



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 9, 2021

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- 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 and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, February 9, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members:

Rodney Bell
Catherine Godges
Yvette Williams

John Getter
Brian A. Morris

Secretary:

Carmen Hayes, 702-371-7991 chayes70@yahoo.com

County Liaison(s):

Mike Shannon 702-455-8338 mds@clarkcountynv.gov

- I. Call to Order, Invocation, 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.

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, on February 9, 2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for November 10, 2020. (For possible action)
- IV. Approval of the Agenda for February 9, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Presentation on the Transform Clark County Initiative

VI. Planning and Zoning

- 1. **WS-21-0010-MONTESSOURI, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the east side of Montessori Street, 200 feet north of Eldora Avenue within Spring Valley. JJ/lm/jd (For possible action) **03/02/21 PC**
- 2. **ET-21-400001 (UC-0762-17) -GRACE PRESBYTERIAN CHURCH:**
USE PERMIT SECOND EXTENSION OF TIME to increase the height of an ornamental spire.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase block wall height; **2)** eliminate cross access; **3)** reduce parking; and **4)** parking lot landscaping.
DESIGN REVIEWS for the following: **1)** a proposed place of worship; and **2)** a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.
WAIVERS OF CONDITIONS of a zone change (ZC-1744-03) for the following: **1)** landscaping widths and detached sidewalk as depicted per plans along Oquendo Road and Durango Drive with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area, as shown on plans; **2)** ten foot wide landscape area along the west property line with an intense buffer per Figure 30.64-12; **3)** redesigning the site to eliminate and relocate two way drive and parking directly west of in-line retail Building "E" to make the parking more useable and reduce any noise impacts that may affect future residential development to the west; **4)** recording perpetual cross access, ingress/egress, and parking easements with the property to the north; **5)** repositioning the proposed Building "G" to the south of Building "F" (mirror image) so that the proposed roll-up doors will not face the north property line and the roll-up doors facing the west property line will be screened by Building "E"; **6)** all proposed roll-up overhead doors to be painted a light, warm color consistent with the color palette used on all buildings; **7)** all building elevations visible from a public right-of-way to have a landscape area or raised sidewalk along the base of the buildings to separate buildings and parking areas (no pavement intended for parking adjacent to buildings) with exception permitted for drive-thru lanes; **8)** providing consistent architecture with enhanced

architectural elements that unify the site, such as the roof elements, stucco pop-outs, and cornice details, as depicted per plans, and consistent landscaping throughout with enhanced paving at vehicular entrances and pedestrian crossings; 9) rear elevation on Building "E" (facade facing future residential development to the west) to have stucco pop-outs and other creative enhancements to further articulate that elevation and ensure consistency with primary elevation; 10) design review as a public hearing on all future buildings to ensure compliance and consistency with these conditions; and 11) Buildings "A" and "C" may require additional land use applications and any architectural elements, including roof element for gasoline canopy to be consistent with all buildings on-site. Generally located on the northwest corner of Durango Drive and Oquendo Road within Spring Valley. JJ/jgh/jd (For possible action) 03/03/21 BCC

3. **UC-21-0006-POLIS BROTHERS LLC:**
USE PERMIT for a cannabis establishment (retail cannabis store) within an existing shopping center on a portion of a 1.8 acre site in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road and the east side of Red Rock Street within Spring Valley. JJ/nr/jd (For possible action) 03/03/21 BCC

VII. General Business

- Appoint the Chairperson and Vice-Chairperson for a two-year (2-year) term. (For possible action)
- Approve the 2021 Spring Valley Town Advisory Board yearly meeting calendar. (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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to mds@clarkcountynv.gov, before 04:30 pm, February 9, 2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: February 23, 2021.

