



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 25, 2022

6:00pm

AGENDA

Note:

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

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

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 October 11, 2022. (For possible action)
- IV. Approval of the Agenda for October 25, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2023.

VI. Planning and Zoning

- 1. **UC-22-0511-PHOENIX PLAZA HOLDINGS, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Torrey Pines Drive within Spring Valley. JJ/bb/syp (For possible action) 11/01/22 PC
- 2. **WS-22-0474-BEAZER HOMES HOLDINGS, LLC:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action) 11/02/22 BCC
- 3. **UC-22-0522-4199 SOUTH FORT APACHE ROAD, LLC:**
USE PERMITS for the following: 1) reduce separation from residential use; and 2) reduce setbacks on 1.0 acre in conjunction with a convenience store in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road and the south side of Flamingo Road within Spring Valley. JJ/bb/syp (For possible action) 11/15/22 PC
- 4. **UC-22-0551-KH GOLDEN INVESTMENTS, LLC:**
USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 450 feet east of Duneville Street within Spring Valley. JJ/gc/syp (For possible action) 11/15/22 PC
- 5. **UC-22-0561-VITTORIO HOLDING, LLC:**
USE PERMIT for a service bar in conjunction with a restaurant within a retail center on a portion of 3.6 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. MN/jud/syp (For possible action) 11/15/22 PC

6. **VS-22-0553-YGNELZI GIANNI L & KNOWLES AUDRA C.:**
VACATE AND ABANDON a portion of a right-of-way being Miller Lane located between Tara Avenue and Edna Avenue (alignment) within Spring Valley (description on file). JJ/jud/xx (For possible action) 11/15/22 PC

7. **WS-22-0545-S & S FUELS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEW for additions and site improvements to an existing convenience store within a commercial center on 0.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Jones Boulevard within Spring Valley. JJ/rk/syp (For possible action) 11/15/22 PC

8. **WS-22-0552-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA P CO-TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduced lot size in conjunction with a residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Lindell Road and Post Road within Spring Valley. MN/sd/syp (For possible action) 11/15/22 PC

9. **VS-22-0558-DFA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Dewey Drive, and between Redwood Street and Santa Margarita Street within Spring Valley (description on file). MN/md/syp (For possible action) 11/16/22 BCC

10. **UC-22-0557-DFA, LLC:**
USE PERMITS for the following: 1) school; and 2) daycare.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative landscaping; 4) reduce landscaping; 5) architectural compatibility; 6) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; 7) reduce parking; 8) allow access to a local street where not permitted; 9) allow modified driveway design standards; and 10) allow modified street standards.
DESIGN REVIEWS for the following: 1) school; and 2) daycare on 4.1 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the north side of Dewey Drive and the west side of Redwood Street within Spring Valley. MN/md/syp (For possible action) 11/16/22 BCC

11. **VS-22-0562-215 PROPERTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Sunset Road, and between Warbonnet Way and Cimarron Road within Spring Valley (description on file). MN/bb/syp (For possible action)

12. **TM-22-500191-215 PROPERTY, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 19.4 acres in an M-D (Designed Manufacturing) and C-2 (General Commercial) Zone. Generally located on the south side of Sunset Road and the west side of Warbonnet Way within Spring Valley. MN/bb/syp (For possible action) 11/16/22 BCC

13. **ZC-22-0542-DURANGO STOREFLEX, LLC:**
ZONE CHANGE to reclassify 2.3 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** office/warehouse buildings; and **2)** mini-warehouse facility. Generally located on the west side of Butler Street, 300 feet north of Warm Springs Road within Spring Valley (description on file). MN/gc/syp (For possible action) **11/16/22 BCC**

VII. General Business

1. Presentation by Public Works on 5-year Capital Plan and other road projects in Spring Valley.
2. Take public input regarding budget requests for the next fiscal year (For possible action).

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

IX. Next Meeting Date: November 8, 2022.

X. Adjournment.

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

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

<https://notice.nv.gov>

11/01/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

FLAMINGO RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0511-PHOENIX PLAZA HOLDINGS, LLC;

USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use on a portion of 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Flamingo Road and the east side of Torrey Pines Drive within Spring Valley. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-14-803-003; 163-14-803-004; 163-14-803-007; 163-14-803-009 ptn

USE PERMIT:

Reduce the separation from an on-premises consumption (supper club) use to a residential use to zero feet where 200 feet is required per Table 30.44-1 (a 100% decrease).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description:

General Summary

- Site Address: 6370 W. Flamingo Road, Suites 1 & 2
- Site Acreage: 4.3 acres (portion)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,360
- Parking Required/Provided: 258/294

Site Plan

The plan depicts a 2,360 square foot hookah bar and lounge on the west end of an existing shopping center building. The parking is located on the south side of the building and is shared with the neighboring businesses. The site has access points along Flamingo Road and Torrey Pines Drive. No changes are proposed to the site design. The proposed hookah lounge is located

within 2 existing commercial units. The main entrance is located on the south side of the units and faces the parking spaces.

Landscaping

Landscaping has been installed throughout the site and along both Flamingo Road and Torrey Pines Drive. Changes to landscaping are not a part of this request.

Elevations

The pictures show an existing commercial center with earth tone stucco exterior, varied roof facades, and covered pedestrian walkways along the south side of the building.

Floor Plans

The plans depict 1,505 square feet of dining and hookah space with a 12 seat service counter. The remainder of space is made-up of 2 bathrooms, an office, and kitchen space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed hookah lounge and restaurant will operate a supper club and be limited to those that are 21 years of age or older. The hookah lounge/restaurant and supper club will have a person checking identification and enforcing the age requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0904	Hookah lounge	Approved by PC	January 2020
UC-1235-02	Place of worship	Approved by PC	October 2002
UC-0315-99	Hypnotherapy business	Approved by PC	April 1999

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	Public Use	P-F	Guinn Junior High
East	Neighborhood Commercial	C-P	Medical clinic
West	Neighborhood Commercial	C-1	Childcare facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff reviews use permit requests to ensure compatibility with existing and planned developments in the surrounding area. Staff finds that the use is appropriate since there should be no negative impacts to the surrounding area. The residential property is located north of the existing buildings and on the opposite side of the entrance to the building. While this property shares a property line with residential uses, there is approximately 70 feet between the adjacent homes and commercial building, with a driveway and block wall separating the uses. In addition, existing parking and circulation will not negatively impact the residential uses; therefore, staff is in support of the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SANYE BORANTO

**CONTACT: SANYE BORANTO, 6370 W. FLAMINGO RD., SUITE 1-2, LAS VEGAS, NV
89103**

DRAFT

11/02/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RUSSELL RD/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:

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

WAIVER OF DEVELOPMENT STANDARDS:

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

DESIGN REVIEW:

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

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary:

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

- Parking Required/Provided: 204/204

History, Site Plans, and Request

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

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

Landscaping

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

Applicant's Justification

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

design along the eastern boundary of the site has 2 off-set retaining walls. Allowing one concentric 6 foot retaining wall will allow for better access to the adjacent common element by combining said retaining walls. The northern boundary of the site is adjacent to an existing flood control channel. The developer will construct a 4 foot high decorative wrought iron fence with a 2 foot high decorative block wall over the requested retaining walls for a worst-case total wall height of 12 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0295	Reclassified this site to an R-3 zone for an attached (townhouse) planned unit development; waivers of development standards for reduced setbacks, reduced private street widths; modified street standards; reduced street intersection off-set; modified private residential driveway design; and design reviews for planned unit development and finished grade	Approved by BCC	August 2021
TM-21-500093	78 single family attached residential lots	Approved by BCC	August 2021
VS-21-0296	Vacated and abandoned government patent easements and portions of right-of-way	Approved by BCC	August 2021
ZC-0721-08	Reclassified this site to C-2 zoning for a future commercial development	Approved by BCC	September 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-2	Single family residential
South	Corridor Mixed-Use	R-3	Undeveloped
East	Corridor Mixed-Use	C-2	Undeveloped
West	Public Use	R-E	NV Energy substation

*Directly to the north is the Red Rock Drainage Channel.
 The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
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 finds there has been a trend within the immediate area for increases to retaining wall height in conjunction with existing single family residential development. The R-2 single family residential development to the southwest of the project site across Russell Road, included a combination screen wall and retaining wall height up to 13.5 feet. The R-2 single family residential development to the north of the project site was developed with combination screen wall and retaining wall heights up to 11 feet. Furthermore, the increase in finished grade to maintain historic drainage patterns and meet Clark County drainage criteria necessitates an increase to the combined screen wall and retaining wall height. The 4 foot high decorative wrought iron fence with a 2 foot high decorative block wall over the retaining walls provides mitigation improving the aesthetics of the wall. Staff finds the increased wall height should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

Public Works - Development Review

Design Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until August 18, 2025 to complete;
- 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.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: October 4, 2022 – HELD – To 11/02/22 – per staff for the applicant to return to the Spring Valley Town Board.

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE 300, LAS VEGAS, NV 89120.

11/15/22 PC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

FORT APACHE RD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0522-4199 SOUTH FORT APACHE ROAD, LLC:

USE PERMITS for the following: 1) reduce separation from residential use; and 2) reduce setbacks on 1.0 acre in conjunction with a convenience store in a C-2 (General Commercial) Zone.

Generally located on the west side of Fort Apache Road and the south side of Flamingo Road within Spring Valley. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-19-510-008

USE PERMITS:

1. Reduce the separation between a convenience store and residential use to 123 feet where 200 feet is required per Table 30.44-1 (a 39% reduction).
2. Reduce the setback from a convenience store to a section line road to 15 feet where 30 feet is required per Table 30.44-1 (a 50% reduction).

LAND USE PLAN:

SPRING VALLEY -CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4199 Fort Apache Road
- Site Acreage: 1
- Project Type: Convenience store
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 6,612 building/1,433 tenant space
- Parking Required/Provided: 27/59

Site Plan

The site plan depicts an existing commercial retail building pad site with 4 tenant spaces adjacent to Fort Apache Road, south of Flamingo Road. A payday loan business occupies 2 of the 4

spaces existing spaces and a restaurant (Fatburger) occupies another. The applicant is proposing to use unit C as a convenience store in the middle of the building. Existing parking is located on the north and west sides of the building.

Landscaping

Landscaping is currently existing and not a part of this application.

Elevations

The elevations depict an existing commercial retail building on a pad site of a larger shopping center. The existing building has entry doors facing west with retail storefront windows and a stucco exterior with flat roof and awnings over the entry doors.

Floor Plans

The floor plan depicts a 1,433 square foot open floor plan for the display of convenience store goods as required by Title 30 Table 30.44-1, with more than 1,200 square feet dedicated to floor display space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to open a convenience store in an existing C-2 shopping center, within an existing commercial retail building that is located less than the minimum 200 feet from a residential use and closer than 30 feet to a section line roadway (Fort Apache Road). Fort Apache Road is an arterial roadway of 110 feet in width and the proposed convenience store will face west, away from the residential property located 123 feet to the southeast of this site. The residential homes located southeast of this site are existing and built lower than the grade of Fort Apache Road and are surrounded by a 6 foot block wall. The Planning Commission approved a check cashing store with similar separation issues back in 2006. No new signs are proposed as part of this application.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0487-06	Check cashing separation	Approved by PC	May 2006
TM-0256-00	1 lot commercial subdivision	Approved by PC	August 2000
ZC-0348-99	Reclassified to C-2 zoning	Approved by BCC	June 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Corridor Mixed-Use	C-2	Commercial retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case-by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed use shall not result in a substantial or undue adverse effect on adjacent residential properties, character of the neighborhood, traffic conditions, parking, public improvements, or other matters affecting the public health, safety, and general welfare. The only entrance to the proposed convenience store is facing west on the opposite side of the building as the residential property nearest to this site. Any additional signs will require separate review in the future and the applicant is not proposing new signs at this time, that would be visible from the residential property. It is for these reasons staff can recommend approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACES C-STORE 1, LLC
CONTACT: ARGENTUM LAW, 6037 S. FORT APACHE RD., STE 130, LAS VEGAS, NV
89148

DRAFT

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11/15/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

SPRING MOUNTAIN RD/DUNEVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0551-KH GOLDEN INVESTMENTS, LLC:

USE PERMIT for on-premises consumption of alcohol (service bar) in conjunction with a restaurant within an existing commercial center on a portion of 1.2 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Spring Mountain Road, 450 feet east of Duneville Street within Spring Valley. JJ/gc/syp (For possible action)

RELATED INFORMATION:

APN:

163-13-203-004 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5645 Spring Mountain Road
- Site Acreage: 1.2 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,645 (lease area)
- Parking Required/Provided: 98/84 (15% reduction approved per UC-1056-17)

Site Plans

The plans show a proposed service bar in conjunction with a restaurant (Tang Korean Restaurant) within an existing commercial center. Two buildings are located on the site and the lease area is located within the stand alone building on the northeast portion of the site. Access to the site is from Spring Mountain Road.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict a 1 story, 14 foot high building constructed of stucco finish and pitched tile roofing.

