



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

December 10, 2024

6:00pm

AGENDA

Note:

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

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

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for November 26, 2024. (For possible action)
- IV. Approval of the Agenda for December 10, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
 - 1. **SDR-24-0546-215 PROPERTY, LLC**
SIGN DESIGN REVIEWS for the following: **1)** increase the number of freestanding signs; **2)** reduce the separation between freestanding signs; **3)** increase the combination of all freestanding sign areas; **4)** increase the area of an electronic message unit static; and **5)** allow modifications to residential adjacency standards in conjunction with an existing vehicle sales facility on 5.27 acres in a CG (Commercial General) Zone. Generally located on the north side of Rafael Rivera Way, 670 feet east of Cimarron Road within Spring Valley. MN/tpd/kh (For possible action)
12/17/24 PC
 - 2. **UC-24-0633-WAL-MART REAL ESTATE BUSINESS TR:**
USE PERMIT for a gasoline station.
DESIGN REVIEW for a convenience store with gasoline station within an existing shopping center on a portion of 19.33 acres in a CG (Commercial General) Zone. Generally located on the north side of Hacienda Avenue, approximately 280 feet east of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action) **01/07/25 PC**
 - 3. **UC-24-0641-B33 RENAISSANCE WEST, LLC:**
USE PERMIT for a kennel in conjunction with an existing shopping center on a portion of 16.43 acres in a CG (Commercial General) Zone. Generally located on the west side of Decatur Boulevard and the north side of Flamingo Road within Spring Valley. JJ/tpd/kh (For possible action)
01/07/25 PC
 - 4. **VS-24-0648-LAS VEGAS SPORTS CORPORATION:**
VACATE AND ABANDON a portion of right-of-way being Westwind Road located between Desert Inn Road and Pioneer Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action) **01/08/25 BCC**

5. **UC-24-0647-LAS VEGAS SPORTS CORPORATION:**
USE PERMIT for a recreational facility (table tennis).
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a proposed private recreational facility in an RS20 (Residential Single-Family 20) Zone on 1.55 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley. JJ/lm/kh (For possible action) **01/08/25 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: January 14, 2025.

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>

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-24-0546-215 PROPERTY, LLC

SIGN DESIGN REVIEWS for the following: 1) increase the number of freestanding signs; 2) reduce the separation between freestanding signs; 3) increase the combination of all freestanding sign areas; 4) increase the area of an electronic message unit static; and 5) allow modifications to residential adjacency standards in conjunction with an existing vehicle sales facility on 5.27 acres in a CG (Commercial General) Zone.

Generally located on the north side of Rafael Rivera Way, 670 feet east of Cimarron Road within Spring Valley. MN/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-501-012

SIGN DESIGN REVIEWS:

1. Allow 2 freestanding signs where only 1 is permissible per Section 30.05.02L (a 100% increase).
2.
 - a. Reduce the separation between proposed freestanding signs (Sign A and Sign B) to 190 feet where 300 feet is the minimum required per Section 30.05.02L (a 37% reduction).
 - b. Reduce the separation between the proposed freestanding sign (Sign B) and an existing freestanding sign on the adjacent parcel to the east to 178 feet where 300 feet is the minimum required per Section 30.05.02L (a 41% reduction).
3. Increase the combination of all freestanding signs area (Sign A and Sign B) to 742 square feet where 525 square feet is the maximum allowed per Section 30.05.02L (a 29% increase).
4. Increase the area of an electronic message unit static sign (Sign A) to 210 square feet where 100 square feet is the maximum allowed per Section 30.05.02G (a 52% increase).
5.
 - a. Allow a 50 foot high freestanding sign (Sign A) where 20 feet is the maximum height per Section 30.04.06 (a 60% increase).
 - b. Allow a 25 foot high freestanding sign (Sign B) where 20 feet is the maximum height allowed per Section 30.04.06 (a 20% increase).
 - c. Allow an internally illuminated sign (Sign A) to orient toward a residential district where not permissible per Section 30.04.06.
 - d. Allow an internally illuminated sign (Sign A) 20 feet from an area subject to Residential Adjacency where 100 feet is the minimum required per Section 30.04.06 (an 80% reduction).

- e. Allow a freestanding sign (Sign A) 20 feet from an area subject to Residential Adjacency where 60 feet is the minimum required per Section 30.04.06 (a 33% reduction).
- f. Allow an illuminated sign (Sign A) to not be on a timer where illuminated signs shall be on a timer and illumination shall cease between the hours of 10:00 p.m. and 6:00 a.m. per Section 30.04.06.
- g. Allow an illuminated sign (Sign B) to not be on a timer where illuminated signs shall be on a timer and illumination shall cease between the hours of 10:00 p.m. and 6:00 a.m. per Section 30.04.06.

**LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE**

**BACKGROUND:
Project Description**

General Summary

- Site Address: 8056 Rafael Rivera Way
- Site Acreage: 5.27
- Project Type: Freestanding signs
- Sign Height (feet): 50 (Sign A)/25 (Sign B)
- Square Feet: 673 (Sign A)/69 (Sign B)

Site Plan

The plan shows an existing vehicle sales facility that was approved with UC-23-0362. The 2 proposed freestanding signs with this request will be located on the south side of the parcel. Sign A will be located 20 feet from the west property line, adjacent to an existing multi-family residential development, and 25 feet from the south property line (Rafael Rivera Way). Sign B will be 190 feet east of sign A, approximately 25 feet from the south property line (Rafael Rivera Way). There is an existing freestanding sign on the adjacent parcel (APN: 176-04-501-024) to the east, and sign B will be located 178 feet from that. Additionally, sign A and sign B both will be located within the landscaped areas near the entrance. Both signs are oriented towards the adjacent right-of-way (I-215) with dual visibility towards the east and west. There is a total street frontage of 350 feet for the parcel.

