



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

December 14, 2021

6:30pm

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 chaves@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
 Rodney Bell
 Brian A. Morris
 Catherine Godges, Vice Chair
 John Getter

Secretary: Carmen Hayes (702) 371-7911 chaves@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, Roll Call, and County Staff Introductions

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
 MARILYN KIRKPATRICK, Chair – JAMES B. GIBSON, Vice-Chair
 JUSTIN C. JONES – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA KING, County Manager

- III. Approval of Minutes for November 30, 2021. (For possible action)
- IV. Approval of the Agenda for December 14, 2021 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)

December 28, 2021 Spring Valley Town Advisory Board meeting will be canceled.

VI. Planning and Zoning

- 1. **UC-21-0656-AMERICAN MANAGEMENT INVEST, LLC:**
USE PERMITS for on-premises consumption of alcohol (beer and wine) in conjunction with a billiards hall on 2.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard 300 feet north of Spring Mountain Road within Spring Valley. JJ/lm/jo (For possible action) **01/04/22 PC**
- 2. **DR-21-0659-USA & COUNTY OF CLARK (PK & COMM)LEASE:**
DESIGN REVIEW for the expansion of an existing public park (Desert Breeze Park) on a portion of 150.0 acres in a P-F (Public Facilities) Zone. Generally located on the west side of Cimarron Road and the south side of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action) **01/05/22 BCC**
- 3. **WS-21-0545-RAINBOW 26, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish an alternative parking requirement; **2)** allow a modified driveway design; and **3)** reduce driveway approach and departure distances from the intersection.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a proposed shopping center; and **3)** finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) **01/05/22 BCC**

VII. General Business

- 1. Approve 2022 Spring Valley Town Advisory Board meeting time (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: January 11, 2022.
- X. Adjournment.

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



Spring Valley Town Advisory Board

November 30, 2021

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Yvette Williams called the meeting to order at 6:38 pm
Steve McDermott , Current Planner

II. Public Comment

An attendee that indicated he lives in the neighborhood where item 1 is proposed, stated a facility for individuals recovering from surgery does not belong in a neighborhood. Concern was expressed with parking and impact on the quality of life for families living in the residential community.

III. Approval of **November 9, 2021** Minutes

Motion by: **Brian Morris**
Action: **Approve** as published
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **November 30, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**
Action: **Approve** as amended
Vote: **5/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

Mike Shannon announced fiscal year 2022/2023 Outside Agency Grants (OAG) county general funds are now available through a grant application process. Eligible applicants must provide services and assistance that substantially benefits Clark

County residents (NRS 244.1505). Projects that provide a substantial benefit are programs or services needed by disadvantaged citizens to increase their self-sufficiency and personal independence, programs or events that foster community pride or cohesiveness, and/or facilities and projects that strengthen the community's infrastructure. Grant applications will only be accepted from non-profit organizations and local government entities, not from individuals or for-profit firms. Only those agencies who meet the application submittal requirements will be eligible to be considered for FY 2022/2023 OAG funds. The deadline for completing the ENTIRE OAG APPLICATION is Thursday, December 9, 2021 at 4:00 PM, PST.

Mike Shannon also announced the Spring Valley Town Advisory Board meeting will be canceled December 28, 2020.

VI. Planning & Zoning

1. **UC-21-0561-DAVIS LETHIA:**

USE PERMIT for a hospital.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) hospital not adjacent to a collector/arterial street; 2) parking; 3) landscaping; 4) trash enclosure; and 5) alternative driveway geometrics.

DESIGN REVIEW for a hospital on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Banbridge Drive, 470 feet west of Torrey Pines Drive within Spring Valley. MN/nr/ja (For possible action) **12/07/21 PC**

Motion by: **John Getter**

Action: **DENY** per staff recommendations

Vote: **5/0 Unanimous**

2. **SC-21-0619-GK ACQUISITIONS LLC ET AL & MICONE MICHAEL A TRUST:**

STREET NAME CHANGE to change the name of Narrative Way to Agilysys Way. Generally located on the south side of Roy Horn Way and the north side of Badura Avenue within Spring Valley. MN/dm/jo (For possible action) **12/21/21 PC**