Floor Plans

The plans show a 1,645 square foot restaurant consisting of a dining area, service area, kitchen, walk-in cooler, storage room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they would like to offer beer and wine to their customers with their food at the restaurant.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400252 (UC-1056-17)	First application for review for a service bar and reduced parking subject to removing the time limit	Approved by PC	February 2019
UC-1056-17	Service bar and waivers for reduced parking subject to 1 year for review	Approved by PC	January 2018
ZC-1112-96	Reclassified the site from R-E to C-1 zoning for an office and retail development	Approved by BCC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Commercial centers
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
West	Corridor Mixed-Use	C-2	Vehicle sales & repair facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed use will not adversely impact the surrounding area. Another service bar has been approved and has been operating within the same commercial center without any issues or complaints filed with the Clark County Public Response Office. The proposed service bar is located on the north half of

the property, away from the single family residential uses to the south. Therefore, staff can support the request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: C & PK, INC.

CONTACT: UNITED TAX & WEALTH GROUP, 5450 W. SAHARA AVENUE, SUITE 350,
LAS VEGAS, NV 89146

4



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input 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-22-0551</u> DATE FILED: <u>9-27-22</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10-25-22</u> PC MEETING DATE: <u>11-15-22</u> BCC MEETING DATE: <u>-</u> FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>K H GOLDEN INVESTMENTS LLC / c/o Anson Realty</u> ADDRESS: <u>4276 SPRING MOUNTAIN RD. STE 220</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102</u> TELEPHONE: <u>702-888-3939</u> CELL: <u>702-927-8686</u> E-MAIL: <u>garyselisvegas@gmail.com</u>
	APPLICANT NAME: <u>C & PK INC</u> ADDRESS: <u>5645 W SPRING MOUNTAIN RD.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>714-356-1968</u> CELL: <u>714-356-1969</u> E-MAIL: <u>coachmcm@hotmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>UNITED TAX & WEALTH GROUP</u> ADDRESS: <u>5450 W SAHARA AVE STE 350</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-685-2956</u> CELL: <u>702-840-9315</u> E-MAIL: <u>info@taxprollc.org</u> REF CONTACT ID #: _____


ASSESSOR'S PARCEL NUMBER(S): 16313203004

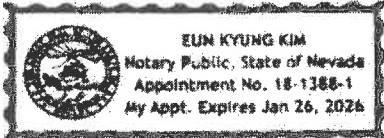
PROPERTY ADDRESS and/or CROSS STREETS: 5645 SPRING MOUNTAIN RD / between Lindell & Jones

PROJECT DESCRIPTION: SAYO PLAZA

(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)* Hu LA Chen
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON July 6th 2022 (DATE)
 By Hu LA Chen
 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.

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C & PK INC
DBA TANG
5645 SPRING MOUNTAIN RD
LAS VEGAS NV 89146

8/17/2022

UC-22-0551

Department of Comprehensive Planning
500 S. Grand Central Parkway,
Box 551741, Las Vegas, NV 89155-1741

Re: JUSTIFICATION LETTER

To Whom It May Concern:

The address 5645 Spring Mountain Rd (parcel: 163-13-203-004) is located in a C-1 zone. On-premise consumption of alcohol requires a Special Use permit in a C-1 zoning district per Title 30.

Therefore, I am requesting for a "service bar" (serve alcohol with a meal) Special Use permit on the parcel so we can offer beer & wine to our customers along with the food at our restaurant too.

Please feel free to contact me if you have any questions.
Thank you very much for your consideration.

Sincerely,

David Chun

DAVID CHUN
MANAGING MEMBER
C & PK INC DBA TANG

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11/15/22 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

RUSSELL RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0561-VITTORIO HOLDING, LLC:

USE PERMIT for a service bar in conjunction with a restaurant within a retail center on a portion of 3.6 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the west side of Jones Boulevard within Spring Valley. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

163-26-818-001 & 002 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5697 S. Jones Blvd, Suite 220
- Site Acreage: 3.6 (portion)
- Project Type: Service bar
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 1,400 (tenant)/45,438 (retail center)
- Parking Required/Provided: 182/188

Site Plan

The plan shows an existing 45,438 square foot retail center located in 2 parcels with a primary 34,282 square foot in-line retail building located on the northwest portion of the property. A secondary 11,156 square foot pad building is located on the southeast portion of the site. This application is for a service bar with a proposed restaurant (Kase Restaurant) in the pad building. Access to the site is from Russell Road and Jones Boulevard via cross access between the 2 parcels that make up the retail center. The center provides sufficient parking for its patrons.

Landscaping

The plans show existing street and parking lot landscaping. No changes are required or proposed with this application. On the west side of the site, an existing zone boundary wall with mature landscaping is located between the subject site and the residential use to the west.

Elevations

Photos depict a 1 story building with painted stucco walls, storefront windows and doors, tile roofing, and various off-set surface planes.

Floor Plans

The floor plan depicts a 1,400 square foot suite with a dining area, restrooms, and kitchen area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant proposes a service bar in conjunction with a traditional Japanese restaurant. All alcoholic beverages will be served incidentally with food. The applicant states that alcohol will not be the majority of the restaurant's revenue. The proposed hours of operation are daily from 11:00 a.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0712	Allowed an on-premises consumption of alcohol establishment (service bar)	Approved by PC	November 2018
DR-0792-17	Comprehensive sign package (wall signage)	Approved by BCC	November 2017
DR-0311-17	Comprehensive sign package	Approved by BCC	June 2017
UC-0389-15	Secondhand sales	Approved by PC	June 2015
UC-0874-14	Recreational facility (indoor playground)	Approved by PC	December 2014
WS-1097-08	Allowed temporary signs to be displayed for a 90 day period	Approved by BCC	February 2009
UC-1901-05	Allowed an on-premises consumption of alcohol establishment (supper club) within 200 feet of a residential use	Approved by PC	January 2006
ZC-1363-02 (WC-0042-04)	Waived condition of a zone change requiring all signage to be monument style and incorporate common design elements for a shopping center	Approved by BCC	March 2004
ZC-1363-02 (WC-0098-03)	Waived conditions of a zone change requiring a 2:1 setback, architectural style, storefronts facing the street, and landscaping for a shopping center	Approved by BCC	June 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1363-02	Reclassified the property from R-E to C-1 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Undeveloped
South	Neighborhood Commercial	C-1	Developed & undeveloped commercial site
East	Compact Neighborhood (18 du/ac)	RUD	Single family residential development
West	Low-Intensity Suburban Neighborhood (5 du/ac)	R-D	Single family residential development

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff does not anticipate any negative impacts to the existing development in terms of parking or a change in the character of the complex by adding a service bar in conjunction to a restaurant. The proposed business will not intensify the existing use on the property. Similar uses have been approved at this location with no known negative impact or complaints filed with the Clark County Public Response Office. Therefore, staff can support the proposed request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES TRADER

CONTACT: JAMES TRADER, LAS VEGAS, 10293 GLIMMERING STAR DR, LAS VEGAS, NV 89178



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

5

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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>110-22-0561</u> DATE FILED: <u>09/29/22</u> PLANNER ASSIGNED: <u>JUD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>NOV 15, 2022</u> 7pm @ 6pm BCC MEETING DATE: <u>—</u> FEE: <u>\$675⁰⁰</u>
	PROPERTY OWNER NAME: <u>Vittorio Holding LLC</u> ADDRESS: <u>5960 S Jones Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-388-1800</u> CELL: _____ E-MAIL: <u>vverme@mdlgroup.com</u>
	APPLICANT NAME: <u>James Trader</u> ADDRESS: <u>10293 Glimmering Star Dr</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>305-360-3685</u> CELL: _____ E-MAIL: <u>mrjtrader@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 16326818002

PROPERTY ADDRESS and/or CROSS STREETS: 5697 S Jones Blvd Suite 220, Las Vegas NV 89118

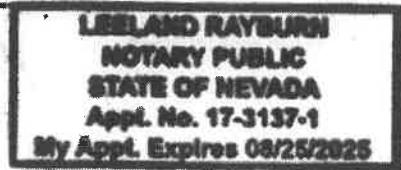
PROJECT DESCRIPTION: Service bar with a restaurant

(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.

Daniel Vittorio
 Property Owner (Signature)* DANIEL VITTORIO
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9/17/2022 (DATE)
 By Daniel Vittorio
 NOTARY PUBLIC: [Signature]



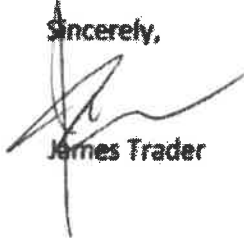
*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

UC-22-0561

To whom it may concern,

Our intended use of the space located at 5697 S Jones Blvd. suite 220, Las Vegas NV. 89118 is to open a traditional Japanese sushi restaurant for lunch and dinner service. We are requesting permission to serve domestic and imported beer, wine, and sake incidentally with food, and for alcohol not to be a majority of our restaurants revenue. Our intended daily hours of operation will be between 11am and 10pm. Kindly let me know if you need any additional information to process our application and request. I can be reached at 305-360-3685 or mrjtrader@gmail.com. Thank you for your time and consideration.

Sincerely,



James Trader

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11/15/22 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

MILLER LN/TARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0553-YGNEI LZI GIANNI L & KNOWLES AUDRA C.:

VACATE AND ABANDON a portion of a right-of-way being Miller Lane located between Tara Avenue and Edna Avenue (alignment) within Spring Valley (description on file). JJ/jud/xx
(For possible action)

RELATED INFORMATION:

APN:

163-09-603-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is proposing to build a house towards the south end of the lot (corner of Miller Lane and Edna Avenue - alignment). Miller Lane is a dead-end and the applicant wishes to place the driveway at the southeast corner of the parcel. The area to be vacated is a 938 square foot area along Miller Lane, in the immediate southeast corner of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0160-14	A request to waive lot size area and off-site improvements	Denied by BCC	May 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Ranch Estate Neighborhood (2 du/ac)	R-E (RNP-I)	Single family residential
South & West	Mid-Intensity Suburban Neighborhood (8 du/ac)	R-1	Single family residential & private drainage easement with a trail

STANDARDS FOR APPROVAL:

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

Analysis
Public Works - Development Review
NOT READY TO MERGE

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GIANNI YGNELZI

CONTACT: NELSON SURVEYING, P.O. BOX 365109, NORTH LAS VEGAS, NV 89115



VACATION APPLICATION

6

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-22-0553</u>	DATE FILED: <u>09/28/2022</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>JUD</u>	TAB/CAC DATE: <u>10/25/22</u>
			TAB/CAC: <u>Spring Valley</u>	
			PC MEETING DATE: <u>Nov. 15, 2022 @ 7pm</u>	
			BCC MEETING DATE: <u>—</u>	
			FEE: <u>\$87500</u>	

PROPERTY OWNER	NAME: <u>Gianni L Ygnelzi</u>
	ADDRESS: <u>4520 vicki ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702-523-7646</u> CELL: _____
	E-MAIL: <u>Pro-m@msn.com</u>

APPLICANT	NAME: <u>Gianni L Ygnelzi</u>
	ADDRESS: <u>4520 vicki ave</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89139</u>
	TELEPHONE: <u>702-523-7646</u> CELL: _____
	E-MAIL: <u>Pro-m@msn.com</u>
	REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Nelson Surveying LLC,</u>
	ADDRESS: <u>2383 Gateway Road</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89115</u>
	TELEPHONE: <u>702-452-3633</u> CELL: <u>702-595-9418</u>
	E-MAIL: <u>Nelsonsurveying@yahoo.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-09-603-004

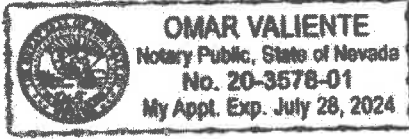
PROPERTY ADDRESS and/or CROSS STREETS: Miller Lane and Tara Avenue

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

[Signature]
Property Owner (Signature)*

Gianni L Ygnelzi
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON July 12, 2022 (DATE)
By Gianni Lewis Ygnelzi
NOTARY PUBLIC: [Signature]



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

VS-22-0553

11 August 2022

Department of Comprehensive Planning
500 S. Grand Central Parkway,
Las Vegas, NV 89155

PLANNER
COPY

Justification Letter

To Whom it May Concern:

I'm Planning on building my home on parcel 163-09-603-004. I want to place my home towards the south end of the lot. In doing so I can build over to one side and leave a whole section open for a future home build. Miller Lane is a dead end, and I would like to use that far corner as a driveway to enter into my property. In removing that corner my home can be set as close to the south and east corner with minimum setbacks. The area to be Vacated and Abandoned is a 938 Square Foot area along Miller Lane Located within a portion of the S 1/2 of the E 1/2 of the SW 1/4 of the SE 1/4 of the NE 1/4 of Section 9, Township 21 South, Range 60 East, M.D.B.&M.