Sign Plan

The plan depicts a proposed freestanding sign A that will be 50 feet in height. The faces of the freestanding sign will be 465 square feet, with visibility on both sides (east and west). Channel letters will be displayed on the sign that read "Welcome 777". An electronic message unit will be located 20 feet from ground level, 2 feet under the channel letters and attached to the base of the structure for a total of 208 square feet. The freestanding sign B will be 25 feet in height and 69 square feet. The faces of freestanding sign B will be visible on the east and west sides of the structure. The company logo for Nissan will be displayed on the faces of this sign.

Landscaping

No change to the landscaping is proposed or required with this request.

Applicant's Justification

The applicant states that the proposed pylon sign will allow the car dealership, on the subject parcel, to promote their business. This will further allow pedestrians travelling along the 215 to see the car dealership. The applicant believes that this proposed signage is compatible with other signs along the 215 corridor. Additionally, the signage will improve the car dealerships chances of success by attracting new business.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0362	Use permits and a design review for a vehicle sales facility	Approved by BCC	August 2023
TM-22-500191	Commercial subdivision	Approved by BCC	November 2022
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
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 a 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 (Overlay)	Existing Land Use
North	Business Employment	IP	Vehicle sales
South*	Business Employment	CG	Undeveloped
East	Business Employment	CG	Vehicle sales
West	Corridor Mixed-Use	RM32	Multi-family residential

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Sign Design Review

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Sign Design Reviews #1, #2a, #3, #4, #5a, #5c, #5d, #5e, & #5f

Staff believes that the proposed freestanding Sign A may have an adverse impact on the surrounding area. The proximity to the residential to the west makes its nonconformity to the code more noticeable. Staff believes that while Sign A is consistent with the other signs within the area, adding the second sign (Sign B) is the reason of the majority of the waivers requested with this application.

Staff believes that the proposed height increase to 50 feet for Sign A is too much for its proximity to the residential development to the west. A sign at this height may negatively impact the residents and their ability to live within their respective homes. Additionally, the applicants request to eliminate the timer requirement that would cease illumination between the hours of 10:00 p.m. and 6:00 a.m. This will further impact the adjacent residents. Lastly, staff believes that the other request to reduce separation from a residential district is excessive. Therefore, staff cannot support the sign design reviews related to the proposed Sign A.

Sign Design Reviews #2b, #5b, & #5g

Staff believes that sign B will have minimal impact on the surrounding area. The sign will be setback far away enough from the residential development to the west. Also, the height is consistent with other signs along that street. Therefore, staff can support the proposed sign B and sign design reviews #2b, #5b, and #5g.

Staff Recommendation

Approval of SDR #2b, #5b, and #5g; Denial of Sign Design Review #1, #2a, #3, #4, #5a, #5c, #5d, #5e, and #5f.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL LEBLUE

**CONTACT: MICHAEL LEBLUE, YESCO, 5119 CAMERON STREET, LAS VEGAS, NV
89113**

DRAFT



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: SDR-24-0546

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** 11/26/24 **PC** _____ **BCC** _____

Add this application to the: **TAB/CAC** 12/10/24 **PC** _____ **BCC** _____

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 12/17/24 PC
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: Applicant needs to submit a revised justification letter and site plan.
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: The applicant needs to indicate the setbacks for a proposed sign and indicate if additional requests are needed in their justification letter.

Change initiated by: tpd **Date:** 11/18/24

Change authorized by: NM **Date:** 11/18/24

Change processed by: ds **Date:** 11/18/24

Distribution e-mail sent by: ds **Date:** 11/18/24

Follow up assigned to: _____ **Instructions:** _____

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

Town Board(s): Spring Valley

Verified by: _____ Date: _____

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01/07/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-24-0633-WAL-MART REAL ESTATE BUSINESS TR:

USE PERMIT for a gasoline station.
DESIGN REVIEW for a convenience store with gasoline station within an existing shopping center on a portion of 19.33 acres in a CG (Commercial General) Zone.

Generally located on the north side of Hacienda Avenue, approximately 280 feet east of Fort Apache Road within Spring Valley. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:
163-29-110-002 through 163-29-110-008; 163-29-210-004; 163-29-210-005; 163-29-210-007; 163-29-210-008; 163-29-210-010 through 163-29-210-013

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

USE PERMIT:
Allow a gas station to be 165 feet from any area subject to Residential Adjacency where 200 feet is required per Section 30.03.06.

BACKGROUND:

Project Description
General Summary

- Site Address: 5200 S. Fort Apache Road
- Site Acreage: 19.33 portion
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height (feet): 18.5 (convenience store)/18 (gas canopy)
- Square Feet: 1,618 (convenience store)/4,934 (gas canopy)
- Parking Required/Provided: 11/12 (convenience store)/894/990 (shopping center)
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts a proposed convenience store with gas station canopy located southwest of the existing Walmart retail center. The location is east of an existing in-line retail building within the same shopping center and accessible from an existing driveway on Hacienda Avenue. The proposed retail building is located over 70 feet from Hacienda Avenue and the gas station canopy is located 78 feet from Hacienda Avenue. The gas station canopy is setback approximately 165 feet from the adjacent residential subdivision located on the south side of

Hacienda Avenue. Parking for the convenience store is provided on the east side of the building in addition to the existing parking within the shopping center (990 spaces).