- X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

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



Spring Valley Town Advisory Board

November 10, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair EXCUSED
 Angie Heath Younce PRESENT Catherine Godges PRESENT
 Rodney Bell PRESENT

Secretary: Carmen Hayes, 702 371-7991, chaves@yahoo.com EXCUSED

County Liaison: Tiffany Hesser 702-455-7388 tlh@clarkcountynv.gov PRESENT

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

Darby Johnson called the meeting to order at 6:30 pm
Lorna Phegley, Current Planner

II. Public Comment

- None

III. Approval of October 27, 2020 Minutes

Motion by: **Catherine Godges**
Action: **APPROVE** as published.
Motion **PASSED** 4/0 Unanimous

IV. Approval of Agenda for November 10, 2020.

Motion by: **Catherine Godges**
Action: **Approved as amended**
Vote: **4/0 Unanimous**

Applicant requested holds:

1. UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
2. VS-20-0414-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
3. WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
4. WS-20-0411-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.
5. TM-20-500141-MONTESTAR DEVELOPMENT, LLC: Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

Related applications:

7. UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:
8. VS-20-0389-SILVAGGIO ALBERT A & I W TRS:

Agenda Change: Item # 12 will be heard after Item #6.

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - Applications are available until November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2021.

VI Planning & Zoning

1. **UC-20-0413-CHURCH DEBREGENET MEDHANE ALEM ETHIOPIAN ORTHODOX T: USE PERMITS** for the following: **1) place of worship; and 2) increase the height of ornamental spires and domes. WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) 11/03/20 PC

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

2. **VS-20-0414-MONTESTAR DEVELOPMENT, LLC: VACATE AND ABANDON** easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action) 11/04/20 BCC

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

3. **WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC: WAIVER OF CONDITIONS** of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) 11/04/20 BCC

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

4. **WS-20-0411-MONTESTAR DEVELOPMENT, LLC: WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1) increased wall height; and 2) reduced street intersection off-set. DESIGN REVIEWS** for the following: **1) single family residential development; 2) allow hammerhead streets; and 3) increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) 11/04/20 BCC**

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

5. **TM-20-500141-MONTESTAR DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al /jd (For possible action) **11/04/20 BCC**

Applicant requested a **HOLD** to the Spring Valley TAB meeting on November 24, 2020.

6. **VS-20-0433-DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX CHURCH:**
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action) **11/17/20 PC**

Motion by: **Angie Heath Younce**

Action: **APPROVE** per staff recommendations.

Vote: **4/0 Unanimous**

7. **UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate an on-site walkway; **2)** reduce landscaping; **3)** allow non-standard improvements in the right-of-way; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a mini-warehouse facility on 3.9 acres in a C-1 (Local Business) Zone.
Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/jd (For possible action) **11/18/20 BCC**

Motion by: **Catherine Godges**

Action: **DENY.**

Vote: **4/0 Unanimous**

8. **VS-20-0389-SILVAGGIO ALBERT A & I W TRS:**
VACATE AND ABANDON a portion of a right-of-way being Monte Cristo Way located between Sahara Avenue and Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action) **11/18/20 BCC**

Motion by: **Catherine Godges**

Action: **DENY.**

Vote: **4/0 Unanimous**

9. **DR-20-0426-CHURCH ROMAN CATHOLIC LAS VEGAS:**
DESIGN REVIEW for a parking lot expansion and an accessory structure in conjunction with a place of worship on 4.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Torrey Pines Drive and the south side of Tropicana Avenue within Spring Valley. MN/nr/jd (For possible action) **12/01/20 PC**

Motion by: **Catherine Godges**

Action: **APPROVE** per staff recommendations.

Vote: **4/0 Unanimous**

10. **UC-20-0461-JONES TECO, LLC:**
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEWS for the following: 1) a mini-warehouse facility with boat and RV storage; and 2) increased finish grade on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Teco Avenue and Jones Boulevard within Spring Valley. MN/al/jd (For possible action) 12/01/20 PC

Motion by: **Angie Heath Younce**
Action: **APPROVE** per staff recommendations.
Vote: **4/0 Unanimous**

11. **WS-20-0459-EGBERT, ANNETTE & DENNIS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Red Rock Street, approximately 300 feet north of Oakley Boulevard within Spring Valley. JJ/sd/ja (For possible action) 12/01/20 PC

Motion by: **Catherine Godges**
Action: **APPROVE** per staff recommendations.
Vote: **4/0 Unanimous**