Motion by: **Yvette Williams**

Action: **Approve** per staff conditions

Vote: **5/0 Unanimous**

3. **VS-21-0644-SUNSET INTERCHANGE, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Wagon Trail Avenue, and between Quarterhorse Lane and Dapple Gray Road, or portion of a right-of-way being Sunset Road located between Quarterhorse Lane and Dapple Gray Road, and a portion of Wagon Trail Avenue between Quarterhorse Lane and Dapple Gray Road within Spring Valley (description on file). JJ/jvm/xx (For possible action) **12/21/21 PC**

Motion by: **John Getter**

Action: **Approve** per staff conditions

Vote: **5/0 Unanimous**

4. **VS-21-0647-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Miller Lane, and between Badura Avenue and Maule Avenue within Spring Valley (description on file). MN/lm/jo (For possible action) **12/21/21 PC**

Motion by: **Rodney Bell**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

5. **TM-21-500180-SRISURO CHOTCHAI & SUTHANYA & ROJANASATHIT SOMKIETR & CHINDA:**
TENTATIVE MAP consisting of a one lot commercial subdivision on 4.8 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the west side of Buffalo Drive and the north side of Badura Avenue within Spring Valley. MN/lm/jo (For possible action) **12/21/21 PC**

Motion by: **Rodney Bell**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

6. **AR-21-400164 (UC-0561-13)-STEPHENS LIVING TRUST & STEPHENS PAUL D. TRS:**
USE PERMIT THIRD APPLICATION FOR REVIEW for exotic animals (servals) in conjunction with a single family residence on 0.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Laredo Street, 210 feet west of Rosanna Street within Spring Valley. JJ/nr/jo (For possible action) **12/22/21 BCC**

Motion by: **Yvette Williams**
Action: **Approve**
ADD: Maintain use of GPS, allow 4 permanent servals in home, allow 1 additional rescue in the home (not to exceed 6 months), double enclosures for all servals, breeders permit required if breeding and a 3-year review with ownership, at the time of review, part of consideration.
Vote: **3/2 NAY – Getter and Morris**

7. **ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** increase the height of outdoor lighting affixed to buildings; **2)** permit roofline without articulation on the facade; **3)** increase retaining wall height; **4)** increase building heights; and **5)** allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** proposed office buildings with lighting; **2)** alternative parking lot landscaping; and **3)** finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay. Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action) **12/22/21 BCC**

Motion by: **Brian Morris**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

8. **VS-21-0637-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS: VACATE AND ABANDON** easements of interest to Clark County located between Laredo Street and Eldora Avenue and between Montessori Street within Spring Valley. (description on file). JJ/nr/jo (For possible action) **12/22/21 BCC**

Motion by: **John Getter**
Action: **Approve** with staff conditions
Vote: **5/0 Unanimous**

9. **WS-21-0638-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS: WAIVER OF DEVELOPMENT STANDARDS** for reduced lot size. **DESIGN REVIEWS** for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the south side of Laredo Street and the west side of Montessori Street within Spring Valley. JJ/nr/jo (For possible action) **12/22/21 BCC**

Motion by: **John Getter**
Action: **DENY** per staff recommendations
Vote: **5/0 Unanimous**

10. **TM-21-500178-KLUNDT, FRANK J. REVOCABLE TRUST & KLUNDT, FRANK J. TRS: TENTATIVE MAP** consisting of 9 single family residential lots on 5.0 acres in an R-E (Rural Residential Estates) (RNP-I) Zone. Generally located on the south side of Laredo Street and the west side of Montessori Street within Spring Valley. JJ/nr/jo (For possible action) **12/22/21 BCC**

Motion by: **John Getter**
Action: **DENY** per staff recommendations
Vote: **5/0 Unanimous**

11. **WS-21-0620-POST LAS VEGAS OWNERS, LLC: WAIVER OF DEVELOPMENT STANDARDS** for landscaping in conjunction with a previously approved multiple family residential development on 17.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley. JJ/jor/jo (For possible action) **12/22/21 BCC**

Motion by: **Yvette Williams**
Action: **Approve** per staff conditions
Vote: **5/0 Unanimous**

VII General Business

1. Review Spring Valley TAB 2022 Meeting Times (for discussion only).

The Board discussed changing the 2022 meeting times to 6:00pm and gave direction for an action item to approve at the December 14, 2021 meeting.