Landscaping

The plan depicts parking lot landscaping added to the east side of the proposed gas station canopy along with parking lot trees on the east side of the proposed convenience store. Additional site trees and shrubbery are provided on the north and south sides of the convenience store and a 20 foot wide landscape strip along Hacienda Avenue.

Elevations

The proposed convenience store building has an overall height of 18.5 feet with architectural materials including fiber cement finish to the lower portion of the precast concrete sill above it, different paint and parapet roof finishes painted in Walmart branding colors.

The proposed gas station canopy has an overall height of 18 feet and consists of a pre-finished metal canopy in Walmart branding colors, with painted gray and black metal posts.

Floor Plans

The plan depicts a 1,515 square foot retail convenience store consisting of sales floor area, equipment and storage areas, and walk-in cooler. The entrance is on the east side of the building.

Applicant's Justification

The applicant indicates that the proposed location of the gasoline station canopy and fuel pumps are located in an area that will not impact the residential subdivision to the west. The site includes a 20 foot wide landscape buffer along Hacienda Avenue and then the street width which includes a detached sidewalk and landscaping area and screen wall, which provides ample amount of space between our project and subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900934-17	Fabric shade structure for online order pick-up parking spaces	Approved by ZA	September 2017
VS-0874-03	Vacated and abandoned patent easements	Approved by PC	July 2003
DR-0728-02	Design Review for 3 pad sites along Fort Apache Road within the previously approved shopping center	Approved by BCC	July 2002
ZC-N13-01	Reclassified to C-1 & C-2 zoning for shopping center	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East & West	Corridor Mixed-use	CG	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that although the gas station is 165 feet from the residences to the south, where 200 feet is required per Code, the proposed gas station is physically buffered by Hacienda Avenue. Staff finds that the gas station should pose minimal impact to the surrounding neighborhood since it is within an existing shopping center which currently includes restaurants buildings with drive-thru lanes and additional in-line retail buildings. Staff supports this request.

Design Review

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

The proposed buildings have a similar contemporary architectural style with the existing anchor tenant within the shopping center. Prior land use request (DR-0728-02) within the shopping center was conditioned to provide additional architectural details to add decorative features (columns, accent tiles, etc.) to proposed structures. With the addition of the architectural details staff could support the design of the gas station canopy. However, staff is unable to support the location of the gas station canopy; therefore, staff is unable to support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Provide decorative features (columns, accent tiles, veneer stone, etc.) at the base of the gasoline canopy posts to match the exterior of the convenience store.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0497-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WAL-MART REAL ESTATE BUSINESS TRUST

CONTACT: MICHAEL NASLAND, NASLAND ENGINEERING, 4740 RUFFNER STREET, SAN DIEGO, CA 92111



Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-29-210-004

PROPERTY ADDRESS/ CROSS STREETS: 5200 S FORT APACHE RD, LAS VEGAS, NV 89148

DETAILED SUMMARY PROJECT DESCRIPTION

The property is currently fully developed with a Walmart Supercenter and parking field. The new Walmart Gas Station is proposed on the existing asphalt pad site just southwest of the store. The Gas Station will provide a 40-foot by 119-foot canopy, eight fuel pumps and a 1,618 square foot service station; one ADA stall and eleven standard stalls will also be provided. There are existing utilities running throughout the site limiting the need to disturb the public right-of-way. The service station will connect to an existing 2" water stub, 4" sewer stub and existing storm drain inlet all within the property; a new transformer is also proposed to service the project.

PROPERTY OWNER INFORMATION

NAME: Wal-Mart Real Estate Business Trust
ADDRESS: 2001 SE 10th Street
CITY: Bentonville STATE: AR ZIP CODE: 72716
TELEPHONE: 479-721-4527 CELL _____ EMAIL: frank.rojas@walmart.com

APPLICANT INFORMATION (must match online record)

NAME: WAL-MART REAL ESTATE BUSINESS TRUST
ADDRESS: 2001 SE 10th Street
CITY: Bentonville STATE: AR ZIP CODE: 72716 REF CONTACT ID # _____
TELEPHONE: 479-721-4527 CELL _____ EMAIL: frank.rojas@walmart.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Michael Nasland
ADDRESS: 4740 Ruffner Street
CITY: San Diego STATE: CA ZIP CODE: 92111 REF CONTACT ID # _____
TELEPHONE: 858-292-7770 CELL 208-91804707 EMAIL: miken@nasland.com

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

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


Property Owner (Signature)*

Frank Rojas
Property Owner (Print)

10/30/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0633
PC MEETING DATE 01/07/2025
BCC MEETING DATE -
TAB/CAC LOCATION Spring Valley DATE 12/10/2024

ACCEPTED BY JUD
DATE 11/13/24
FEES \$1,500.00

Wal-Mart Shopping Center

Sec Tropicana Avenue/Fort Apache Road-Phase 1

Parcels (APNs):

163-29-210-004 Proposed development subject parcel

163-29-110-002, 003, 004, 005, 006, 007, 008

163-29-210-005, 007, 008, 010, 011, 012, 013



O (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

MEMORANDUM

October 30, 2024
NE No. 322-160.2

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

From: Michael Nasland, PE

RE: Justification Letter Regarding Application for
Design Review and Special Use Permit for
The property located at 5200 S Fort Apache Rd (Subject Parcel APN 163-29-210-004)
APN 163-29-110-002, 003, 004, 005, 006, 007, 008
APN 163-29-210-005, 007, 008, 010, 011, 012, 013

To Whom It May Concern:

This letter is written on behalf of the applicant, Wal-Mart Real Estate Business Trust, and shall serve as the required justification letter for the Design Review and Special Use Permit for a new Walmart Gas Station on the property.