11/15/22 PC AGENDA SHEET

FUEL CANOPY & BUILDING ADDITIONS
(TITLE 30)

FLAMINGO RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0545-S & S FUELS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for additions and site improvements to an existing convenience store within a commercial center on 0.8 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Flamingo Road and the east side of Jones Boulevard within Spring Valley. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

163-13-401-006

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the departure distance from an intersection to a driveway along Jones Boulevard to 22 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (an 88% reduction).
- b. Reduce throat depth for the driveway along Jones Boulevard to a minimum of 15 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6080 W. Flamingo Road
- Site Acreage: 0.8
- Project Type: Convenience store building expansion and the addition of a fuel canopy
- Number of Stories: 1
- Building Height (feet): 27 (building)/19 (canopy)
- Square Feet: 953 (addition)/3,742 (total)
- Parking Required/Provided: 17/22; 152/173 (overall)

Site Plans

The plans depict an existing commercial center consisting of a convenience store, an in-line retail building, and pad sites along Flamingo Road. The development has cross access and ingress/egress easements in place for shared parking and access with the remaining portions of the shopping center. The parcel the convenience store is located on will have modifications to the site improvements along with the relocation of access points on Jones Boulevard. More specifically, an addition is proposed on the west side of the convenience store, setback approximately 30 feet from Jones Boulevard. A new canopy is proposed in front of the convenience store, set back approximately 30 feet from Flamingo Road and almost 50 feet from Jones Boulevard. The commercial center has 3 driveways from Jones Boulevard and the center driveway will be closed as part of this project.

Landscaping

The landscape area where the building will be extended toward Jones Boulevard has been increased and will provide more plant material than what currently exists. The landscape planter is approximately 25 feet in width and includes trees, shrubs, and groundcover. Additionally, on the south side of the new access drive along Jones Boulevard, the street landscaping will also be increased beyond what exists today.

Elevations

The building is 1 story, up to 27 feet high, the exterior of the building has the standard façade for a 7-Eleven except for the top of the walls, having decorative wood panels. The height of the building varies slightly from 22 feet to 27 feet and has been designed to break-up the roofline and enhance the overall look of the building. The gasoline canopy is approximately 19 feet high and will have similar materials and design as the convenience store.

Floor Plans

The convenience store has an area of 3,742 square feet consisting of customer service areas, sales floor, gaming area, storage areas, restrooms, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed enhancements to this existing property will provide the commercial neighborhood with a modern aesthetic, cleaner amenities and safe conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0322	Hookah lounge	Approved by PC	June 2019
UC-0156-07	Massage	Denied by BCC	April 2007
ET-0029-05 (VC-1974-99)	Second extension of time for check cashing	Approved by BCC	April 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0014-02 (VC-1974-99)	First extension of time for check cashing	Approved by PC	February 2002
VC-1974-99	Check cashing	Approved by PC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	R-E	US Post Office
South	Corridor Mixed-Use	C-2	Convenience stores & gasoline station
East	Corridor Mixed-Use	C-2	Remaining portions of the shopping center
West	Corridor Mixed-Use	C-2	Shopping center, convenience stores & gasoline station

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review

Staff finds the proposed improvements will be compatible with the existing shopping center and not negatively affect the surrounding commercial area. The project meets all building setbacks and parking requirements have been met. The addition will be architecturally compatible with the existing buildings in terms of colors and materials; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection to the reduction in the departure distance for the Jones Boulevard commercial driveway. Staff finds that if the driveway was to be moved farther north, it would be into conflict with the building.

Waiver of Development Standards #1b

Staff has no objection to the reduced throat depth for the Jones Boulevard commercial driveway. The applicant has provided an additional landscape buffer to help mitigate the conflict that is normally caused by the reduction in throat depth. The site has 3 driveways that should see a similar amount of use, further mitigating the potential conflict.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; that off-site improvement permits may be required; and that utility poles cannot be located in the sight visibility zones.

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: LINDSEY LEBO

CONTACT: LINDSEY LEBO, LEBO DESIGN, 8607 W. SAHARA AVE., LAS VEGAS, NV 89117

August 7, 2022

Attn: Clark County Planning Department
500 S. Grand Central Parkway, Suite 1
Las Vegas, NV 89155

Re: Justification Letter 7-11 Remodel, Addition & Fuel Canopy at Flamingo and Jones
Application for Design Review


Applicant: S&S Fuels
Parcel Number: 163-13-401-006

To Whom it May Concern:

On behalf of the applicant, we respectfully request Design Review pertaining to the following proposed building addition, remodel and accessory canopy structure and associated site improvements on a previously developed parcel located at 6080 W. Flamingo Road, Las Vegas, NV 89103, assessor's parcel number 163-13-401-006, located in Clark County, Nevada. The property is currently zoned for (C-1) Local Business within the Corridor Mix-Use Planned Landuse.

The requested improvements include the following:

1. Construction of a new fuel canopy on an existing site which is currently developed with a standalone convenience store. The proposed fuel canopy structure covers 2,600 sf for 8 fueling stations.
2. Installation of an air station.
3. Construction of a new building addition which will add 953 square feet to an existing 2,789 square foot convenience store.
4. Closure of existing north curb cut on Jones Boulevard
5. Relocation of existing south curb cut on Jones Boulevard further north on the site away from the intersection and updating depth and width of curb cut.
6. Update building façade and materials for a more modern and aesthetically desirable highly visible corner location.
7. New site improvements including trash enclosure, site lighting, landscaping and parking layout to meet Title 30 requirements as well as IECC.
8. Underground storage tanks, fuel dispensers and canopy / site signage are to be permitted separately by others.

 1+702.682.6466

 8607 W. Sahara Ave.
Las Vegas, NV 89117

 www.LEBOdes.com

Request for Waiver of Development Standards – Commercial Driveway

The applicant is requesting a waiver of standards as they relate to the following items:

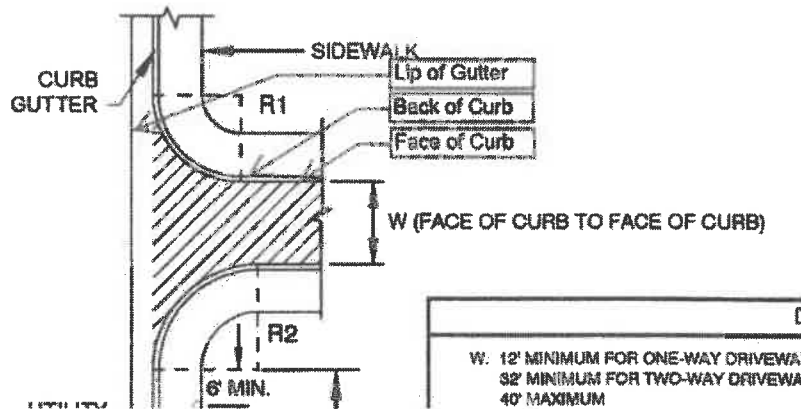
Uniform Standard Drawings Clark County Area 222.1. 150' minimum approach side distance from intersection to curb cut, 190' minimum departure side distance from intersection to curb cut.

The proposed departure distance of 22'-3" does not meet the above development standards due to the size of the parcel. This is the departure distance that currently exists on the site therefore we are requesting waiver of development standards for departure distance.

Uniform Standard Drawings Clark County Area 222.1. 25' minimum throat depth

The new driveway proposed at Jones Boulevard partially meets the uniform standard drawings as listed above. The north curb exceeds the 25' minimum throat depth with an overall depth of 35'-9". The south curb has an overall throat depth of 15'-9" and would require a waiver of development standards.

The proposed driveway width for the Jones driveway is drawn and dimensioned at 35-foot face-of-curb to face-of-curb (or 32 foot lip-of-gutter to lip-of-gutter) which meets the uniform standard drawings.



The proposed driveway also meets the 15' minimum turn out radius and 25' minimum turn in radius as dimensioned on CCAUSD Drawing #222.1 R1 and R2.

The two existing curb cuts located along NDOT right-of-way on Flamingo Road are proposed to remain as-is with no modifications. NDOT will require a traffic study as part of their review process.

We feel that the proposed enhancements to this existing property will provide the commercial neighborhood with a modern aesthetic, cleaner amenities and safer site conditions. We respectfully request your approval of the attached application.

Sincerely,
LEBODESIGN, LLC

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

Lindsey K. Lebo, RID
Principal

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11/15/22 PC AGENDA SHEET

LOT SIZE
(TITLE 30)

LINDELL RD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0552-MARTINEZ FAMILY TRUST & MARTINEZ JOSE S & FRANCISCA P CO-TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduced lot size in conjunction with a residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-65) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Lindell Road and Post Road within Spring Valley.
MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-306-008

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the net lot area to 15,893 square feet where 16,200 square feet is required for residential lots along a collector street per Table 30.40-1 (a 2% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6265 Lindell Road
- Site Acreage: 2.1
- Number of Lots/Units: 4
- Minimum/Maximum Lot Size (square feet): 20,018/20,392 (gross); 15,893/18,361 (net)
- Project Type: Single family residential

Site Plans

The plans depict a 4 lot residential subdivision. A single family residence, which was constructed in 1996, exists on what will become the northwestern parcel. The applicant states this residence will remain. Access to the subdivision is from Lindell Road. The applicant is seeking a waiver of development standards for net lot size. The site plans show future lots not meeting the required net lot area. The plans show Lot 1 with a gross area of 20,259 square feet and a net lot size of 15,893 square feet and Lot 4 shows a gross lot area of 20,392 square feet and a net lot size of

16,040 square feet. Both lots are located along Lindell Road, which is a collector street. A submitted Minor Subdivision Map (MSM-22-600029) a review comment was sent to the applicant that they are required to provide a 3 foot streetlight easement along Lindell Road. As such the applicant is seeking to reduce the net lot size to 15,893 square feet due to these required easements.

Landscaping

Landscaping is not a part of this application.

Elevations

The applicant has stated these proposed single family residences will be custom homes and will provide elevation at the time of building permit submission.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that a mapping comment for the minor subdivision stated that the proposed parcel will be losing net area due to the street light easement as follows for Lot 1 (310 square feet) and Lot 4 (350 square feet), which will reduce the required net area below 16,200 square which is the allowable reduction for a collector street (Lindell Road).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0795-08	Waived setbacks and lot area	Approved by PC	October 2010
VS-0772-08	Vacated and abandoned patent easements	Approved by PC	June 2002
UC-1285-06	Increased habitable area for accessory apartment with a design review for accessory apartment	Approved by PC	October 2006

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 reducing net lot area, as such lots within an area designated RNP are intended to generally establish lots close to one-half acre minimum with a minimum net lot size of 18,000 square feet. Code allows a 10% reduction to this minimum area when the lots are along a collector or arterial street. The net area must be maintained for future residents of the lots to have adequate usable space in their lot. However, the applicant is required to provide an easement for future streetlights, which results in a 2% reduction in net lot area for 2 lots. This reduction should have minimal impact to the surrounding neighbors and to the future residents of the lot. As a result, staff can support the waiver of development standards to reduce the net lot area.

Department of Aviation

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that signs, structures, existing and proposed fencing and walls, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 35 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0386-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: JOSE MARTINEZ JR.
CONTACT: WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT,
HENDERSON, NV 89012**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-22-0552</u> DATE FILED: <u>9/27/22</u> PLANNER ASSIGNED: <u>SUN</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>11/15/22</u> BCC MEETING DATE: _____ FEE: <u>\$475</u>
	PROPERTY OWNER NAME: <u>MARTINEZ FAMILY TRUST and MARTINEZ JOSE S & FRANCISCA P CO-TRS</u> ADDRESS: <u>6265 Lindell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-220-7373</u> CELL: <u>702-418-2505</u> E-MAIL: <u>jr@pepeconstruction.com</u>
	APPLICANT NAME: <u>Jose Martinez Jr.</u> ADDRESS: <u>6265 Lindell Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-220-7373</u> CELL: <u>702-418-2505</u> E-MAIL: <u>jr@pepeconstruction.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Wade Takashima</u> ADDRESS: <u>953 Rock Ledge Ct</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-498-4498</u> CELL: <u>702-810-3913</u> E-MAIL: <u>wade@creativefit.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-36-306-008

PROPERTY ADDRESS and/or CROSS STREETS: 6265 Lindell Rd

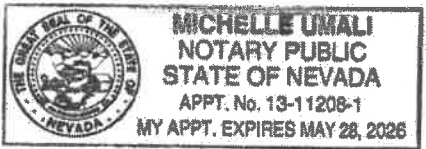
PROJECT DESCRIPTION: Waiver request to allow for reduction of net allowance area. Per table 30.40-1. For lots 1 & 4

(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)
 STATE OF Nevada
 COUNTY OF Clark

JOSE S MARTINEZ Sr.
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON 09-25-2022 (DATE)
 By Jose S. Martinez Sr.
 NOTARY PUBLIC: [Signature]



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

Justification Letter

July 26, 2022

Clark County – Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106
Ph: 702-455-4314

WS-22-0552

**Re: Parcel Map for Jose Martinez – Justification Letter
APN# 163-36-308-008**

To Whom It May Concern:

This application is to apply for a waiver of development standards for the new 4 lot residence subdivision parcel map for the current reference parcel number above. During the review through mapping for the minor residential subdivision (MSM-22-600029), a review comment has surfaced where we will be required to provide a 3' street light easement along Lindell Road for future streetlights. We are requesting relief on the net area requirements for Lots #1 & #4.