- 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.

- **None**

IX. Next Meeting Date

The next regular meeting will be **December 14, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **5/0 Unanimous**

The meeting was adjourned at 8:34 p.m.

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/>

01/04/22 PC AGENDA SHEET

BILLARDS HALL WITH ON-PREMISES
CONSUMPTION OF ALCOHOL
(TITLE 30)

JONES BLVD/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0656-AMERICAN MANAGEMENT INVEST, LLC:

USE PERMITS for on-premises consumption of alcohol (beer and wine) in conjunction with a billiards hall on 2.1 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard 300 feet north of Spring Mountain Road within Spring Valley. JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-13-101-003 & 004

USE PERMITS:

1. a. Allow on-premises consumption of alcohol (beer and wine) in conjunction with a billiards hall.
- b. Reduce the separation of on-premises consumption of alcohol (beer and wine) to 16 feet where 200 feet is required (a 92% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3400 S. Jones Boulevard
- Site Acreage: 2.1
- Project Type: On-premises consumption of alcohol (beer and wine)
- Parking Required/Provided: 242/242 (approved UC-2137-95)

Site Plans

The plans depict an existing billiards hall "Cue D's Billiard Venue" (BL#2002431.071-170) with 21 pool tables located at the southeast corner of the shopping center. The building is set back 16 feet from the east property line with a service entrance located along the east side of the building.

Landscaping

There are no changes required or proposed to the existing landscaping.

Elevations & Floor Plans

There are no changes required or proposed to the existing building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this use was previously approved by UC-0503-03 subject to one year to review, no hard liquor sales, no gaming, and no live entertainment, which expired with no review. The applicant accepts these same conditions as previously imposed; however, the addition of some alcohol sales is complementary to the continuation of the billiards hall use. Additionally, there is no outside dining or drinking as part of this use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0714-17	Hookah lounge with on-premises consumption of alcohol (supper club), northerly parcel	Approved by PC	October 2017
UC-1010-14	On-premises consumption of alcohol (service bar) in conjunction with a restaurant, northerly parcel	Approved by	February 2015
ZC-0360-10	Re-classified 2.1 acres to C-2 zoning for a billiards hall and arcade in another suite to the north	Approved by BCC	September 2010
UC-0121-07	On-premises consumption of alcohol (service bar) in conjunction with a restaurant	Approved by PC	March 2007
UC-1564-06	Reduce separation from a residential use for on-premises consumption of alcohol (supper club)	Approved by PC	February 2007
UC-0503-03	On-premises alcohol consumption in conjunction with a billiards hall - expired	Approved by PC	May 2003
UC-2137-95	Retail furniture store in a C-1 zone with reduction in parking to 242 spaces	Approved by PC	January 1996
VC-424-87	Variance to construct an addition for drive-up teller facilities, renovate driveways and parking, and reduce parking to 242 spaces	Approved by PC	August 1987
VC-414-84	Reduction to parking to 265 spaces	Approved by PC	December 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Northerly portion of same shopping center
South	Corridor Mixed-Use	C-2	Existing retail building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Edge Neighborhood (up to 1 du/ac)	R-E (RNP-I)	Single family residential
West	Corridor Mixed-Use	C-2	Shopping Center

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 Comprehensive 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 is in harmony with the purpose, goals, objectives, and standards of the Plan and of the Code when considering the building is existing, and the use was successfully operated for many years. Similar uses exist within the shopping center and land use approval was received without additional review. The proposed use with the limitation to beer and wine only in conjunction with the billiards hall will not impose an undue burden on the surrounding community.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Beer and wine sales only;
- Applicant is advised that the approval of this application does not constitute or imply approval of a liquor 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.