The property is located near the southwest corner of W Hacienda Ave and S Forte Apache Rd at 5200 S Fort Apache Rd, Las Vegas, NV 89148 (APN 163-29-210-004); the other APNs listed above are not a part. The subject property lies within the Planned Land Use "Corridor Mixed-Use (CM)", Zoning Classification "Commercial General (CG)", Land Use Plan Area "Spring Valley" Community District 2.

This Land Use Application is requesting a Design Review and Special Use Permit for a new Gas Station in a CG zone in conjunction with an existing shopping center (west of Walmart Supercenter). Based on Table 30.03-1, Gas Stations are Permitted with Conditions within CG zones. Those Conditions are canopies and fuel pumps shall be 30 feet from the right-of-way line on any section line street and 20 feet from the right-of-way line on any non-section line street. Also, in the Urban Area, canopies and fuel pumps shall not be within 200 feet of any area subject to Section 30.04.06, Residential Adjacency.

The property is currently fully developed with a Walmart Supercenter and parking field. The new Walmart Gas Station is proposed on the existing empty paved section just southwest of the store. The Gas Station will provide a 41'-0" by 120'-4" canopy (4,934 S.F.), eight fuel pumps and a 1,618 square foot service building (approximately 53'-10" by 32'-10"); one ADA stall and eleven standard stalls will also be provided. There are existing utilities running throughout the site limiting the need to disturb the public right-of-way. The service building will connect to an existing 2" water stub, 4" sewer stub, communication line and existing storm drain inlet all within the property; a new transformer is also proposed to service the project.



O (858) 292-7770
4740 Ruffner Street
San Diego, CA 92111
nasland.com

This project complies with Section 30.03.06 for Gas Stations as follows:

1. Canopies and fuel pumps shall be 30 feet from the right-of-way line on any section line street and 20 feet from the right-of-way line on any non-section line street.
 - a. The proposed canopy and fuel pumps are setback 78 feet along W Hacienda Ave. This is over the requirement.
2. In the Urban Area, canopies and fuel pumps shall not be within 200 feet of any area subject to section 30.04.06, Residential Adjacency.
 - a. The proposed canopy and fuel pumps are setback approximately 165 feet from the adjacent residential subdivision south of the property. This is under the 200 feet requirement; however, we're requesting a Special Use Permit for being under the required setback distance. It's our understanding that the fuel station will not impact the adjacent subdivision since it's separated by W Hacienda Ave, which is a 4-lane road with a middle turn lane, in addition to being protected by a 6ft-8ft CMU wall along the entire subdivision property line. Also, by providing a 20 ft landscape buffer and setting the canopy back from the property line more than double the requirement we'll be providing ample amount of space between our project and the subdivision.

This project also complies with Table 30.04-2 and 30.04-8 for Gas Stations as follows:

1. Vehicle Parking: 1 per 250 of indoor area
 - a. The service building is 1,618 sf which requires 6.47, or 7, parking spaces. The project will provide 12 parking spaces.
2. Bicycle Parking: 10,000 sf and under: 4 spaces minimum
 - a. 2 racks, 4 short-term bicycle parking spaces are provided outdoors within 100 feet of the service building.

The existing Walmart Supercenter has 990 parking spaces with a parking ratio of 4.43/1,000 sf. The required parking for this site is only 4.00/1,000 sf (1 per 250 SF) which would be 894 parking spaces. With the addition of the gas station the Walmart Supercenter parking ratio will be reduced to 4.26/1,000 which is 953 parking spaces. Non-residential development shall not exceed the minimum parking requirements of Table 30.04-2 by more than 15%; Walmart will still maintain this with the addition of the gas station.

Since the gas station is providing less than 100 parking spaces, EV Charging requirements are not applicable based on Table 30.04-5. Existing monument/pylon signage upgrades and/or new signage is not proposed with this review. The existing landscaping onsite was analyzed and additional landscaping, where necessary, is proposed to be re-installed throughout the property; also, new landscaping will be in accordance with Title 30 and the SNWA/SNRPC Regional Plant List.

Per Title 30 and the site falling into Residential Adjacency Four-Sided Architecture is needed. Four-Sided Architecture refers to buildings having architectural features on all sides of the building. The proposed building more than meets these requirements. Around the whole building a fiber cement finish is added to the lower portion with a precast concrete sill above it. The sides and back of the building have

architectural features with different paint finishes and roof elevations. With these elements the building more than meets the requirements for Four-Sided Architecture per Title 30.

The addition of a new gas station can be effectively managed to ensure minimal impact on adjacent properties while enhancing the overall character of the community. Through careful planning and design, we aim to create a facility that integrates seamlessly into the surrounding development.

Actions to Minimize Negative Impacts

1. Buffer Zones and Landscaping:

- **Landscape Barriers:** We will establish landscaped buffer zones with trees, shrubs, and native plants to create a visual barrier and reduce noise pollution. These green spaces will enhance aesthetics and only provide plants on the SNWA/SNRPC Regional Plant List.
- **Screening Fences:** Where necessary, we will install fence enclosures and parapets that align with community standards to further shield adjacent properties from the gas station's equipment.