The total gross square footage of the 4 lots are 80,711 sf located at the northwest corner intersection of Lindell Road & Post Road. See lot area breakdown below:

1. Lot #1 – Gross Area = 20,259 sf / Net Area = 16,203 sf – 310 sf = 15,893 sf
2. Lot #2 – Gross Area = 20,018 sf / Net Area = 18,055 sf
3. Lot #3 – Gross Area = 20,042 sf / Net Area = 18,361 sf
4. Lot #4 – Gross Area = 20,392 sf / Net Area = 16,390 sf – 350 sf = 16,040 sf.

Waiver Request #1: With the mapping comment we will be losing net area due to the street light easement as follows for Lot 1 (310 sf) & Lot 4 (350 sf) which will reduce the required net area below 16,200 sf per Table 30.40-1 (R-E Zoning) allowable reduction for Lindell Road a collector street.

Waiver Request #1 Justification: Currently, there are no streetlights in close proximity along Lindell Road and the similar surrounding R-E lots are setup for these 4 lot type of developments and therefore we believe this is a good justification for relief for the net area requirements.

We are requesting approval for the waiver of development standards to allow us to proceed with our current proposed project.

We look forward to working with Clark County to create another great project. Should you have any questions regarding our project please feel free to contact me at your convenience at 702-810-3913.

Sincerely,



Wade Takashima, NCARB, AIA, LEED AP
Chief Executive Officer
Creative FIT



11/16/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

REDWOOD ST/DIABLO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0558-DFA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Diablo Drive and Dewey Drive, and between Redwood Street and Santa Margarita Street within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:
163-26-411-002 through 163-26-411-004

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing pedestrian access easement located at the northwest corner of the project site, adjacent to Diablo Drive. The pedestrian access easement measures 465 square feet in area and covers an existing driveway along Diablo Drive. The driveway on Diablo Drive is being relocated with the development of the subject property; therefore, a new easement will be dedicated in concurrence with the reconstructed driveway.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0360-07	Place of worship - expired	Approved by PC	May 2007
WS-1334-05	Signage for an office complex	Approved by BCC	July 2006
TM-0316-02	One lot commercial subdivision	Approved by PC	September 2002
WC-244-02 (ZC-2149-98)	Waiver of conditions in conjunction with a design review for an office building	Approved by BCC	September 2002
ZC-2149-98	Reclassified the project site to C-P zoning with a use permit for an assisted living facility	Approved by BCC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	C-P	Spring Valley Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Senior housing approved via NZC-22-0068
East	Public Use	P-F	Grant Sawyer Middle School
West	Neighborhood Commercial	R-E	Undeveloped & single family residential

Related Applications

Application Number	Request
UC-22-0557	A use permit for a daycare facility and private school (K-8) 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 the pedestrian access easements since the driveway with the easement is being relocated. A new easement will be granted for the new driveway location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Grant a new pedestrian access easement;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

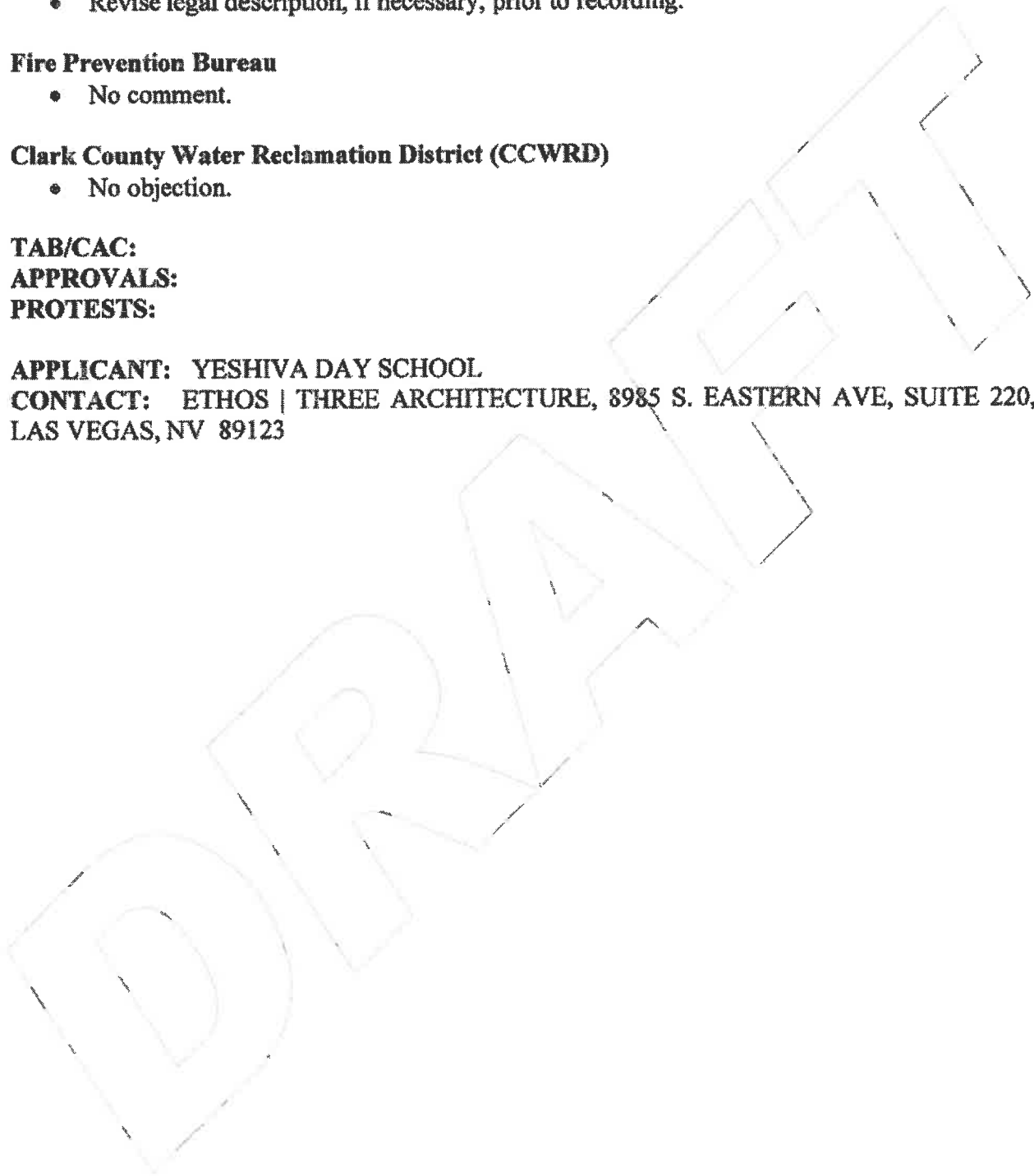
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: YESHIVA DAY SCHOOL

**CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVE, SUITE 220,
LAS VEGAS, NV 89123**





VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

9

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>V5-22-0558</u>	DATE FILED: <u>9/28/22</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>MNO</u>	TABICAC DATE: <u>10/25/22</u> <u>@ 6:00 P.M.</u>
		TABICAC: <u>SPRING VALLEY</u>	
		PC MEETING DATE: <u>-</u>	
		BCC MEETING DATE: <u>11/16/22 @ 9:00 A.M.</u>	
		FEE: <u>\$ 875</u>	

PROPERTY OWNER	NAME: <u>DFA LLC</u>
	ADDRESS: <u>8350 Eastgate Road</u>
	CITY: <u>Henderson</u> STATE: <u>Nv</u> ZIP: <u>89015</u>
	TELEPHONE: <u>(702)335-8844</u> CELL: _____
	E-MAIL: <u>don@ahern.com</u>

APPLICANT	NAME: <u>Yeshiva Day School Of Las Vegas</u>
	ADDRESS: <u>8350 Eastgate Road</u>
	CITY: <u>Henderson</u> STATE: <u>Nv</u> ZIP: <u>89074</u>
	TELEPHONE: <u>(702) 838-8003</u> CELL: <u>n/a</u>
	E-MAIL: <u>dmandel@ydlv.org</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Joe K. Peck</u>
	ADDRESS: <u>6345 So. Jones Blvd. Suite 100</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nv</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 365-9312</u> CELL: <u>n/a</u>
	E-MAIL: <u>joe@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-26-411-002

PROPERTY ADDRESS and/or CROSS STREETS: 5525 Redwood Street

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.

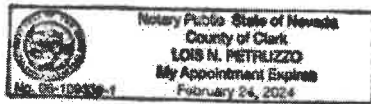
Don F. Ahern
Property Owner (Signature)*

Don F. Ahern
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10/25/22 (DATE)

By Don F. Ahern
NOTARY PUBLIC: [Signature]



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

Civil
Flood Control
Structural
Surveying
Traffic



September 21, 2022

Clark County Comprehensive Planning
Pre-Review
500 South Grand Central Parkway
Las Vegas, NV 89106

VS-22-0558

Subject: Vacation Pedestrian Access Easement-Justification Letter for Yeshiva Day Care School of Las Vegas, Nevada APR-22-1008993
Lochsa Engineering Project No. 221167
APN 163-26-411-002

PLANNER
COPY

Dear Sir or Madam,

This letter is intended to provide as justification to vacate a Pedestrian Easement located on APN 163-26-411-002. Lochsa Engineering has been directed by staff to vacate the existing pedestrian access easement described as "Exhibit "A" Legal Description Lot 1-2 Pedestrian Access Easement Vacation and Exhibit "B" attached for reference as part of this submittal. The easement is for an existing driveway located on Diablo Drive. We are working on a project entitled "Yeshiva Day School of Las Vegas". As a part of this new project, the driveway will be relocated to the west which places the driveway further away from the intersection of Redwood Street and Diablo Drive. Due to this relocation the existing pedestrian will require the vacation and a new easement be dedicated for the reconstructed driveway.

We respectfully request a favorable review and approval to vacate said Pedestrian Access Easement as directed by staff.

Please do not hesitate to contact our office at your earliest convenience, should you have any questions regarding any of the above.

Sincerely,


Joe K. Peck



"At the end of the day people won't remember what you said or did, they will remember how you made them feel." – Maya Angelou

O: (702) 365-9312
Las Vegas, Nevada
joe@lochsa.com
www.lochsa.com

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11/16/22 BCC AGENDA SHEET

SCHOOL/DAYCARE
(TITLE 30)

DEWEY DR/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0557-DFA, LLC:

USE PERMITS for the following: 1) school; and 2) daycare.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce height/setback ratio; 3) alternative landscaping; 4) reduce landscaping; 5) architectural compatibility; 6) eliminate the pedestrian walkway from the adjacent public sidewalk to the principal building; 7) reduce parking; 8) allow access to a local street where not permitted; 9) allow modified driveway design standards; and 10) allow modified street standards.

DESIGN REVIEWS for the following: 1) school; and 2) daycare on 4.1 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the north side of Dewey Drive and the west side of Redwood Street within Spring Valley. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-26-411-002 through 163-26-411-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 42 feet where 35 feet is the maximum height permitted per Table 30.40-4 (a 20% increase).
2. Reduce the height/setback ratio requirement adjacent to a single family residential use to 63 feet where 87 feet is required per Section 30.56.070 and Figure 30.56-10 (a 27.6% reduction).
3.
 - a. Permit alternative landscaping adjacent to a residential use (single family) where landscaping per Figure 30.64-12 is required per Section 30.48.660.
 - b. Permit alternative landscaping adjacent to stacking lanes contiguous to the public right-of-way (Redwood Street) where landscaping per Figure 30.64-12 is required per Section 30.48.660.
4. Reduce landscape island fingers where an island finger shall be installed to provide a maximum of 6 spaces in a row when there is no planting strip and a maximum of 12 spaces in a row when there is a planting strip per Figure 30.64-14.
5. Waive architectural compatibility standards for a classroom and multi-purpose buildings per Table 30.40-4.
6. Eliminate the pedestrian walkway from the adjacent public sidewalk along Redwood Street to the principal building entrance where a 5 foot wide walkway is required to connect the adjacent sidewalk to the principal building entrance per Section 30.60.050.