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: CHUWANYAN MA

CONTACT: JENNIFER GAYNOR, J. GAYNOR LAW, 1810 S. 7TH ST., LAS VEGAS, NV
89104

DRAFT

LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p style="padding-left: 20px;">(ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-21-0656</u> DATE FILED: <u>11/3/21</u></p> <p>PLANNER ASSIGNED: <u>JVM</u></p> <p>TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>12/14/21</u></p> <p>PC MEETING DATE: <u>1/4/22</u></p> <p>BCC MEETING DATE: <u>—</u></p> <p>FEE: <u>\$675</u></p>
	PROPERTY OWNER	<p>NAME: <u>AMERICAN MANAGEMENT INVESTMENTS LLC</u></p> <p>ADDRESS: <u>2993 GREENSBOROUGH DR</u></p> <p>CITY: <u>HIGHLANDS RANCH</u> STATE: <u>CO</u> ZIP: <u>80129</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Chuwanyan Ma</u></p> <p>ADDRESS: <u>2652 Topaz Blue St</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u></p> <p>TELEPHONE: <u>(702) 859-9333</u> CELL: _____</p> <p>E-MAIL: <u>Eyde1998@Gmail.com</u> REF CONTACT ID #: _____</p>
	CONSULTANT	<p>NAME: <u>Jennifer Gaynor</u></p> <p>ADDRESS: <u>J. Gaynor Law, 1610 S. 7th Street</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89104</u></p> <p>TELEPHONE: <u>(702) 569-3208</u> CELL: <u>(702) 569-3208</u></p> <p>E-MAIL: <u>jennifer@jgaynorlaw.com</u> REF CONTACT ID #: <u>214367</u></p>

ASSESSOR'S PARCEL NUMBER: 163-13-101-004

PROPERTY ADDRESS: CROSS STREETS, 3400 S. 29th St, Suite 19, generally located on the east side of Jones Road and 200 feet north of Spring Mountain Road

PROJECT DESCRIPTION: TRP to reduce the separation from residential for on-premises consumption of alcohol use in conjunction with a billiards hall

I, We, the undersigned, hereby certify that I (or, We are) the owner(s) of record on the Tax Roll of the property involved in this application, or have any other way qualified to initiate this application under the provisions of the applicable laws and regulations on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are to the best of my knowledge and belief, and the undersigned understands that any application filed with this Department must be complete and accurate before a hearing can be conducted. I, We, and I authorize the Clark County Comprehensive Planning Department, or its designee, to view the premises and to install any required signs on said property for the purpose of providing the public notice of the proposed application.

Property Owner (Signature): [Signature] Property Owner (Print): Jason Huang

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 30th, 2021 (DATE)
 BY Jason Huang
 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.



1810 S. 7th Street
Las Vegas, Nevada 89104
(702) 608-2920
jennifer@jgaynorlaw.com
www.jgaynorlaw.com

September 23, 2021

VIA Electronic Submittal

Clark County Department of Development Services
Current Planning Division
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

UC-21-0656

RE: Application for Special Use Permit to Reduce Separation from a Residential Use for On-Premises Consumption of Alcohol (Retail Beer and Wine)

To Whom It May Concern:

The following justification letter is in support of the request of our client, Chuwanyan Ma, for a Use Permit to allow on-premises consumption of alcohol (beer and wine) and reduce the separation from residential use to 16 feet where a minimum of 200 feet is required, in conjunction with the Cue-D's Billiards Venue located at 3400 S. Jones Blvd, Suite 19 ("the Property"). The Property is zoned C-2 (General Commercial) and encompasses 2.1 acres on the east side of Jones Boulevard north of Spring Mountain Road.

A Use Permit to allow on-premises consumption of alcohol in conjunction with a billiards facility was previously granted for the Property in 2003 (See attached NOFA dated May 16, 2003, UC-0503-03). This use was subject to conditions including a one-year review, no hard liquor sales, no gaming and no live entertainment. Unfortunately, due to a misunderstanding, the one-year review was not completed in a timely manner and this use permit has lapsed.


Therefore, we are now requesting a new use permit to reduce the separation from a residential use and allow on-premises consumption of liquor in conjunction with a billiards hall. My client is amenable to the same conditions as were imposed on the previous use permit and submits that this use had been conducted at this location without issue previously and that the consumption of alcoholic beverages is historically a use that is complementary to a billiards hall. The current owners are struggling to make rent at this time without such use being allowed and very much appreciate your consideration. In addition, it is our understanding that there is a restaurant within the same shopping center with on-premises consumption of alcohol.