2. Controlled Access:

- **Traffic Flow Management:** The project will utilize existing entry and exits that minimizes disruption on local roads and directs traffic away from residential areas. Clear signage and striping will guide drivers, ensuring smooth access and egress.

3. Sustainable Practices:

- **Environmental Considerations:** The gas station will adhere to stringent environmental standards to manage runoff and prevent contamination. This includes using existing storm drain facilities onsite and maintaining proper drainage systems efficiently.
- **Energy Efficiency:** Implementing energy-efficient lighting will not only lower the facility's carbon footprint but also mitigate any concerns about energy consumption and pollution. Also, all of the service station windows and doors will be underneath a 4' wide canopy.

Design Compatibility with Community Character

1. Architectural Aesthetics:

- **Community-Inspired Design:** The gas station's architecture will reflect the local style, incorporating elements such as brick, a flat roof, and colors that are consistent with the



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4740 Ruffner Street
San Diego, CA 92111
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existing Walmart Supercenter which satisfies the Four-Sided Architecture requirement due to Residential Adjacency per 30.04.05 G.

- o **Scale and Proportion:** We will ensure that the building's height and canopy are in compliance with Title 30, avoiding overwhelming the streetscape by providing larger setbacks from the right-of-way.

2. Collaboration with Community:

- o **Community Input:** We will actively engage with Clark County, community members and local organizations throughout the planning process, seeking input on design and operational aspects to ensure alignment with community values and needs are met.

By implementing these strategies, the new gas station will not only minimize any potential negative impacts on adjacent properties but also enhance the character of the community and existing development. Our commitment to thoughtful design and sustainable practices ensures that the gas station will harmoniously coexist with its surroundings, benefiting both residents and customers alike.

Sincerely,

Michael Nasland, PE

01/07/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-24-0641-B33 RENAISSANCE WEST, LLC:

USE PERMIT for a kennel in conjunction with an existing shopping center on a portion of 16.43 acres in a CG (Commercial General) Zone.

Generally located on the west side of Decatur Boulevard and the north side of Flamingo Road within Spring Valley. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:
163-13-801-001 (portion)

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description
General Summary

- Site Address: 4001 S. Decatur Boulevard, Suites 18 through 21
- Site Acreage: 16.43 ptn
- Project Type: Kennel
- Square Feet: 7,425 (suites 18 through 21)/164,959 (shopping center)
- Parking Required/Provided: 373/833

Site Plan

The plans depict a proposed kennel in 4 suites within an existing shopping center. Access to the site is from Flamingo Road and Decatur Boulevard. The proposed use will be in Suites 18 through 21. Adequate parking is provided with the site as 373 spaces are required, and 833 spaces are provided. The subject suites are located on the west side of the parcel, approximately 70 feet from the residential uses to the west.

Landscaping

No additional landscaping is proposed or required.

Elevations

The photos depict an existing single-story shopping center with a brown earth tone, stucco exterior, and a flat roof.

Floor Plan

The proposed plan will have 31 standard boarding kennels, 4 luxury kennels, a puppy training area, and a dog training area. There will be several bathrooms, offices, a grooming room, a breakroom, a mud room, and a storage room.

Applicant's Justification

The applicant states that they would like to operate a kennel that offers overnight boarding services to customers. All dogs will be boarded separately unless they are from the same household and the owner requests that they be housed together. The applicant will comply with all applicable regulations pertaining to Chapter 10.30 - Minimum Standards for Professional Animal Care Facilities. All dogs will be provided with adequate food, water, and electricity to ensure proper health. The facility will be cleaned regularly, and a staff member will be available for supervision of the animals at all times.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0650	Major training facility (School of Massage)	Approved by PC	October 2019
DR-0476-16	ATM with a drive-thru	Approved by BCC	September 2016
DR-0895-15	Restaurant with a drive-thru	Approved by BCC	February 2016
DR-0169-15	Restaurant with a drive-thru	Approved by BCC	May 2015
UC-0499-12	Major training facility (cosmetology school)	Approved by PC	October 2012
UC-1284-01	Training salon	Approved by PC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CP	Single-family residential & commercial complex
South	Corridor Mixed-Use	CG	Commercial complex, restaurant, & gasoline station
East	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	RS5.2, RM32, RM18, & CG	Manufactured home park, multi-family residential complex, single-family residential, & shopping center
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The proposed kennel is compatible with the existing uses in the shopping center. Staff finds that this request will not have a negative impact on the surrounding area. The use will be within an existing shopping center that provides adequate parking. The business is currently licensed for retail of pet related products and is awaiting approval of this use permit to offer boarding services. Therefore, the request aligns with Policy 5.5.3 which seeks to encourage the retention of established local businesses in unincorporated Clark County. The applicant is not proposing any changes to the exterior or the building and there will be no outdoor use for the proposed kennels, limiting any potential impacts to the residential uses to the west. 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:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANGELA PATTON

CONTACT: ANGELA PATTON, ZENITH K9, 5916 MIDDLE ROCK STREET, NORTH LAS VEGAS, NV 89081

DRAFT



Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 163-13-801-001

PROPERTY ADDRESS/ CROSS STREETS: 4001 S Decatur Blvd, Suite 18, Las Vegas, NV. 89103 / Flamingo & Decatur

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: B33 Renaissance West LLC
ADDRESS: 601 Union Street, Suite 1115
CITY: Seattle STATE: WA ZIP CODE: 98101
TELEPHONE: 206-538-0083 CELL: _____ EMAIL: prop.renaissance@bridge33capital.com

