

Signage

Signage is not a part of this request. An existing monument sign is located at the southeast corner of the project site and will remain on the property.

Applicant's Justification

The applicant intends to construct the shell building for office/retail space lease the applicant states the proposed building has been designed as a single story structure where there are no windows facing the existing residential development. Therefore, the privacy and security of the adjacent single family residences is not compromised. The previous application by others was a 2 story building with several windows facing the residential development at the northwest corner.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0305-02	Reclassified the project site from C-P and C-2 zoning to C-P zoning for a 2 story office building	Approved by BCC	March 2002
DR-0063-02	2 story office building - expired	Approved by PC	February 2002
ZC-1461-97 (WC-0041-02)	Waiver of conditions permitting monument signage only in conjunction with the office building and restaurant on APN 163-13-403-010	Approved by BCC	February 2002
ZC-1641-97	Reclassified the overall site to C-P and C-2 zoning for an office building and restaurant	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
East	Neighborhood Commercial	C-P	Office complex
West	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-1	Office complex & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The intent of the C-1 zoning district is to provide for the development of retail business uses or personal services and to serve as a convenience to neighborhoods and limited local markets. The intent of the district is for sites which are typically on a site less than 10 acres except for mixed-use development which shall require a site of 10 acres or more. Furthermore, the Neighborhood Commercial land use designation encourages a mix of retail, restaurants, offices, service commercial, and other professional services. There are developed parcels immediately to the east and west of the project site also planned for Neighborhood Commercial. The proposed zoning is consistent and compatible with the existing and approved land uses in the area; therefore, staff recommends approval.

Waiver of Development Standards

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

Staff typically does not support requests to reduce street landscaping along arterial and collector streets. However, staff does not object to this request for the following reasons: 1) the loading zone encroaches 6 feet into the street landscaping occupying an area measuring 60 square feet; 2) the loading zone will be screened by trees and shrubs; and 3) the location of the loading zone should not conflict or interfere with vehicular movement within the site. Therefore, staff recommends approval.

Design Review #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the commercial development. The site requires 21 trees within the interior of the parking lot and along the northwest property line where an additional 4 trees (24 trees overall) will be distributed throughout the interior of the development and along the west property line (not including street landscaping). Staff finds the proposed landscaping will reduce the "heat island" effect and improve the aesthetics of the project site and the surrounding area. Therefore, staff recommends approval of this request.

Design Review #2

The plans indicate that all of the lighting fixtures will be shielded and/or directed away from the adjacent single family residential development to the northwest. The photometric calculations submitted for the lighting indicate the on-site lighting should not have a negative impact on the surrounding development. Therefore, staff recommends approval.

Design Review #3

The design of the proposed office building features variations in building height contributing to breaking-up the mass of the structure. Staff finds the office building complies with the Master Plan, which encourages varying building heights and breaking-up the mass of the buildings. The proposed landscaping also complies with the Master Plan, which encourages perimeter and interior parking lot trees for shade and visual relief. Height, color, and material variations have been incorporated into the design of the building, and the proposed development is compatible with the surrounding land uses and office complexes within the immediate area. The layout of the parking lot is functional and provides immediate cross access between the commercial uses. Furthermore, an intense landscape buffer per Figure 30.64-12 is provided along the northwest property line, adjacent to the existing single family residences, to provide additional screening and mitigation. Therefore, staff recommends approval.

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 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; an increase in finished grade beyond 36 inches will require a design review as a public hearing; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- 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

#0333-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FIRM CONSTRUCTION, INC.
CONTACT: FIRM CONSTRUCTION INC, 3824 S. JONES BOULEVARD, UNIT H, LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

3

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-23-0635</u> DATE FILED: <u>09/12/23</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10/10/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/08/23</u> FEE: <u>\$2,200⁰⁰</u>
	PROPERTY OWNER NAME: <u>5590 FLAMINGO LLC</u> ADDRESS: <u>6233 MIGHTY FLOTILLA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: <u>(702)417-0104</u> E-MAIL: <u>FIRMCONSTRUCT@GMAIL.COM</u>
	APPLICANT NAME: <u>ANDY REZAZADEH</u> ADDRESS: <u>6233 MIGHTY FLOTILLA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89139</u> TELEPHONE: _____ CELL: <u>(702)417-0104</u> E-MAIL: <u>FIRMCONSTRUCT@GMAIL.COM</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>RAVIN NATHAN</u> ADDRESS: <u>10117 OCICAT AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89166</u> TELEPHONE: _____ CELL: <u>(702)245-8690</u> E-MAIL: <u>RVNNATHAN@YAHOO.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-13-403-009, 010, 011

PROPERTY ADDRESS and/or CROSS STREETS: 5590 W FLAMINGO Rd.