Cue-D's Use Permit Justification Letter

We note per questions from Planning that there is no outdoor dining at this location, and none is requested. There is a "patio" area in front of the main entrance to the unit, however this is not used for outdoor dining/drinking but is instead used only as a waiting area for customers while they are waiting for an open table. No drinks or food are served to customers in this area.

Please contact Jennifer Gaynor at jennifer@jgaynorlaw.com or 702-569-3208 if you have any questions or if we may provide any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Gaynor', with a stylized flourish at the end.

Jennifer Gaynor
J. Gaynor Law, Ltd.

01/05/22 BCC AGENDA SHEET

PARK EXPANSION
(TITLE 30)

SPRING MOUNTAIN RD/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0659-USA & COUNTY OF CLARK (PK & COMM)LEASE:

DESIGN REVIEW for the expansion of an existing public park (Desert Breeze Park) on a portion of 150.0 acres in a P-F (Public Facilities) Zone.

Generally located on the west side of Cimarron Road and the south side of Spring Mountain Road within Spring Valley. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-16-201-001; 163-16-301-002 ptn

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 30 (project site)/150 (overall)
- Project Type: Public park expansion
- Building Height (feet): 10 to 24 (shade structures)/20 (maintenance building)/12.6 (restrooms)/4 (monument sign)/25 to 80 (light poles)
- Square Feet: 1,600 (maintenance building)/912 (restroom building)/400 (metal shade structures)/240 to 324 (bleacher shade structures)/337 to 453 (dugouts)
- Parking Provided: 170 (proposed)/963 (existing)

Site Plans

The plans show the expansion of the public park Desert Breeze Park to include 4 baseball fields with associated dugouts, bleachers with shades structures, warm-up area, and restrooms. The expansion also includes an adaptive use field, a playground, and 170 additional parking spaces. A roadway extending south to a 1,600 square foot maintenance building with an associated maintenance yard will be south and west of the athletic fields with gated entry and a perimeter wall. The proposed expansion will be located south of the existing community center and west of Cimarron Road.

Landscaping

The plans show trees dispersed throughout the project site, and the new athletic fields consisting of artificial turf with a parking area.

Elevations

The exterior of the restroom building will be CMU block with a metal roof, and privacy fencing at the entrance. The maintenance building will be CMU block with a metal roof and metal roll-up doors on the west and east sides. The shade structure over the playground will consist of 24 foot high steel columns with shade fabric triangles that extend over the playground area. The shade structures, dugouts, and bleacher shade structures will be steel construction with metal roofs.

Floor Plans

The plans for the restroom building include restroom stalls, sinks, a storage area, and drinking fountains. The maintenance building includes restrooms, an office area, maintenance area, and storage area.

Lighting (photometric plan)

The plans depict the type of lighting, approximate heights of the proposed freestanding light poles and a photometric plan. Light poles measuring 25 feet in height are located within the public parking lot walkways internal to the site. Light poles measuring 80 feet in height are located on the edges of the baseball fields and internal to the baseball 4 plex area. Light poles measuring 70 feet in height are located to the north and south of the internal walkways in between the bleachers and warm-up areas internal to the site. All light poles consist of LED light fixtures. The plans indicate the lighting fixtures will be shielded and/or directed away from the abutting residential uses.

Signage

A 27 square foot, 4 foot high monument sign will be located at the corner of Katie Avenue and Cimarron Road. The sign will include the Clark County logo and state the name of the park.

Applicant's Justification

The applicant indicates the proposed expansion of the existing public park (Desert Breeze Park) complies with current planned land use designations. The complex is intended to be maintained by Clark County and will provide a valuable amenity to the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0260	Special events area expansion of Desert Breeze Park	Approved by BCC	July 2021
ADR-20-900273	Special events area in conjunction with an existing park	Approved by ZA	June 2020
DR-1021-01 (ET-0289-04)	Extension of time to complete the aquatic center addition to the Desert Breeze Park community center	Approved by PC	October 2004