APPLICANT INFORMATION (must match online record)

NAME: Angela Patton
ADDRESS: 5916 Middle Rock Street
CITY: North Las Vegas STATE: NV ZIP CODE: 89081 REF CONTACT ID # _____
TELEPHONE: _____ CELL: 323-810-5664 EMAIL: info@zenithk9.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Angela Patton
ADDRESS: 5916 Middle Rock Street
CITY: North Las Vegas STATE: NV ZIP CODE: 89081 REF CONTACT ID # _____
TELEPHONE: _____ CELL: 323-810-5664 EMAIL: info@zenithk9.com

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

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

DocuSigned by:
Alexander Banchero Alexander Banchero 9/23/24
Property Owner (Signature)* Property Owner (Print) Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0641
PC MEETING DATE 11/7/24
BCC MEETING DATE _____
TAB/CAC LOCATION Spring Valley

ACCEPTED BY Tyler (tpd)
DATE 11/7/24
FEES \$1,000.00

DATE 12/10/24

APR-24-101055
APP

September 4, 2024

Clark County Comprehensive Planning
500 S. Grand Central Parkway. 1st Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Special Use Permit to Allow Overnight on-Premises Dog Boarding
4001 S. Decatur Blvd Suite 18-21 (parcel: 163-13-801-001)

To Whom It May Concern:

On behalf of the applicant, Zenith K9 respectfully requests a special use permit to allow on-premises overnight dog boarding per section 30.03.04A.12. Zenith K9 looks forward to providing overnight dog boarding to the community and surrounding areas of the premises stated above. Dogs will be boarded in five-foot-by-five-foot kennels, with the option of upgrading to a larger, twelve-foot by five-foot kennel space. All dogs will be housed separately except for dogs who live in the same household, per the owner's request.

Zenith K9 will comply with Municipal Ordinance Chapter Ten with a particular interest in staying in compliance with Chapter 10.30 Minimum Standards for Professional Animal Care Facilities. Zenith K9 will ensure that the building will remain clean and that animals are protected from injury. Furthermore, Zenith K9 will be certain that animals cannot escape and restrict the access of other, outside animals. All dogs boarded with Zenith K9 will be provided electricity and access to potable water. Zenith K9 will ensure thorough cleaning and maintain cleanliness standards within the premises and maintain the highest standards of animal care. Zenith K9 will also provide a person to be onsite with the animals at all times including overnight supervision.

Thank you for your time and consideration,

Angela Patton

Owner of Zenith K9

PLANNER
COPY

UC-24-0649
APR-24-101055
JL

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0648-LAS VEGAS SPORTS CORPORATION:

VACATE AND ABANDON a portion of right-of-way being Westwind Road located between Desert Inn Road and Pioneer Avenue within Spring Valley (description on file). JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:
 163-13-104-006

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

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of the westerly 5 feet of Westwind Road. The applicant is proposing to develop a table tennis recreation center. The applicant is requesting the vacation and abandonment of the right-of-way to allow for the development of detached sidewalk along Westwind Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0018	Private recreational facility (table tennis club)	Approved by PC	September 2023
ZC-1248-03	Reclassified 1.6 acres to CRT zoning to convert a single-family residence into an office and office center - expired	Approved by BCC	October 2003

Surrounding Land Use

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

Related Applications

Application Number	Request
UC-24-0647	A use permit for a private recreational facility (table tennis club) with a waiver of development standards in conjunction with a design review 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 right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEI SU

CONTACT: CAIXIA GONG, LAS VEGAS SPORTS CORPORATION, 5825 W. DESERT
INN ROAD, LAS VEGAS, NV 89146

DRAFT



Department of Comprehensive Planning Application Form

4

ASSESSOR PARCEL #(s): 163-13-104-006

PROPERTY ADDRESS/ CROSS STREETS: W Desert Inn Rd & Westwind Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Request for site plan revisions and building layout.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Sports Corporation

ADDRESS: 5260 S Decatur BLVD, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-518-5868

CELL _____

EMAIL: lishitabletennisclub@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Sports Corporation

ADDRESS: 5260 S Decatur BLVD, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-518-5868

CELL _____

EMAIL: lishitabletennisclub@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU

ADDRESS: 3651 LINDELL ROAD, SUITE D1078

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # _____

TELEPHONE: 7022329816

CELL 7022329816

EMAIL: LEISUARCH@GMAIL.COM

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

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

Lishi Gong
Property Owner (Signature)

Las Vegas Sports Corporation (Cabdis Gong)
Property Owner (Print)

8/12/2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input checked="" type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) V5-24-0648

ACCEPTED BY DD for RG

PC MEETING DATE X

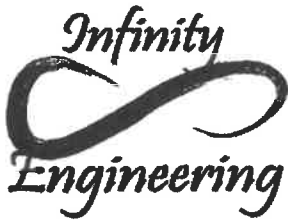
DATE 11/13/2024

BCC MEETING DATE 01/08/2024

FEES \$1,200

TAB/CAC LOCATION Spring Valley

DATE 12/10/2024



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

10/23/2024

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

RE: Request for Right of Way Vacation for APN 163-13-104-006

Dear Sir or Madam,

Please accept this justification letter as a request to vacate west 5' of the existing Right of Way in Westwind Road. The vacation is needed in anticipation for a proposed development with detached sidewalk. Along with this letter, the following items will be included as part of the vacation package:

- Application
- Assessor's parcel map
- Deed
- Disclosure Form
- Legal Description (existing and proposed vacation)
- Site Plan

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

Sincerely,

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

Chi-Ying Seto, P.E.
Principal Engineer

V5-24-0648

01/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0647-LAS VEGAS SPORTS CORPORATION:

USE PERMIT for a recreational facility (table tennis).