7. Reduce parking to 90 parking spaces where 91 parking spaces are required per Table 30.60-1 (a 1.1% reduction).
8. Allow access to a local street where a daycare must be adjacent to, and accessed from, a collector or arterial street per Table 30.44-1.
9.
 - a. Reduce throat depth to 8 feet for a driveway along Diablo Drive where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 94.7% reduction).
 - b. Reduce the curb return radius for a commercial driveway along Diablo Drive to 5 feet where a minimum radius of 15 feet is required per Uniform Standard Drawing 222.1 (a 66.7% reduction).
10. Reduce the approach distance for a driveway along Diablo Drive to 103 feet where a distance of 150 feet is required to Redwood Street per Uniform Standard Drawing 222.1 (a 31.4% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5525 to 5585 Redwood Street
- Site Acreage: 4.1
- Project Type: Daycare and school
- Number of Stories: 2 (existing and proposed buildings)
- Building Height (feet): 32 (existing building)/35 (multi-purpose building)/42 (classroom building)
- Square Feet: 27,096 (existing Building A)/10,746 (Building B)/7,504 (Building C)/12,031 (Building D)
- Parking Required/Provided: 67/223 (Phase 1a); 32/223 (Phase 1b); 66/90 (Phase 2); 89/90 (Phase 3); 91/90 (Phase 4)

History and Request

The subject property was reclassified to C-P zoning via ZC-2149-98 by the Board of County Commissioners (BCC) in April 1999 with a use permit for an assisted living facility. A design review for an office building was subsequently approved with WS-0244-02 (ZC-2149-98) in September 2002 by the BCC. The applicant is requesting to convert the existing office building into a daycare facility and private school (K through 8) and to develop the remainder of the site within the next 4 years, in 4 phases. The daycare facility and private school will operate on weekdays between the hours of 8:00 a.m. to 4:00 p.m. The analysis below provides a description of each individual phase, including the estimated date of completion, site improvements, number of students, and parking analysis. There is currently an existing tenant within the office building; however, the tenant will vacate the building during phase 1b of the development. No increase to finished grade is proposed with this application request.

Site Plan – Phase 1a and 1b (estimated completion by August 2023)

The plans depict an existing 2 story office building (Building A) centrally located within the project site currently serving an office tenant. The office building will transition to a daycare facility and private school, consisting of 90 daycare students in 6 classrooms and 310 students (K through 8) in 18 classrooms for Phase 1a of the development. Phase 1b is designed to accommodate 90 daycare students in 6 classrooms and 400 students (K through 8) in 21 classrooms with the vacation of the existing office tenant. The existing office building has the following setbacks: 1) 234 feet from the north property line adjacent to Diablo Drive; 2) 231 feet from the south property line along Dewey Drive; 3) 88.5 feet from the east property line adjacent to Redwood Street; and 4) 86 feet from the west property line, adjacent to existing single family residences and undeveloped lots. Playground areas for the students are located immediately to the north and south of the office building. The proposed queuing plan for phase 1 of the development features a 1 way in and 1 way out, 2 way drive aisle, measuring 24 feet in width, located along the west, south, and southeastern portions of the site. Ingress (entrance) to the project site is granted via a proposed driveway located along Diablo Drive while egress (exit) from the site is provided through an existing driveway along Redwood Street. Phase 1a of the development requires 67 parking spaces where 223 parking spaces are provided. Phase 1b of the development requires 32 parking spaces where 223 spaces are provided.

Site Plan – Phase 2 (estimated completion by August 2024)

The plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story classroom building (Building B) will be constructed immediately to the southwest of the existing building during phase 2 of the development. The first floor of the proposed classroom building will serve 120 daycare students while the second floor will serve 200 middle school students. Phase 2 is designed to accommodate a maximum of 800 students (200 daycare and 600 K through 8). The proposed classroom building has the following setbacks: 1) 395 feet from the north property line adjacent Diablo Drive; 2) 49 feet from the south property line along Dewey Drive; 3) 156 feet from the east property line adjacent to Redwood Street; and 4) 63 feet from the west property line, adjacent to existing single family residences and undeveloped lots. Playground areas are located to the north of the existing building and to the east of the proposed classroom building. A waiver of development standards is required to increase the height of the proposed classroom building to 42 feet. The portion of the building measuring 35 feet in height encroaches into the 3:1 height setback, necessitating a waiver of development standards. A third waiver is requested as a pedestrian connection will not be provided from the sidewalk along Redwood Street to the principal building entrances. The proposed queuing plan for Phase 2 of the development features a 1 way in and 1 way out, 2 way drive aisle, measuring 24 feet in width, located along the west, south, and southeastern portions of the site. Ingress (entrance) to the project site is granted via a proposed driveway located along Diablo Drive while egress (exit) from the site is provided through a proposed (reconstructed) driveway along Redwood Street. A second driveway entrance to the project site is granted via a proposed driveway along Diablo Drive, located at the northeast corner of the site. The second driveway entrance is for ingress (entrance) purposes only serving busses that will pick-up and drop-off students. The bus queuing lane measures 24 feet in width and is located along the northeast portion of the site, along Redwood Street. Busses will exit the site from the driveway adjacent to Redwood Street. A waiver of development standards is required to reduce the throat depth and curb return radius for the second driveway entrance along Diablo Drive, in addition to

reducing the approach distance to the Diablo Drive and Redwood Street intersection. Phase 2 of the development requires 66 parking spaces where 90 parking spaces are provided.

Site Plan – Phase 3 (estimated completion by August 2025)

The plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story classroom building (Building B) will be constructed immediately to the southwest of the existing building during phase 2 of the development. A 2 story classroom building (Building C) will be constructed immediately to the east of Building B during phase 3 of the development. Phase 3 of the development will allow the campus to grow to its full capacity of 1,000 students (250 daycare and 750 K through 8). Building C has the following setbacks: 1) 398.5 feet from the north property line adjacent to Diablo Drive; 2) 129 feet from the south property line along Dewey Drive; 3) 53 feet from the east property line adjacent to Redwood Street; and 4) 136 feet from the west property line, adjacent to existing single family residences and undeveloped lots. Playground areas are located to the north of the existing building and to the southeast of classroom Buildings B and C. The circulation and queuing plan for Phase 3 of the development remains unchanged from Phase 2. Phase 3 of the development requires 89 parking spaces where 90 parking spaces are provided.

Site Plan – Phase 4 (estimated completion by August 2026)

The plans depict an existing 2 story classroom building (Building A) centrally located within the project site. A 2 story, multi-purpose building (Building D) will be constructed immediately to the north of Building A. The multi-purpose building will consist of a gymnasium, art and science classrooms, and 2 kitchens. The multi-purpose building has the following setbacks: 1) 93.5 feet from the north property line adjacent to Diablo Drive; 2) 389 feet from the south property line along Dewey Drive; 3) 95 feet from the east property line adjacent to Redwood Street; and 4) 81 feet from the west property line, adjacent to existing single family residences and undeveloped lots. Playground areas for the students are located immediately to the north and northeast of the multi-purpose building. A second playground area is located immediately to the southeast of Buildings B and C. The addition of the multi-purpose building will not increase student capacity on the campus; however, the addition of the 2 classrooms necessitates a waiver of development standards to reduce parking. Phase 4 of the development requires 91 parking spaces where 90 parking spaces are provided.

Landscape Plans

The plans depict an existing landscape area along the west property line measuring 10 feet in width. A waiver of development standards to plant an alternative species of trees, in lieu of large 24-inch box evergreen trees, is requested due to the overhead NV Energy easement. A 6 foot wide landscape area will be maintained along Diablo Drive and Redwood Street. A waiver of development standards is requested to permit a 6 foot wide landscape area along the vehicle stacking lanes, adjacent to Redwood Street, where an intense landscape buffer is required per the CMA design standards. Interior landscaping is equitably distributed throughout the site; however, a waiver is also requested to reduce the required number of landscape finger islands per Figure 30.64-14.

Elevations

Building A (existing building) consists of 2 stories measuring 32 feet to the top of the parapet wall. The exterior of Building A consists of stucco, stone veneer, and an aluminum storefront window system. The building is painted with neutral, earth tone colors. Buildings B and C consist of 2 stories measuring 42 feet in height to the top of the parapet roof. The buildings have varying rooflines including pitched roof elements consisting of standing seam metal. Decorative metal panels are provided on portions of the buildings to complement the primary exterior, consisting of stucco. Standing seam metal canopies are also provided over portions of the first floor area for the buildings. Building D measures 35 feet to the top of the parapet wall and consists of varying rooflines. The exterior of the building consists of stucco, accentuating decorative metal panels, and an aluminum storefront window system. Standing seam metal canopies are also provided over portions of the first-floor area for the buildings. Buildings C and D are painted with neutral, earth tone colors. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. A waiver of development standards is required as the architecture of the proposed buildings is not compatible with the existing single family residences to the west.

Floor Plans

Building A (existing building) measures 27,096 square feet in area and consists of 2 floors with multiple classrooms and restroom facilities. Building B has an area of 10,746 square feet and consists of 2 floors with multiple classrooms, prayer room, electrical room, and restroom facilities. Building C measures 7,504 square feet in area and consists of 2 floors with classrooms, a prayer room, library, laundry room, administrative offices, activity room, teacher's workroom, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed daycare and private school (K through 8) will serve the Jewish communities that primarily live in Summerlin and Henderson. This location is approximately halfway between the existing communities. The site is appropriate for this use because of convenient access from major streets, and proximity to other similar community related community services. The proposed design of the classroom and gymnasium buildings are architecturally compatible with the existing office building and is similar in style to the adjacent Spring Valley Hospital and Grant Sawyer Middle School, which dominate the architectural styles of the immediate neighborhood. The proposed highest point of the shed roof on the prayer room is 42 feet high, requiring a waiver to increase building height an additional 7 feet. The high point of the building is on the opposite side of the site to the residential parcels on the west side, mitigating the impact of the height to the existing development. Immediately north of the school site is the Spring Valley Hospital, which is several feet higher than the proposed school and establishes a precedent for height in the neighborhood. Directly to the east, where the height will have the most impact, there exists a public middle school playground which will not be negatively affected by the extra 7 feet of additional height on the proposed school site. Therefore, the impact of the proposed height on the neighborhood is negligible. The reduction to throat depth is justified as the driveway is designated as 1 way entering movements only. The

throat depth cannot be met due to the parking requirements for the project. This driveway is required to provide for on-site circulation for parents during the pick-up and drop-off operations. The parking spaces are primarily for staff who would not be utilizing them during the pick-up and drop-off time periods. Additionally due to the nature of the operations of the facility the parking lot does not experience a lot of turnover during a short period of time, except during the pick-up and drop-off time periods of which the parents would not be utilizing the parking stalls to pick-up or drop-off students. Thus, the potential conflicts with the vehicles utilizing the driveway will be low during the peak time due to the operational characteristics.

To mitigate the request to reduce the height setback ratio, the applicant is proposing to install 24 inch box Heritage Live Oak trees in lieu of large evergreen in the landscape buffer. The tree spacing and quantity will be as required by Figure 30.64-12, meeting the intent of the of the buffering requirements. The applicant states the request to waive the intense landscape buffer adjacent to the vehicle stacking lane along Redwood Street is justified as they propose to retain the existing 6 foot landscape width while providing the trees at minimum spacing to accommodate tree health and retaining of existing healthy trees. Increasing the landscape width would reduce the relatively small daycare playground area. The landscape buffer required along the length of Redwood Street is opposite the playground area/sports field of the Grant Sawyer Middle School where visual privacy and noise reduction concern would be very minimal. The applicant proposes to provide the pedestrian connection on Diablo Street only. Pedestrians in this case are primarily school age children. The access provides a safe and unobstructed path to the building entries from the public right-of-way. If additional access connections were provided on either Redwood Street or Dewey Avenue, the children would have to cross on site vehicular traffic lanes, which is a substantial hazard. All new parking areas include the required landscaping. The adjacent intense landscape buffer to the existing, non-compliant parking area will shade and screen the parking spaces adequately. In addition, the existing parking space canopies will reduce the heat island effect better than the required trees. The driveway along Diablo Drive is positioned to align with an existing driveway on the north side of Diablo Drive. This driveway is restricted to be utilized by school buses only, as such the number of vehicles accessing the driveway will be low. The driveway is designated as one-way entering movements only. This 5 foot radius is specifically to accommodate right turn exiting vehicles which will not occur at this driveway. The larger radius is not needed for the buses to make either a left or right turn into the site, this movement can be performed with the 5 foot radius. Additionally with this design non-standard sidewalk ramps are requested. The proposed design is a result of the requested waiver but still allows for pedestrians to cross the driveway. The typical additional sidewalk is not needed in order for persons to cross the driveway nor is a pedestrian access provided from these locations into the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0360-07	Place of worship - expired	Approved by PC	May 2007
WS-1334-05	Signage for an office complex	Approved by BCC	July 2006

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0316-02	One lot commercial subdivision	Approved by PC	September 2002
WC-0244-02 (ZC-2149-98)	Waiver of conditions in conjunction with a design review for an office building	Approved by BCC	September 2002
ZC-2149-98	Reclassified the project site to C-P zoning with a Use Permit for an assisted living facility	Approved by BCC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	C-P	Spring Valley Hospital
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Senior housing
East	Public Use	P-F	Grant Sawyer Middle School
West	Neighborhood Commercial	R-E	Undeveloped & single family residences

Related Applications

Application Number	Request
VS-22-0558	A request to vacate a pedestrian access easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permits & Waiver of Development Standards #8

Staff's primary concerns with schools and daycare facilities are to ensure compatibility with existing and planned surrounding land uses and that there is adequate on-site parking. While the parking requirements for the proposed development are met for the first 3 phases of the development, the required number of parking spaces are slightly reduced for the fourth phase of the school and daycare facility. Staff is primarily concerned with the location of the proposed daycare facility and private school (K through 8) and their proximity to Sawyer Middle School. Sawyer Middle School, per the Clark County School District, currently has an enrollment of 1,184 students with capacity for an additional 252 students (1,436 students total). An estimated

enrollment of 1,000 students (250 daycare and 750 K through 8) is anticipated for the daycare facility and private school at the completion of Phase 4 in August 2026. Staff is concerned the additional traffic generated by the daycare facility and school will potentially impact the adjacent local streets, Diablo Drive and Redwood Street, in addition to impacting the existing vehicular traffic generated by Sawyer Middle School. Staff finds the proposed uses are not appropriate at this location and may conflict with the vehicular traffic generated by the existing middle school. Therefore, staff recommends denial of these requests.