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1021-01	Expansion of the Desert Breeze community center at the Desert Breeze Park	Approved by PC	September 2001
DR-0053-99	Addition of a swimming pool, covered area for spectators, and parking area for the Desert Breeze community center	Approved by PC	February 1999
VC-0703-97	Temporary reduction of parking	Approved by PC	May 1997
ZC-0847-94	Reclassified the project site to P-F zoning for a public park with athletic/sports fields, community center, and various accessory structures	Approved by BCC	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Public Facilities	P-F	Desert Breeze Park
East	Public Facilities & Residential Suburban (up to 8 du/ac)	P-F & R-1	Single family residential & Roger Bryan Elementary School
West	Commercial General, Office Professional, & Residential Suburban (up to 8 du/ac)	C-1, C-2, & R-2	Retail buildings, mini-warehouse, & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds the expansion of the public park (Desert Breeze Park) with athletic fields, playground, shade structures, parking, landscaping and the maintenance building is architecturally compatible with the existing park facility. The establishment of park facilities complies with the Comprehensive Master Plan. Furthermore, by expanding and upgrading the existing park facilities the proposed development complies with the Goals of the Spring Valley Land Use Plan which promotes the efficient use of public services and facilities. Staff finds the proposed expansion will not have an adverse or negative impact on the surrounding residential land uses; therefore, staff can support this request.

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Coordinate with the Directors office for the off-site improvements.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0048-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT
CONTACT: MATT DURHAM, SOUTHWICK LANDSCAPE ARCHITECTS, 1700 W. HORIZON RIDGE PARKWAY, SUITE 203, HENDERSON, NV 89012



AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: DR-21-0659

Property Owner or Subdivision Name: USA & Clark County (RPM)

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) Spring Valley TAB 12/14/21 and BCC 1/05/2022

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: Add APN 163-16-301-002

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Add parcel to application, was not entered into Accela.

Change initiated by: NR Date: 11/24/2021

Change authorized by: AHL Date: 11/24/2021

Change processed by: ds Date: 11/24/2021

Follow up assigned to: NR Instructions: _____

Parcel Number(s): 163-16-201-001 & 163-16-301-002

Town Board(s): Spring Valley

APR 21-101393



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 type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-21-0659</u> DATE FILED: <u>11/8/21</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>12/14/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>1/05/22</u> FEE: <u>Ø</u>
	PROPERTY OWNER NAME: <u>USA and County of Clark (RPM) Lease</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-455-2907</u> CELL: _____ E-MAIL: <u>LisaK@ClarkCountyNV.gov</u>
	APPLICANT NAME: <u>Clark County Real Property Management</u> ADDRESS: <u>500 S. Grand Central Parkway</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-455-8656</u> CELL: <u>702-210-6854</u> E-MAIL: <u>justin.sagers@ClarkCountyNV.gov</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Matt Durham, Southwick Landscape Architects</u> ADDRESS: <u>1700 W. Horizon Ridge Parkway, Suite 203</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-597-3108</u> CELL: <u>702-597-3177</u> E-MAIL: <u>mattd@southwickla.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-16-201-001, 163-16-201-002

PROPERTY ADDRESS and/or CROSS STREETS: Cimarron Road and Spring Mountain Road

PROJECT DESCRIPTION: Desert Breeze Regional Park Baseball Field Four-Plex with Adaptive Play Baseball Field

(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.

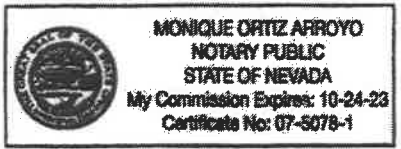
Lisa Kremer
Property Owner (Signature)*

Lisa Kremer
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON SEPTEMBER 30, 2021 (DATE)
By LISA KREMER, DIRECTOR

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.

November 2, 2021

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

**PLANNER
COPY**

DR-21-0659

RE: Desert Breeze Regional Park Baseball Field Four-Plex with Adaptive Play Baseball Field

This letter of justification is to request a design review for the Desert Breeze Regional Park Baseball Field Four-Plex with Adaptive Play Baseball Field located on the west side of Cimarron Road between Flamingo Road to the south and Spring Mountain Road to the north. This project developments approximately 30 acres of additional park amenities on to the existing Desert Breeze Park complex. This park addition complies with the current planned land use designations and complies with all applicable provisions of the development code.