PROJECT DESCRIPTION: CONSTRUCTION OF A 12,000 S.F SINGLE STORY SHELL OFFICE / RETAIL BUILDING

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

[Signature]
Property Owner (Signature)*

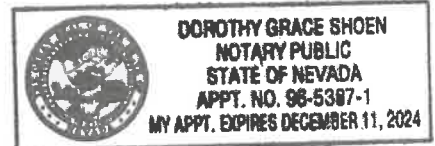
Andy Rezaazadeh
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

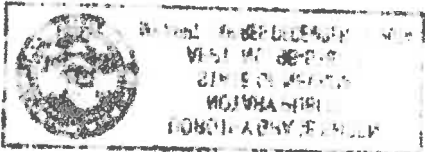
SUBSCRIBED AND SWORN BEFORE ME ON 9-6-2023 (DATE)

By Andy Rezaazadeh

NOTARY PUBLIC: Dorothy Grace Shoen



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



September. 5, 2023

JUSTIFICATION LETTER
CONSTRUCTION OF A SHELL BUILDING
5590 W FLAMINGO ROAD.
APN# 163-13-403-009

ZC-23-0635

COMPREHENSIVE PLANNING
CLARK COUNTY
LAS VEGAS

THE PROPOSED PROJECT CONSIST OF A 12,000 S.F. ONE STORY SHELL BUILDING 26'-6" HIGH WITH ASSOCIATED ON SITE IMPROVEMENTS ON A 1 ac. PROPERTY LOCATED AT THE NORTH SIDE OF W FLAMINGO ROAD AND SOUTH OF SADDLE AVENUE AND IN BETWEEN S JONES BLVD & LINDELL ROAD IN LAS VEGAS. PROPERTY IS CURRENTLY ZONED C-P OFFICE PROFESSIONAL AND LAND USE NC NEIGHBORHOOD COMMERCIAL

WE WOULD LIKE TO APPLY FOR A ZONE CHANGE FROM EXISTING ZONING C-P TO C1

EXTERIOR SURFACE & VARIOUS ARCHITECTURAL ELEMENTS SHALL BE FINISHED WITH STUCCO, WOOD/METAL STRIPS , CULTURED STONE VENEER AND METAL TO CRATE A MODERN CONTEMPARY LOOK. METAL OWNINGS SHALL BE MOUNTED AT AREAS OF STORE FRONT GLAZING ON THE EAST SIDE AND FABRICK OWNINGS ON THE SOUTH. CONCEPTUAL COLOR PALLETTE OF THE FINISH MATERIAL IS PRESENTED ON THE ELEVATION DRAWING WITH SHERWIN WILLIAM COLORS OR EQUAL AND ALSO TO CONFORM WITH COLOR OF THE BUILDING TO THE EAST.

THE OWNER INTEND TO CONSTRUCT THE SHELL BUILDING FOR OFFICE / RETAIL SPACE LEASE. SINCE THE PARKING SPACES REQUIRED IS FOR THE INTENED USE IS THREE SHORT (48 REQUIRED WHERE 45 PROVIDED). A SHARED PARKING ANALYSIS HAS BEEN COMPUTED WITH THE ADJOINING 2 LOTS AND OVERALL PARKING CALCULATION FOR THE SITE EXCEEDS THE REQUIREMENT.

LOADING BAY 10'X25' IS ADDED WITH BICYCLE PARKING PER COUNTY STANDARD..

TRACH ENCLOSURE HAS BEEN LOCATED 50' AWAY FROM RESIDENTIAL DEVELOPMENT. SHALL BE SCREENED WITH STD. CMU BLOCK WALL AND LANDSCAPING.