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The increase to the height of the classroom building (Building B) to a maximum of 42 feet is minimal and should not impact the adjacent single family residential development to the west. Furthermore, the reduced height/setback ratio for the classroom building (Building B) should also have minimal impact on the single family residences to the west. However, since staff is not supporting the use permits and design reviews, staff cannot support these requests.

Waivers of Development Standards #3 & #4

Staff does not object to the alternative landscaping provided along the west property line adjacent to the existing residential uses and the alternative street landscaping along Redwood Street. The applicant will maintain the existing 10 foot wide landscape area along the west property line; however, will substitute an alternative species of tree in lieu of a 24-inch box large evergreen tree due to the existing overhead NV Energy easement. The tree quantity and spacing within the landscape area is equivalent to the number of trees required within the intense landscape buffer, per Figure 30.64-11. Staff finds the proposed landscape area along the stacking/queuing lanes adjacent to Redwood Street is adequate. The request to reduce parking lot landscaping is essentially based on a pre-existing condition. The existing covered parking along the west side of the project site includes landscape finger islands every 15 parking spaces, where 1 island must be provided every 12 parking spaces per Code. Landscape finger islands will be provided within the new parking areas associated with the phased development. Furthermore, in the event a landscape finger island cannot be provided with the future development, a waiver is requested. Staff does not have an objection to this request as the reduction to parking lot landscaping is minimal. However, since staff is not supporting the use permits and design reviews, staff cannot support these requests.

Waiver of Development Standards #6

Staff finds that it would not be practical to provide the required 5 foot wide pedestrian walkway from the adjacent public sidewalk along Redwood Street to the principal building entrances of the school. Providing the required pedestrian walkway would force students to walk across the designated queuing lanes for automobiles and school buses, creating a potential conflict between

students and vehicles. However, since staff is not supporting the use permits and design reviews, staff cannot support this request.

Waiver of Development Standards #7

The request to reduce the required number of parking spaces by 1 space within Phase 4 of the development is negligible. However, since staff is not supporting the use permits, waivers of development standards, and design reviews, staff cannot support this request.

Design Reviews & Waiver of Development Standards #5

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Varying rooflines, contrasting colors and building materials have been utilized to break-up the mass on portions of the buildings. The proposed buildings are complementary to the existing building centrally located within the project site. The proposed buildings comply with the intent of the CMA Overlay District which encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public. However, since staff is not supporting the request in its entirety, staff cannot support the design review and waiver of development standards #5.

Public Works - Development Review

Waiver of Development Standards #9a

Staff has no objection to the reduction in throat depth for the western driveway on Diablo Drive. The driveway will be ingress only and the applicant has provided space for over 70 vehicles to queue on site, reducing the potential for stacking the right-of-way caused by reduced throat depth. However, since Planning cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #9b

Staff can support the reduction in the radius for the eastern driveway on Diablo Drive. The driveway is designed as a 1 way bus only driveway with on-site queuing for up to 6 buses. However, since Planning cannot support this application in its entirety, staff cannot support this request.

Waiver of Development Standards #10

Staff has no objection in the reduction of approach distance for the eastern driveway on Diablo Drive. The driveway will be an ingress only driveway reducing the impact that is caused by the reduction in approach distance. However, since Planning cannot support this application in its entirety, 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:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- If a crosswalk and/or flashers are required now or in the future, the applicant or owner shall design and construct the improvements to the satisfaction of the County and at the sole expense of the applicant or owner, with said measures to be completed in a timely manner as determined by Public Works.

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 #0388-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAE:

APPROVALS:

PROTESTS:

APPLICANT: YESHIVA DAY SCHOOL

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVE, SUITE 220, LAS VEGAS, NV 89123



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

10

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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-22-0557</u> DATE FILED: <u>9/28/22</u> PLANNER ASSIGNED: <u>MNO</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>10/25/22</u> PC MEETING DATE: <u>~</u> @ <u>6:00 PM</u> BCC MEETING DATE: <u>11/16/22 @ 9:00 AM</u> FEE: <u>\$1,850</u>
	PROPERTY OWNER NAME: <u>DFA LLC</u> ADDRESS: <u>8350 EASTGATE RD.</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89015</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>YESHIVA DAY SCHOOL of LAS VEGAS</u> ADDRESS: _____ CITY: _____ STATE: <u>NV</u> ZIP: _____ TELEPHONE: _____ CELL: <u>702-524-7812</u> E-MAIL: _____ REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>ethos three ARCHITECTURE - John Lopeman</u> ADDRESS: <u>8985 South Eastern, Suite 220</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89449-89123</u> TELEPHONE: <u>702-456-1070</u> E-MAIL: <u>rit@buildingpermit@ethosthree.com</u>

ASSESSOR'S PARCEL NUMBER(S): 163-256-411-002 163-26-411-002

PROPERTY ADDRESS and/or CROSS STREETS: 5525 REDWOOD STREET

PROJECT DESCRIPTION: Use Permit, Waiver of Development Standards and Design Review for Private School in a C-P zone

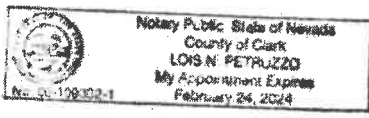
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

Don F. Ahearn DON F. AHEARN
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 11/16/2022 (DATE)

by Don F. Ahearn
 NOTARY PUBLIC: [Signature]



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



September 26, 2022

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

UC-22-0557

RE: Special Use Permit, Design Reviews and Waiver of Standards
Yeshiva Day School
APN: #163-26-411-002; #163-26-411-003; #163-26-411-004
5525, 5555, 5585 Redwood Street

PLANNER
COPY

Dear Planning Staff,

On behalf of Yeshiva Day School, we are requesting approval of Special Use Permits, Design Reviews and Waivers of Standards for a proposed Day Care and K-8 Private School, located at 5555 Redwood Street, Las Vegas, Nevada. The site is currently partially developed and includes an existing building and associated parking. The site is currently made up of three separate parcels. Ultimately, the parcels will be combined into a single parcel. The current zoning classification is Office and Professional (C-P) and the Planned Land use Neighborhood Commercial (NC). The site is located in the Spring Valley township. The proposed development will be constructed in phases as described below and depicted on the site plans.

Yeshiva Day School of Las Vegas serves the local Jewish community and provides both secular and Judaic instruction. It currently serves approximately 250 students and operates in 2 locations in Clark County (Summerlin and Henderson) where the majority of it's clients live. This day care and school is intended to replace and consolidate the existing campuses and provide for growth as the local Jewish community grows.

A portion of the existing building is currently being utilized by an existing tenant that may remain during the 1st phase of this project as detailed in the phasing description below.

On site vehicular circulation will allow parents to drop off their children in a safe and efficient manner. Autos and buses enter on Diablo through separate entrance only driveways. Buses continue to the east to their designated zone and autos continue south and circulate counter-clockwise to a drop off zone on the east side of the site. 72+ automobiles can be stored on site in the loop when double stacked. If



necessary, an additional leg of auto circulation can be utilized between Buildings A and B/C. All loading spaces for each phase are compliant with code.

Please note all finished grade will not increase beyond 36 Inches.

SPECIAL USE PERMIT & DESIGN REVIEW – DAY CARE

The Day Care will consist of up to 250 students ranging in age from infant (1-12 months) to Pre Kindergarten age. No overnight stays / 24 hour occupancy will be requested. The Day Care will operate between the hours of 6am to 6pm on weekdays. The Day Care students will use outside play areas during operating hours. All pick up and drop off operations will be handled on site.

JUSTIFICATION: This proposed Day Care will serve the Jewish communities that primarily live in Summerlin and Henderson. This location is approximately halfway between the existing communities. The site is appropriate for this use because of convenient access from major streets, and proximity to other similar community related community services.

SPECIAL USE PERMIT & DESIGN REVIEW – PRIVATE SCHOOL

The Private School will consist of grades K-8 and accommodate approximately 84 students per grade for a total of approximately 750 students. The private school will operate from 8am to 4pm on weekdays. Occasionally, there will be after school activities. Actual bell times will be coordinated with the nearby middle school to eliminate traffic congestion during pick up and drop off operations. Up to two bell times can be implemented if the traffic study or actual conditions warrant. Approximately 55% of the students will be bused in 6 privately owned buses. The buses will be parked off site during school hours.

JUSTIFICATION: This proposed private school will serve the Jewish communities that primarily live in Summerlin and Henderson. This location is approximately halfway between the existing communities. The site is appropriate for this use because of convenient access from major streets, and proximity to other similar community related services.

PHASED DEVELOPMENT

PHASE IA and IB (complete August 2023)

Phase IA consists of the day care and private school occupying the existing Building A along with the existing tenant. Currently undeveloped area on the site will be converted to two separate playground areas – one for the day care and one for the private school. Phase IA is designed to accommodate 90 day care students in 6 classrooms and 310 K-8 school students in 18 classrooms.



Phase IB consists of the day care and private school occupying the entirety of the existing Building A. The two separate Phase IA playground areas will remain. Phase IB is designed to accommodate 90 day care students in 6 classrooms and 400 K-8 school students in 21 classrooms.

To accommodate the additional traffic, the existing north driveway on Diablo will be relocated to aid in smooth and efficient auto traffic entry and a separate bus driveway will be added. Both driveways on Diablo will be entrance only. Vehicular exit only will be on Redwood.

PHASE II (complete August 2024)

Phase II consists of a new Building B to house 120 day care students on the 1st level and 200 middle school students on the second level. The total number of students (day care + school age) on campus will be a maximum of 800 students. The existing building A will be converted fully for the K-8 school use. The parking and playground areas will be modified to suit the day care and school needs. Phase II is designed to accommodate 200 day care students and 600 K-8 school students.

PHASE III (complete August 2025)

Phase III consists of an addition to Building B labeled Building C on the site plan. This phase allows the campus to grow to it's full capacity of 1,000 students (250 day care + 750 school age).

PHASE IV (complete August 2026)

Phase IV consists of a new multi-purpose Building D which provides lunch accommodations and a special program classrooms. This phase does not increase the student capacity of either use.

WAIVER OF STANDARD #1 – HEIGHT

A waiver of standard for building height is requested for the prayer room section of Building C, located at the far east side of the building. The allowed height is 35'. The proposed highest point of the shed roof on the prayer room is 42' high, requiring a 7' waiver. The high point of the building is on the opposite side of the site to the residential parcels on the west side, mitigating the impact of the height to the existing development. Immediately north of the school site is the Spring Valley Hospital, which is several feet higher than the proposed school and establishes a precedent for height in the neighborhood. Directly to the east, where the height will have the most impact, there exists a public middle school playground which will not be negatively affected by the extra 7' of additional height on the proposed school site. Therefore, the impact of the proposed height on the neighborhood is negligible.

WAIVER OF STANDARD #2 – THROAT DEPTH FOR WESTERN DRIVEWAY ON DIABLO DRIVE

This waiver applies differently by phase. In Phase I, the throat depth is 8'-6" where 150' is required. Starting in Phase II, the throat depth will remain at 8'-6" where 75' is required. The driveway is designated as one-way entering movements only. The throat depth cannot be met due to the parking requirements for the project. This driveway is required to provide for on-site circulation for parents



during the pick-up and drop-off operations. The parking spaces are primarily for staff who would not be utilizing them during the pick-up and drop-off time periods. Additionally due to the nature of the operations of the facility the parking lot does not experience a lot of turnover during a short period of time, except during the pick-up and drop-off time periods of which the parents would not be utilizing the parking stalls to pick-up or drop-off students. Thus, the potential conflicts with the vehicles utilizing the driveway will be low during the peak time due to the operational characteristics.