The Desert Breeze Regional Park Baseball Field Four-Plex with Adaptive Play Baseball Field is compatible with the adjacent land uses (residential neighborhoods and nearby Elementary School). The park addition amenities include 5 baseball fields, landscaping, native revegetation areas, irrigation, one restroom, drinking fountains, site furniture, trash receptacles, a playground for ages 2-12, shade shelters, concrete walkways, parking, lighting, maintenance building and yard.

There is a total of 170 parking spaces (6 being ADA compliant) accessible from Kids Zone Parkway being added with this addition.

Off-sites are being designed and installed by Public Works.

All adjacent uses, in terms of scale, site design, operating characteristics, hours of operation, traffic generation, lighting, noise, odor, dust and other external impacts have been taken into consideration and have been appropriately planned for in the design of this project. There will also be no significant adverse impacts on the natural environment due to this project. The complex is intended to be maintained by Clark County upon its completion and will prove to be a valuable amenity for the community.

This design review is also requested in accordance with Table 30.16-9 to (1) artificially increase the finished grade. This request is needed due to the varying slope from west to east across the project site with an average slope of approximately 2.5%. This is approximately a 24' drop from the west edge of the project to the east. The maximum fill height for this project is 6.7'. With the need to provide accessible pathways from the rest of the park it is anticipated that in order to balance the sites earthworks volumes, a large amount of fill will be required on the east half of the project. The project intends to use scarping where possible to avoid walls and will maximize slopes from west to east where possible.

Should you have any questions, please contact me at (702) 597-3108.

Sincerely,

Matt Durham, PLA
NV #895

01/05/22 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

UPDATE
RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0545-RAINBOW 26, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish an alternative parking requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure distances from the intersection.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:
163-35-101-012; 163-35-101-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish an alternative parking requirement in accordance with Section 30.60.040.
2.
 - a. Reduce throat depth for the driveway along Rainbow Boulevard to 63 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 37% reduction).
 - b. Reduce throat depth for the driveway along Oquendo Road to 82 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 18% reduction).
3.
 - a. Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 102 feet along Oquendo Road where 150 feet is the minimum per Chapter 30.52 (a 32% reduction).
 - b. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 189 feet along Oquendo Road where 190 feet is the minimum per Chapter 30.52 (a 0.01% reduction).

DESIGN REVIEWS:

1. Alternative parking lot landscaping where landscaping per 30.64-14 is required.
2. Proposed shopping center.
3. Increase finished grade up to 66 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 267% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Shopping center with 2 future retail pad sites
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: **40,700** (in-line shopping center)/7,000 (future retail pads)
- Parking Required/Provided: **206/206** (surface)/**12** (lifts)

Site Plan

The project consists of 2, in-line retail buildings totaling 40,700 square feet and 2 future retail pad sites. The larger in-line retail building (Building B1 and B2) is located near the eastern portion of the site which faces west towards Rainbow Boulevard and another smaller in-line retail building (Building C) is located near the northern portion of the site, towards Quail Avenue, and faces south towards Oquendo Road. The 2 future retail pad site buildings (Buildings A & D) along with a majority of the parking for the site are in front of the larger building. Additionally, with this application the applicant is requesting to allow **12 (previously 58)** parking lifts in front of Building B to satisfy parking requirements. The shopping center will provide parking attendants during the business hours of operation to manage the lifts. By including the parking lifts, the project will provide **206** parking spaces where **206** parking spaces are required. The buildings are set back a minimum of 10.5 feet from the east property line and 10 feet from the north property line. There is 1 main entrance into the development from Rainbow Boulevard with a secondary entrance into the development from Oquendo Road. This request also includes waiver of development standards to reduce driveway approach and departure distances from the intersection and reduce the driveway throat depth along Rainbow Boulevard and Oquendo Road.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached 5 foot wide sidewalk along Rainbow Boulevard, and a 20 foot wide landscape area behind an attached 5 foot wide sidewalk along Quail Avenue and Oquendo Road. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. There are some areas in the parking lot that do not provided a landscape finger every 6 spaces thus, requiring the design review for alternative parking lot landscaping.