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a proposed private recreational facility in an RS20 (Residential Single-Family 20) Zone on 1.55 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-13-104-006

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the minimum departure distance from the intersection of Desert Inn Road and Westwind Road to 28 feet where 190 feet is the standard per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 85% reduction).
- b. Reduce the throat depth for a driveway along Westwind Road to 14 feet where a minimum of 25 feet is required per Section 30.04.08 Uniform Standard Drawing 222.1 (a 44% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5825 Desert Inn Road
- Site Acreage: 1.55
- Project Type: Private recreational facility
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 5,980
- Parking Required/Provided: 12/12
- Sustainability Required/Provided: 7/7

Site History & Request

The site had been developed as a single-family residence that was demolished in 2019 and is now vacant. A use permit for a 4,960 private recreational facility (table tennis) was approved by

action of UC-23-0018. The site has been redesigned to move the recreational facility (table tennis) building to the north portion of the site and take access to Westwind Road. The southern portion of the site is to remain undeveloped at this time and possibly be subdivided for future residences (MSM-24-600100).

Site Plan

The plan depicts the proposed building and development located at the northeast corner of the site. Access to the site is from Westwind Road and is set back 76 feet (front). The building is set back 15.5 feet from Desert Inn Road (street side), and 30 feet from the east (rear) property line (APN 163-13-104-005). A 35 foot wide commercial driveway is provided 29 feet from Desert Inn Road. There are 12 parking spaces provided where 12 parking spaces are required located on the east side of the building. The trash enclosure is located north of the driveway and set back over 200 feet from the south property line. There is an existing attached sidewalk along Desert Inn Road and the northeastern portion of Westwind Road. The existing attached sidewalks are to remain, with a proposed detached sidewalk to be installed south of the proposed driveway, along the southeastern portion of the site, adjacent to Westwind Road.

Landscaping

The plan depicts existing 6 foot high walls along the south and west property lines adjacent to existing residences. There is a 10 foot wide landscape strip located adjacent to Desert Inn Road, and a 15 foot wide landscape strip is adjacent to Westwind Road north of the proposed driveway, along with a 15 foot wide landscape strip with a detached sidewalk located south of the proposed driveway. Trees are located on both sides of the detached sidewalk area. Parking lot landscaping is provided and includes Mulga Acacia trees. Located along the west property line adjacent to APN 163-13-104-005, there is a proposed 8 foot high decorative block wall and a 15 foot wide landscape strip with 2 rows of trees. Twenty feet south of the proposed building, there is an 8 foot high screen wall bisecting the parcel from the southerly undeveloped portion of the site along with a 15 foot wide landscape strip with 2 rows of trees (Mulga Acacia).

Elevations

The plan depicts a proposed recreational building with a modern design that includes a mid-century modern sloped roof entry feature that has an overall height of 28 feet. The body of the building has a flat roof with parapet walls to screen roof mounted mechanical equipment with an overall height of 20 feet. The front (east) of the building includes a storefront entry and windows. The north elevation (Desert Inn Road) includes recessed walls and windows. There are no windows on the south and west elevation. All elevations include decorative enhancements, which include but are not limited to recessed walls with awnings 3 feet to 6 feet wide to create shaded walkways, pop-out columns, painted stucco accent features in tones of beige and desert tan with gray accents, and metal canopies.

Floor Plans

The plan depicts a 5,980 square foot open floor plan for 6 tables for table tennis. The remainder of the building includes restrooms, storage, and an office.

Applicant's Justification

The applicant indicates that the proposed use was previously approved, and the site has been redesigned per prior recommendation. The site will be divided into 3 parcels in the future with the proposed use located at the northeast corner of the site. The driveway has been moved from Desert Inn Road to Westwind Road to relieve the blocking of traffic along Desert Inn Road.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0018	Private recreational facility (table tennis club)	Approved by PC	September 2023
ZC-1248-03	Reclassified 1.6 acres to CRT zoning to convert a single-family residence into an office and office center - expired	Approved by BCC	October 2003

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-24-0648	A request to vacate and abandon the west 5 feet of Westwind Road is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed recreational facility as a special use is an allowable request in a residential zoning district that, if approved, will be constructed to commercial standards per building Codes. The adjoining properties to the east, south, and west are all developed as single-family residences on half acre minimum lots. Except at the corners of the arterial streets and 2 converted residences on the north side of Desert Inn Road, the developed properties along Desert Inn Road from Jones Boulevard to Decatur Boulevard are developed with residential uses (there are a few undeveloped parcels). The redesign of the site has placed the proposed use farther away from the existing residential uses to the south, and the potential for future residential development on the southerly portion of the site will provide additional buffer for the intended use. For these reasons, staff has no objection to the proposed use. However, since staff is not supporting the waiver of development standards request and design review, staff recommends denial of this request.