WAIVER OF STANDARD #3 – HEIGHT SETBACK

Per 30.56.070 b., a height setback ratio is required adjacent to the residential development to the west of the site complying with Figure 30.56-10. Setback requirement #3 in Figure 30.56-10 states that if the building is 35' or less, the setback may be reduced to zoning district minimum if an intense landscape buffer is provided per Figure 30.64-12. Figure 30.64-12 requires 24" box large evergreen trees. We are proposing an alternate tree in lieu of the 24" large evergreen trees in the buffer due to the overlapping NV Energy Easement in this area. Because we are not providing a code compliant buffer, a height setback waiver is required. The setback is 63'-4" where 87' is required without a code compliant intense landscape buffer.

We are proposing 24" box Heritage Live Oak trees in lieu of large evergreen in the landscape buffer. The tree spacing and quantity will be as required by Figure 30.64-12, meeting the intent of the of the buffering requirements. If the intense landscape buffer were provided exactly per Figure 30.64-12, a 10'-0" setback would be allowed. We are proposing a 63'-4" setback.

WAIVER OF STANDARD #4 – INTENSE LANDSCAPE BUFFER WIDTH ALONG REDWOOD STREET

Per 30.48.660 2., stacking lanes require an intense landscape buffer per Figure 30.64-12 when adjacent to public right-of-way. Figure 30.64-12 requires a 10' wide landscape strip.

We propose to retain the existing 6' landscape width while providing the trees at minimum spacing to accommodate tree health and retaining of existing healthy trees. Increasing the landscape width would reduce the relatively small daycare playground area. The landscape buffer required along the length of Redwood Street is opposite the playground area/sports field of the Grant Sawyer Middle School where visual privacy and noise reduction concern would be very minimal.

WAIVER OF STANDARD #5 – EAST SIDE PEDESTRIAN ACCESS

Per Table 30.56-2, Pedestrian Realm 1., a pedestrian connection is required on all streets. We propose to provide the pedestrian connection on Diablo Street only. Pedestrians in this case are primarily school age children. The access location provided provides a safe and unobstructed path to the building entries from the public right of way. If additional access connections were provided on either Redwood or Dewey, the children would have to cross on site vehicular traffic lanes, which is a substantial hazard.



WAIVER OF STANDARD #6 – ARCHITECTURAL DESIGN IN RESIDENTIAL DEVELOPMENT

Per Table 30.40-4, 1. A., for a C-P zone development within 200 feet of single-family residential development, architectural style (materials and colors), including height and bulk, to be consistent with the traditional residential character of surrounding existing residences. The proposed design is architecturally compatible with the existing office building and is similar in style to the adjacent Spring Valley Hospital and Grant Sawyer Middle School, which dominate the architectural styles of the immediate neighborhood.

WAIVER OF STANDARD #7 – LANDSCAPE FINGER ISLANDS

Parking Lot landscaping must comply with Figure 30.64-14, which requires landscaping “fingers” be provided every 6 spaces. The existing covered parking on the west side of the parcel includes “fingers” approximately every 15 spaces. All new parking areas include the required landscaping. The adjacent intense landscape buffer to the existing, non-compliant parking area will shade and screen the parking spaces adequately. In addition, the existing parking space canopies will reduce the heat island effect better than the required trees.

WAIVER OF STANDARD #8 - NON-STANDARD EASTERN (BUS) DRIVEWAY ON DIABLO DRIVE

Waiver requested for reduction of driveway approach distance of 150 feet to 103 feet and 1 inches. This driveway is designated as one-way entering movements only. The driveway is positioned to align with an existing driveway on the north side of Diablo Drive. This driveway is restricted to be utilized by school buses only, as such the number of vehicles accessing the driveway will be low.

Waiver requested for reduction of required radius for the eastern curb return from 15 feet to 5 feet. The driveway is designated as one-way entering movements only. This radius is specifically to accommodate right turn exiting vehicles which will not occur at this driveway. The larger radius is not needed for the buses to make either a left or right turn into the site, this movement can be performed with the 5-foot radius. Additionally with this design non-standard sidewalk ramps are requested. The proposed design is a result of the requested waiver but still allows for pedestrians to cross the driveway. The typical additional sidewalk is not needed in order for persons to cross the driveway nor is a pedestrian access provided from these locations into the site.

In conclusion, we respectfully request your consideration of this proposed day care and private school campus. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will provide beneficial use for the individuals and families in the Southeast Area of Las Vegas.

Sincerely,

John Lopeman / brs

Copyrighted by John Lopeman / brs
of Ethos
Architectural Firm
Ethos Three Architecture, Inc.
4445 S. Eastern Ave. Suite 220
Las Vegas, NV 89123

John Lopeman, AIA,
Principal Architect

11/16/22 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAFAEL RIVERA WY/WARBONNET WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-22-0562-215 PROPERTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rafael Rivera Way and Sunset Road, and between Warbonnet Way and Cimarron Road within Spring Valley (description on file). MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-501-012; 176-04-501-020

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate existing patent easements on the north, east, west, and south sides of parcel 176-04-501-012. The patent easement is 33 feet on the north, east, and west sides of the property. The patent easement is 22 feet wide along the south property line. This property is part of a tentative map proposal that includes the adjacent parcel 176-04-501-020.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0069-16	Increased area for an animated sign	Approved by BCC	March 2016
WS-0856-15	Increased the height and size of 2 freestanding signs	Approved by BCC	February 2016
WS-0707-15	Comprehensive sign package for an approved vehicle sales, maintenance, and wash facility (automobile)	Approved by BCC	December 2015
UC-0144-15	Vehicle sales, maintenance, and wash facility (automobile)	Approved by BCC	April 2015
UC-0625-14	Vehicle sales and maintenance facility on the south half of the site and reduced the separation of a vehicle maintenance facility from a residential use	Approved by BCC	August 2014

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0126-08	Reclassified the north half of the site from M-D zoning to R-4 zoning - expired	Approved by BCC	September 2008
ZC-1116-05	Reclassified the south half of the site to C-2 zoning for future commercial development	Approved by BCC	August 2005
ZC-1234-99	Reclassified the north half of the site to M-D zoning	Approved by BCC	December 1999

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-22-500191	A tentative map for a 1 lot commercial subdivision 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.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change

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

Public Works - Development Review

- Right-of-way dedication to include 11 feet for Rafael Rivera Way;
- 30 days to coordinate with Public Works - Director's Office and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLAYTON NEILSEN

CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

11

Application Number: VS-22-0562

Property Owner or Subdivision Name: 215 Property LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 11-8-2022 **PC** _____ **BCC** 12-7-2022

Add this application to the: **TAB/CAC** 10-25-2022 **PC** _____ **BCC** 11-16-2022

Change(s) to be made:

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

Reason for Change: Advance application. Delayed processing due to many applications this cycle.

Change initiated by: BSB Date: 10/3/2022

Change authorized by: JAD Date: 10/3/2022

Change processed by: ds Date: 10/3/2022

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-04-501-012 and 020

Town Board(s): Spring Valley



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS-22-0562</u>	DATE FILED: <u>10-3-2022</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):			PLANNER ASSIGNED: <u>888</u>	TAB/CAC DATE: <u>11-8-2022</u>
			TAB/CAC: <u>Spring Valley</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>12-7-2022</u>	
			FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>215 Property LLC</u>
	ADDRESS: <u>8030 Rafael Rivera Way</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>602.619.5885</u> CELL: _____
	E-MAIL: <u>JGRANT7234@AOL.COM</u>

APPLICANT	NAME: <u>Clayton Neilsen - LR Nelson Consulting Engineers</u>
	ADDRESS: <u>6765 W Russell Road #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV 89118</u> ZIP: _____
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>clayton.neilsen@lmeng.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Clayton Neilsen - LR Nelson Consulting Engineers</u>
	ADDRESS: <u>6765 W Russell Road #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>clayton.neilsen@lmeng.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-04-501-012 and 020

PROPERTY ADDRESS and/or CROSS STREETS: Rafael Rivera Way/Warbonnet Way

I, (We) the undersigned owner and any (one) of us, (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 herein, 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.

Property Owner (Signature): [Signature]

Property Owner (Print): John Grant

STATE OF NEVADA
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON July 11, 2022 (DATE)

By John Grant

NOTARY PUBLIC: [Signature]

LEILANI GAMBOA
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 08-109640-1
MY APPT. EXPIRES MAY 28, 2023

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

APX-22-100681

2746-001-222

VS-22-0562

LARRY R. NELSON, P.E.
President

September 13, 2022

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

Reference: Vacation of Patent Easement Justification Letter for APN#
176-04-501-012

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the southwest corner of Sunset Road and Warbonnet Way.

We are proposing to vacate patent easement (#1170279) across the parcel that was granted per the Bureau of Land Management (Nevada Document 038443). Additionally, this patent easement was recorded in Official Records as Book 131, Instrument No. 107959 at the Clark County Recorder's Office. This patent easement is not needed. Public R.O.W adjacent to the site will be dedicated as part of the improvement plan process for the development.

We feel that this development and the proposed vacation are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this patent easement vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1811

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lneng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2008

Phone 801/565-8580
FAX 801/565-9340
Email lnengineers@lnsc.com

PLANNER
COPY

12

11/16/22 BCC AGENDA SHEET

DESERT 215 NISSAN
(TITLE 30)

RAFAEL RIVERA WY/WARBONNET WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500191-215 PROPERTY, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 19.4 acres in an M-D (Designed Manufacturing) and C-2 (General Commercial) Zone.

Generally located on the south side of Sunset Road and the west side of Warbonnet Way within Spring Valley. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-501-012; 176-04-501-020

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 8030 Rafael Rivera Way
- Site Acreage: 19.4
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans show an existing vehicle sales facility on approximately 13 acres of the overall site. The building is located on the northeastern portion of the site, with parking located within the eastern half of the site. Additional parking is located to the west of the building and the remainder of the site is undeveloped. Access to the site is from 1 driveway on Sunset Road, 1 driveway on Warbonnet Way, and 1 driveway on Rafael Rivera Way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0069-16	Increased area for an animated sign	Approved by BCC	March 2016
WS-0856-15	Increased the height and size of 2 freestanding signs	Approved by BCC	February 2016
WS-0707-15	Comprehensive sign package for an approved vehicle sales, maintenance, and wash facility (automobile)	Approved by BCC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0144-15	Vehicle sales, maintenance, and wash facility (automobile)	Approved by BCC	April 2015
UC-0625-14	Vehicle sales and maintenance facility on the south half of the site and reduced the separation of a vehicle maintenance facility from a residential use	Approved by BCC	August 2014
NZC-0126-08	Reclassified the north half of the site from M-D to R-4 zoning - expired	Approved by BCC	September 2008
ZC-1116-05	Reclassified the south half of the site to C-2 zoning for future commercial development	Approved by BCC	August 2005
ZC-1234-99	Reclassified the north half of the site to M-D zoning	Approved by BCC	December 1999

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-22-0562	A request to vacate easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 11 feet for Rafael Rivera Way;
- 30 days to coordinate with Public Works - Director's Office and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project.

Current Planning Division - Addressing

- 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: CLAYTON NEILSEN

CONTACT: JANET DYE, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

12

Application Number: TM-22-500191

Property Owner or Subdivision Name: 215 Property LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 11-8-2022 **PC** _____ **BCC** 12-7-2022

Add this application to the: **TAB/CAC** 10-25-2022 **PC** _____ **BCC** 11-16-2022

Change(s) to be made:

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

Reason for Change: Advance application. Delayed processing due to many applications this cycle.

Change initiated by: BSB Date: 10/3/2022

Change authorized by: JAD Date: 10/3/2022

Change processed by: ds Date: 10/3/2022

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-04-501-012 and 020

Town Board(s): Spring Valley

12



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-22-500191</u>	DATE FILED: <u>10-3-2022</u>
		PLANNER ASSIGNED: <u>SM</u>	TAB/CAC DATE: <u>11-8-2022</u>
<input type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>12-7-2022</u>	
		FEE: <u>\$750</u>	

PROPERTY OWNER	NAME: <u>215 PROPERTY LLC/ JOHN GRANT</u>
	ADDRESS: <u>6030 RAFAEL RIVERA WAY</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89113</u>
	TELEPHONE: <u>802.519.5863</u> CELL: _____
	E-MAIL: <u>jgrant7234@aol.com</u>

APPLICANT	NAME: <u>CLAYTON NELSEN - LR NELSON CONSULTING ENGINEERS</u>
	ADDRESS: <u>6765 W RUSSELL ROAD SUITE 200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>CLAYTON.NELSEN@LRNENG.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>CLAYTON NELSEN ANNET DYE - LR NELSON CONSULTING ENGINEERS</u>
	ADDRESS: <u>6765 W RUSSELL ROAD SUITE 200</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702.798.7978</u> CELL: _____
	E-MAIL: <u>CLAYTONNELSEN@LRNENG.COM/ANNET.DYE@LRNENG.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-04-601-012 AND 020

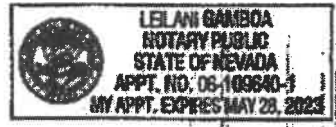
PROPERTY ADDRESS and/or CROSS STREETS: RAFAEL RIVERA WAY / WARSONNET WAY

TENTATIVE MAP NAME: DESERT 215 NISSAN

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

Property Owner (Signature): [Signature] Property Owner (Print): John Grant

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 2, 2022 (DATE)
 by Lelani Gamba
 NOTARY PUBLIC: [Signature]



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

APR-22-100681

2746-001-222

September 13, 2022

PLANNER
COPY

LARRY R. NELSON, P.E.
President

Department of Comprehensive Planning
Development Review
500 S. Grand Central Parkway
Las Vegas, Nevada 89155

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING
- FORENSICS

Reference: Vacation of Patent Easement Justification Letter for APN#
176-04-501-012

Dear Staff:

On behalf of our client, we are pleased to provide information regarding a Vacation request for the above-mentioned parcel number, which is located on the southwest corner of Sunset Road and Warbonnet Way.