Elevations

The buildings are generally 25 foot high with architectural roof treatments reaching a height of 35 feet. Building B is 1 story; Building C is 2 stories. The buildings have a contemporary architectural design consisting of painted concrete tilt-up panels with metal canopies, glass store

fronts, and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are slightly off-set with contrasting design schemes. The height of the buildings varies and have been designed to break-up the roofline and enhance the overall look of the buildings.

Floor Plans

The plans depict a total building area, including the future pad sites, of 47,700 square feet. The plans indicate that the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the general design and layout have not changed significantly from a prior M-D nonconforming zoning request in 2020 (this application was withdrawn at the Board of County Commissioners meeting). The applicant now believes this conforming retail development will provide additional commercial amenities to the area and should be a welcomed addition to the neighborhood. The applicant indicates the proposed project will enhance the surrounding neighborhood by providing services for the residents in the area and will not negatively impact adjacent roadways or traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0427	Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone	Withdrawn by applicant	N/A
DR-0439-05	Retail center on the northern parcel - expired	Approved by PC	May 2005
ZC-1936-03	Reclassified the northern parcel to C-1 zoning for future commercial development	Approved by BCC	January 2003
ZC-0181-97	Reclassified the southern parcel to C-1 zoning for an office/retail complex	Approved by BCC	April 1997
UC-1905-97	Convenience store, gas station, and car wash	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Electrical substation & cell tower site
South	Commercial Neighborhood	C-1	Office complex
East	Office Professional & Commercial General	C-P & C-1	Office building & undeveloped
West	Commercial General	C-2 & C-1	Office/retail building & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The request depicts a total of 206 parking spaces on-site (12 mechanical lifts and 194 surface parking spaces). This application was held at the October 26, 2021 Town Board meeting for the applicant to work with staff. Since that time the applicant has addressed concerns from both Public Works and Current Planning. A revised right only driveway is now proposed on Oquendo Road, along with 3 changes that were made on-site. The 3 changes on-site are: 1) the square footage of the overall site has been reduced (Building B has now been broken-up into 2 smaller in-line buildings) thus, reducing the number of parking spaces required on-site, 2) there will be 12 lifts (only used by employees) where 58 lifts were previously proposed, and 3) the lifts have now been moved from the main drive aisle near the center of the site to between Buildings B1 and B2. Staff appreciates the applicant's re-design of the site to make this a better layout and overall request. Therefore, staff finds the applicant has met requirements to establish alternative standard which would mitigate the impact of the proposed lifts and reduced parking per Section 30.60.040.

Design Reviews #1 & #2

The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. The design of the parking lot will not have a landscape finger every 6 spaces in some areas of the parking lot; however, the plant material is essentially distributed in other areas of the site (along the east property line) to compensate for the landscape fingers. Therefore, staff recommends approval of the design reviews.

Public Works / Development Review

Waiver of Development Standards #2a

Staff does not object to the request to reduce the throat depth for the driveway on Rainbow Boulevard as the applicant has reduced potential vehicular conflicts by providing extra landscape planters creating a lengthy main entry drive aisle.

Waiver of Development Standards #2b & #3a

Staff has no objection to the reduction in the throat depth and approach distance for the Oquendo Road commercial driveway. The applicant to work with staff to provide "NO LEFT TURNS" signs and install a median to force egress traffic to make right turn movements out of the site onto Oquendo Road.

Waiver of Development Standards #3b

Staff has no objection to the departure distance for the driveway on Rainbow Boulevard as the location is only 1 foot shorter than the minimum standard and the applicant indicates that existing utility poles necessitate having the driveway in the proposed location.

Design Review #3

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Design review as a public hearing for the 2 future pad sites;
- **Install 24 inch box evergreens at the ends of the 2 landscape fingers that are in front of the proposed 12 parking lifts;**
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet to the back of curb for Rainbow Boulevard, 30 feet for Oquendo Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

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

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 #0376-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: November 17, 2021 – HELD – To 01/05/22 – per the applicant.

APPLICANT: REZA R. ALAIE

CONTACT: REZA ALAIE, P.O. BOX 81873, LAS VEGAS, NV 89180