Waiver of Development Standards

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

Design Review

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

The property was originally approved for the intended use as a recreational facility (table tennis) under the previous Title 30 standards. The proposed development has updated the site moving the use to the northeast corner of the site. The current Title 30 standards require additional consideration for surrounding uses and buffering. The structure meets the intent of the current Title 30 Codes and is complementary to the existing residential uses and meets all building development standards. However, since staff cannot recommend approval of the waiver of development standards relating to the modified driveway design standards, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #1a

Staff cannot support the reduction of the departure distance on Westwind Road. Staff has concerns with the traffic coming off of Desert Inn Road as well as the residential traffic to the south being in conflict with movements from the commercial driveways on Westwind Road. Lastly, the reduction is self-imposed as the applicant is creating the problem with the way they are designing the parcel. Additional parcels to the south could accommodate the site allowing for an increase in departure distance.

Waiver of Development Standards #1b

Staff finds the reduced throat depth for the commercial driveway on Westwind Road will result in the stacking of vehicles in the right-of-way. The parking stalls adjacent to the commercial driveway will increase the chance of collisions from vehicles backing out and vehicles entering the site. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge UC-23-0018;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0443-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LEI SU
CONTACT: CAIXIA GONG, LAS VEGAS SPORTS CORPORATION, 5825 W. DESERT
INN ROAD, LAS VEGAS, NV 89146

DRAFT



Department of Comprehensive Planning Application Form

5

ASSESSOR PARCEL #(s): 163-13-104-006

PROPERTY ADDRESS/ CROSS STREETS: W Desert Inn Rd & Westwind Rd

DETAILED SUMMARY PROJECT DESCRIPTION

Request for site plan revisions and building layout.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Sports Corporation

ADDRESS: 5260 S Decatur BLVD, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-518-5868

CELL _____

EMAIL: lishitabletennisclub@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Sports Corporation

ADDRESS: 5260 S Decatur BLVD, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-518-5868

CELL _____

EMAIL: lishitabletennisclub@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: LEI SU

ADDRESS: 3651 LINDELL ROAD, SUITE D1078

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # _____

TELEPHONE: 7022329816

CELL 7022329816

EMAIL: LEISUARCH@GMAIL.COM

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

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

Lishi Gong
Property Owner (Signature)

Las Vegas Sports Corporation (Cabria Gong)
Property Owner (Print)

8/12/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-24-0647

ACCEPTED BY DD for R6

PC MEETING DATE X

DATE 11/13/2024

BCC MEETING DATE 01/08/2024

FEES \$1800

TAB/CAC LOCATION Spring Valley

DATE 12/10/2024

DATE: 10/21/2024

Justification Letter – Design Review, Use Permit, Waiver of Development Standards
Reference: Table Tennis Recreation Center @ 5825 W Desert Inn Road

Project No.: 22150

APR 24-100522

APN: 161-13-104-006

To whom it may concern,

Please be advised this office represents Las Vegas Sports Corporation, the property owners in the above-referenced matter (hereinafter the “Applicant”). The Applicant is proposing a table tennis facility on the site, generally located west of Westwind Road and south of Desert Inn Road in Las Vegas, Nevada, more particularly described as APN: 161-13-104-006 (the “Site”). The Site is currently zoned as RS20 and Planned Land Use as Ranch Estate Neighborhood. The Applicant is now required to submit for a Design Review for a recreation center project.

This property was approved for a recreation center in RS20 by UC-23-0018. Here request to expunge of UC-23-0018.

The property is to be divided into three lots for future development and sale. Per the suggestion in the design review in UC-23-0018, the proposed Recreation Center building is relocated to the northeasterly portion of the site to provide greater relief from the proposed development on the surrounding neighboring properties. The property entrance driveway is moved from Desert Inn Rd (arterial road) to Westwind Rd (local street) to relieve the blocking of traffic at Desert Inn Rd. A minor subdivision map will be submitted to create additional lots.

Design Review – Recreation Center Building

The proposed building is one story with a combination of flat roof and sloped roof at the entrance area. The horizontal bands extend 3 to 6 feet from the building to create shaded walkways, enhancing sustainability and architectural articulation. There are no windows at the south and west sides to save energy. Architectural articulation will be achieved through pop-out columns and recognizable changes in surface colors.

All designs are via the Clark County Unified Development Code, below are summaries of the design:

1. The project is a recreational facility built on the RS20.
2. The building size is 5,908 square feet.
3. The landscape along the south and west property lines of the recreation facility lot are 15 feet with double trees buffer per adopted Title 30.
4. The property entrance is located on the Westwind Road to relieve the blocking traffic at the Desert Inn Rd.
5. 12 parking spaces are shown per Table 30.04-2 Minimum Required Parking: 2 per court.

UC-24-0647

6. The property is planned to be divided into 3 lots. The other two lots on the south total 40,043 square feet are for future development. Minimum lot size and access will meet codes.
7. Mechanical equipment will be screened on the roof by a parapet wall.

Sustainability

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

- Provide 95% or more of plants have low or very low water needs (1 point)
- Orient plan materials south and west sides of the building (1/2 point)
- Provide shades/awning over 50% of south/west windows and doors. Add 1 point for each additional 25% (2 point)
- Provide shaded walkways at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas, each additional 10% provided (2 point)
- Provide floor to ceiling height of 11 feet on all floors (1/2 point)
- Provide floor to low-emissivity glass on all south and west facing windows (1/2 point)
- Shade with awning or portico or other device (1/2 point).

Waivers of Development Standards

1. Reduced departure distance to 28'-9" where 190 feet is required per Uniform Standard Drawing 222.1.
2. Reduce throat depth to Westwind Rd to 14'-9" where 25-feet is required per Uniform Standard Drawn 222.1.

We appreciate your plan reviewing. If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,



LS Architectural, LLC
702-232-9816
Email: leisuarch@gmail.com

UC-24-0647