We are proposing to vacate patent easement (#1170279) across the parcel that was granted per the Bureau of Land Management (Nevada Document 038443). Additionally, this patent easement was recorded in Official Records as Book 131, Instrument No. 107959 at the Clark County Recorder's Office. This patent easement is not needed. Public R.O.W adjacent to the site will be dedicated as part of the improvement plan process for the development.

We feel that this development and the proposed vacation are compatible with the surrounding area and planned development. With this in mind, we respectfully request the approval of this patent easement vacation. If you have any questions or concerns, please contact this office at your earliest convenience.

Thank you for your consideration.

Sincerely,

L. R. NELSON CONSULTING ENGINEERS, LLC

Clayton L. Neilsen, P.E.
Vice President/ Civil Department Manager

NEVADA

L.R. NELSON
CONSULTING ENGINEERS, LLC

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1611

Phone 702/798-7978
FAX 702/451-2296
Email lnelson@lneng.com

UTAH

L.R. NELSON
CONSULTING ENGINEERS, LLC

51 West 9000 South
Sandy, UT 84070-2006

Phone 801/565-8580
FAX 801/565-8340
Email lnengineers@lnsb.com

OFFICE/WAREHOUSE/MINI-WAREHOUSE
(TITLE 30)

BUTLER ST/WARM SPRINGS RD ^B

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0542-DURANGO STOREFLEX, LLC:

ZONE CHANGE to reclassify 2.3 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: 1) office/warehouse buildings; and 2) mini-warehouse facility.

Generally located on the west side of Butler Street, 300 feet north of Warm Springs Road within Spring Valley (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-401-010

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for driveways along Butler Street to 7 feet 10 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68.7% reduction).

LAND USE PLAN:

SPRING VALLEY BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Office/warehouse buildings and mini-warehouse facility
- Number of Stories: 2 (office/warehouse)/4 (mini-warehouse)
- Building Height (feet): 32 (office/warehouse)/50 (mini-warehouse)
- Square Feet: 24,100 (office/warehouse)/114,000 (mini-warehouse)
- Parking Required/Provided: 42/45

Site Plans

This is a conforming zone change request from C-2 to M-D zoning. The plans show 2 proposed office/warehouse buildings on the east half of the property, and a proposed mini-warehouse facility on the west half of the property. The southern office/warehouse building (Building 1) is

approximately 50 feet from the south property line and 60 feet from the east property line. The northern office/warehouse building (Building 2) is approximately 3.5 feet from the north property line and 60 feet from the east property line. The mini-warehouse building is approximately 5 feet from the west property line, 42 feet from the north property line, and 53 feet from the south property line. Access to the site is from 2 driveways off Butler Street. The southern driveway has a throat depth of 7 feet 10 inches and the northern driveway has a throat depth of 8 feet 3 inches where 25 feet is required. The mini-warehouse facility portion of the site is gated, with an emergency access gate providing access to the adjacent property to the west. Two loading areas are located on the east side of the mini-warehouse building while leaving a minimum 20 feet clear for a 2 way drive aisle. The storage units are accessed from the interior of the building. A total of 45 parking spaces are provided where a minimum of 42 spaces are required. Loading spaces are located within the interior of the office/warehouse buildings. An 8 foot high block wall exists along the north property line.

Landscaping

The plans show a 10 foot wide landscape area with an attached sidewalk along Butler Street consisting of 24 inch box Mulga Acacia trees spaced 30 feet apart with various shrubs and groundcover, which screens the roll-up doors on the office/warehouse buildings. Parking lot landscaping complies with Figure 30.64-14.

Elevations

Both office/warehouse buildings are 2 stories, 32 feet high, and are constructed of CMU block, metal canopies, and aluminum storefront systems. The roof is flat with parapet walls. Each office/warehouse building has an overhead roll-up door on the east elevation. Another overhead roll-up door is located on the north side of Building 1 and the south side of Building 2. The mini-warehouse building is 4 stories, 50 feet high, and constructed of stucco finish, metal canopies, and aluminum storefront systems. The roof is flat with parapet walls at varying heights.

Floor Plans

The plans show a 11,800 square foot office/warehouse building (Building 1) with 10,000 square feet of warehouse space and 1,800 square foot office mezzanine. The second office/warehouse building (Building 2) is 12,300 square feet with 10,500 square feet of warehouse space and a 1,800 square foot office mezzanine. The mini-warehouse building is 114,000 square feet with storage units on all 4 floors and a small office area on the first floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that although the site is zoned C-2, it is unlikely to develop with retail uses since the site is located away from the main street frontages of Warm Springs Road and Durango Drive. Furthermore, the applicant states that the reduced driveway throat depths should not be an issue since Butler Street is not a through street and has minimal traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0168-08	Increased building height for a hotel - expired	Approved by BCC	March 2008
ZC-0311-07	Reclassified the site from R-E to C-2 zoning for future commercial development	Approved by BCC	May 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	U-V	Undeveloped
South	Corridor Mixed-Use	C-2	Commercial center
East	Business Employment & Public Use	C-2 & R-E	Office buildings & NV Energy substation
West	Corridor Mixed-Use	C-2	Shopping center

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to M-D zoning conforms to the Master Plan which designates this site as Business Employment. Considering the site is located on a local street (Butler Street) that deadends into a cul-de-sac and is cut-off from direct access to the arterial streets of Warm Springs Road and Durango Drive by the existing buildings on the adjacent properties, the site may not be conducive for retail development that the existing C-2 zoning allows. Furthermore, although the adjacent property to the north is zoned U-V, the associated design review for a mixed-use development expired in June 2022. With the property being undeveloped and planned for Business Employment uses, it is possible that the site could become zoned M-D in the future. Therefore, staff finds the proposed zoning compatible with the existing and approved land uses in the area and can support the request.

Waiver of Development Standards

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

Design Reviews

Staff finds that the proposed requests, other than the reduced throat depths, comply with Title 30 and CMA Design Overlay District requirements. The request complies with Policy 1.4.4 of the

Master Plan which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The proposed office/warehouse buildings are comparable in size to the existing office buildings to the east across Butler Street. The mass of the mini-warehouse building is broken up by varying roof heights and surface planes. Additionally, the mini-warehouse building and office/warehouse buildings have a similar design with similar colors to unify the overall site. Staff finds the proposed request compatible with the surrounding area, and therefore, can support the design review request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in throat depth for both driveways on Butler Street. Butler Street ends adjacent to the northern portion of the site and should see low volumes of traffic.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements.

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 fire/emergency access must comply with the Fire Code as amended; and that a cross access agreement may be required for this submittal.

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 #0029-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OCHOA DEVELOPMENT CORPORATION

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134**

B



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input 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>2C-22-0542</u> DATE FILED: <u>9-22-22</u> PLANNER ASSIGNED: <u>GRC</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10-25-22</u> PC MEETING DATE: <u>-</u> BCC MEETING DATE: <u>11-16-22</u> FEE: <u>\$2,200</u>
	PROPERTY OWNER NAME: <u>Durango StoreFlex, LLC</u> ADDRESS: <u>901 N. Green Valley Pkwy Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-444-4795</u> CELL: _____ E-MAIL: <u>michael@wdcnevada.com & lochoa@iro-inc.com</u>
	APPLICANT NAME: <u>Ochoa Development- Mike Ochoa</u> ADDRESS: <u>901 N. Green Valley Pkwy Suite 130</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-444-4795</u> CELL: <u>702-292-9213</u> E-MAIL: <u>michael@wdcnevada.com & lochoa@iro-inc.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>LAS Consulting</u> ADDRESS: <u>1930 Village Center Circle Bldg 3-577</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: _____ CELL: <u>702-499-6469</u> E-MAIL: <u>stewplan@gmail.com</u> REF CONTACT ID #: <u>165577</u>

ASSESSOR'S PARCEL NUMBER(S): 176-04-401-010

PROPERTY ADDRESS and/or CROSS STREETS: West side of Butler St, 300 +/- feet north of Warm Springs Road

PROJECT DESCRIPTION: Rezone from C-2 to M-D for office warehouse

(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)*

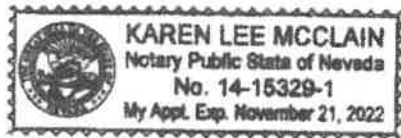
Michael Ochoa
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 15, 2022 (DATE)

By Michael Ochoa

NOTARY PUBLIC: Karen Lee McClain



*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 Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell
(702) 946-0857-fax*

September 6, 2022

20-22-0542

Mr. Greg Cerven, Principal Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89106

RE: Justification letter- APR-22-100561

Dear Mr. Cerven:

Please accept this letter as our request for a zone change, design review, and waiver of development standards.

Project Description:

The project is a 2.27 parcel located at the north end and west side of a cul-de-sac (Butler Street). The property is zoned C-2 and the Land Use Guide designates the property as Business Employment. The property is surrounded by a vacant parcel to the north that is mapped for a medical complex and zoned Urban Village (U-V). A mixture of C-2 zoned commercial development is located to the west and to the south. To the east is an existing medical complex zoned C-2. That parcel (the medical offices) accesses Advance Way to the north with a secondary access off the cul-de-sac Butler Street. To the southeast is a NV Energy substation.

The cross section submitted shows a maximum of 2.9' grade difference, therefore, a design review as a public hearing for grade is not required.

The plan shows a 4 story, 50-foot self-storage facility, located on the western half of the property. The main portion of the building is 50 feet in height and is a total of 114,000 square feet. Access to the storage units is internal to the building. In front of the self-storage facility are two office/showroom/warehouse designed as flex space for individual tenants. One building is 10,000 square feet and the other building is 10,500 square feet. Both buildings have an 1800 square foot mezzanine.

Applications requested:

We are requesting:

-A conforming zone change from C-2 to M-D

-A design review for the entire parcel.

-Waiver of development standards-

-The commercial driveways do not meet the minimum required throat depth of 25 feet per Uniform Standard Drawing 222.1. We are requesting a waiver to reduce to a minimum of 7'10 feet, for the southern driveway and a minimum of 8'3" for the northern driveway.

The driveways are located on a cul-de-sac, not a through street, which has limited access. The subject parcel takes its access from Butler, the remaining two parcels that access Butler only use it for secondary access. The NV Energy substation has all its access on Butler, however, it is not manned and only accessed for maintenance. The intent of the throat depth is to get the cars off the streets, so it doesn't impact traffic on the adjacent street. There is minimal traffic on Butler, therefore it should have minimal impact by reducing the throat depth.

The property to the north is zoned Urban Village, with four 17 story, mixed-use buildings were approved on the plan. Adjacent to their southern boundary, our northern boundary, several of the recreational facilities are located within this area. Adjacent to our site are two tennis courts.

Design Review

The four-story self-storage building is oriented towards Butler Street. The building has metal canopies over two doorways and a store front entrance for the main entrance. The material is metal and metal with stucco. There are decorative windows on the front of the building. The drive into the storage facility is gated and an emergency exit is shown on the northwest portion of the site.

The office/warehouse buildings are compatible in architecture to the self-storage building with the same materials and colors, with accent windows on the front of the buildings facing Butler. Landscaping is placed throughout the parking lot and adjacent to the street frontage. Two screened dumpster areas are placed on the office/warehouse area and adjacent to the self-storage.

This area is eclectic with a variety of uses. There is retail adjacent to the main streets of Warm Springs and Durango, a hospital is located further to the east and medical offices are behind the retail, on the interior streets behind the section line streets. While this property is zoned C-2, it seems unlikely any retail development would occur this far from the main street frontage. Self-storage and small office/warehouse flex space buildings are appropriate located away from the street frontages.

We believe this to be a good use of the parcel and respectfully request your approval.
Yours truly,

Lucy Stewart

Lucy Stewart