BUILDING HAS BEEN LOCATED FURTHER NORTH TO PROVIDE THE REQUIRED 15' LANDSCAPE STRIP ALONG W FLAMINGO ROAD. THE EXISTING SIDE WALK & OFF SITE IMPROVEMENT ALONG WEST FLAMINGO ROAD TO REMAIN AS IT IS.. IN THE

EVENT A DETACH SIDE WALK REQUIRED , WE WOULD LIKE TO REQUEST FOR A WAIVER OF DEVELOPMENT STANDARDS.

7' WIDE LANDSCAPE ISLANDS HAVE BEEN PROVIDED FOR EVERY 6 PARKING SPACE, IN COMPLIANCE WITH TITLE-30. WHEREVER IT EXCEEDS 6 , A BIG EVERGREEN TREES SHALL BE PLANTED ON EITHER SIDES OF THE LANDSCAPE ISLANDS. 15' LANDSCAPE STRIP PROVIDED FRONTING W FLAMINGO ROAD SHALL BE UPGRADED TO MEET TITLE 30. WITH DRAUGHT TOLERANT LANDSCAPING AND GROUND COVER. EXISTING DEAD TREES ALONG FLAMINGO ROAD SHALL BE UPROOTED AND REMOVED FROM SITE.

THE EXISTING 6' HIGH CMU BOUNDARY WALL TO THE WEST OF THE PROPERTY ADJOINING THE COMMERCIAL DEVELOPMENT TO REMAIN WITH 5' WIDE LANDSCAPE STRIP.

50' OF THE WEST BOUNDARY ADJOINING THE RESIDENTIAL DEVELOPMENT WITH EXISTING 6' HIGH CMU WALL SHALL BE SCREEN WITH 10' Min. INTENSE LANDSCAPE STRIP WITH LARGE EVERGREEN TREES @ 20'O/C . (Fig.30-64-12) WE WOULD REQUEST FOR A LANDSCPE DESIGN REVIEW & WAIVER OF DEVELOPMENT STANDARDS.

ACCESSIBLE ROUTE TO PUBLIC ROW STRIPPED AND SHALL BE IN COMPLIANCE WITH ADA ACCESSIBILITY REQUIREMENTS.

WHEN REVIEWED THE PREVIOUS HISTORY OF LAND USE APPLICATION MOST OF THE CONDITION OF APPROVAL AND CONCERNS OF THE NEIGHBOURHOOD WILL NOT APPLY TO THIS PROJECT DUE TO THE FOLLOWING REASON.

1)THIS PROPOSED BUILDING IS A SINGLE STORY STRUCTURE WHERE THERE ARE NO WINDOWS FACING THE EXISTING RESIDENTIAL DEVELOPMENT. THERE FORE THEIR PRIVACY OR SECURTY IN NOT COMPROMISED. PREVIOUS APPLICATION BY OTHERS WAS A 2 STORY BUILDING WITH SEVERAL WINDOWS FACING THE RESIDENTIAL DEVELOPMENT AT THE NORTH WEST CORNER.

2) PARKING LOT ADJOINING THE RESIDENTIAL DEVELOPMENT HAS BEEN SCREENED WITH 10' INTENSE LANDSCAPE BUFFER IN THE REVISED SITE PLAN.

3) TRASH ENCLOSURE HAS BEEN RELOCATED TO NEW LOCATION BY CODE AND SUGESTED IN THE PRELIMINARY MEETING.

4) UNDEVELOPED VACANT LAND IS A PUBLIC NUISENSE AND FIRE HAZARD OF THE DEAD TREES UNLESS MAINTAINED HAVE ALL BEEN REMOVED.

A SET OF REVISED SITE PLAN, LANDSCAPE PLAN, FLOOR PLAN & ELEVATIONS AND NECESSARY DOCUMENTS INCORPORATING THE COMMENTS MADE BY THE SENIOR PLANNER HAS BEEN UP LOADED FOR DESIGN REVIEW AND WAIVER.

IF YOU NEED ANY FURTHER INFORMATION PLEASE CONTACT THE
UNDERSIGNED.

THANK YOU VERY MUCH.

SINCERELY,
ANDY REZAZADEH
(702) 417-0104