12. **DR-20-0392-FAVELA ERASMO:**
DESIGN REVIEW for increased finished grade for future single family residences on 3.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley Avenue and the east side of Red Rock Street within Spring Valley. JJ/sd/jd (For possible action) 12/02/20 BCC

Motion by: **Angie Heath Younce**
Action: **APPROVE** per staff recommendations.
Vote: **4/0 Unanimous**

13. **DR-20-0464-RUSSELL MINI STORAGE PARTNERS, LLC:**
DESIGN REVIEW for lighting in conjunction with an existing mini-warehouse facility on 2.4 acres in a C-1 (Local Business) Zone in the CMA (Design Overlay District). Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley. MN/jor/ja (For possible action) 12/02/20 BCC

Motion by: **Angie Heath Younce**
Action: **APPROVE** per staff recommendations.
Vote: **4/0 Unanimous**

14. **WC-20-400122 (NZN-18-0244) -PICERNE SUNSET, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the south and west property lines for an approved multiple family development on 10.6 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Cimarron Road within Spring Valley. MN/bb/ja (For possible action) 12/02/20 BCC

Motion by: **Rodney Bell**
Action: **APPROVE** per staff recommendations.
Vote: **4/0 Unanimous**

15. **ZC-20-0450-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** alternative landscaping; and **3)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** an office complex; and **2)** alternative parking lot landscaping for an office complex in the CMA Design Overlay District. Generally located on the east side of Fort Apache Road, 300 feet south of Peace Way within Spring Valley (description on file). JJ/al/ja (For possible action) **12/02/20 BCC**

Motion by: **Rodney Bell**

Action: **APPROVE** as presented.

Vote: **4/0 Unanimous**

VII General Business

1. None

VIII Public Comment

A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

- None.

IX. Next Meeting Date

The next regular meeting will be **November 24, 2020 at 6:30pm**

X Adjournment

Motion by **Darby Johnson**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

The meeting was adjourned at 7:52 p.m.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

03/02/21 PC AGENDA SHEET

FENCE HEIGHT
(TITLE 30)

MONTESSOURI ST/ELDORA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0010-MONTESSOURI, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with a single family residence on 1.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Montessori Street, 200 feet north of Eldora Avenue within Spring Valley. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

163-10-507-018

WAIVER OF DEVELOPMENT STANDARDS:

Increase fence height up to 8 feet where a maximum 6 foot high decorative fence is permitted within 15 feet of the front property line per Table 30.64-1 (a 33.3% increase).

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2660 Montessori Street
- Site Acreage: 1.3
- Project Type: Fence/wall height

Site Plans

The plans depict an existing single family residence with a proposed 8 foot decorative fence located across the northerly portion of the front of the property in front of the detached garage. In 2019 the property was merged into 1 lot and a detached garage was constructed on the northerly portion of the combined lot in conjunction with the existing single family residence on the southerly portion of the lot. The plans show an existing 8 foot high decorative fence located on the southerly portion of the site in front of the single family residence (WS-0257-11), which is set back 13 feet from the front property line and 18 feet from the back of curb. The existing and proposed fence design is the same and includes a 2 foot high solid wall with 6 feet of wrought iron located on top of the wall. The front fence and wrought iron access gate are set back 18 feet from the curb, 5 feet from the property line, to allow for vehicles to access the site

without blocking the right-of-way. The plan shows solid stucco support pillars with decorative wall caps and lighting.

Applicant's Justification

The applicant indicates that the request for the wall is to complete the enclosure of their property. Since the last approval, they have acquired the property to the north, combined the parcels with a Minor Subdivision Map and have constructed a detached garage. They would like to have the property look finished and add to the aesthetics of the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-057-11	Increased wall/fence height along the western and southern portion of the site	Approved by PC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	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

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

Staff finds that the proposed decorative fence should not have a negative impact on the surrounding properties with the addition of landscaping to match the existing landscaping in front of the residence portion of the parcel.

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

- Provide landscaping (matching trees and groundcover) over the northerly portion of the property adjacent to the proposed decorative fence, all landscape material to be located outside of the public right-of-way;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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

- All non-standard improvements to be removed from the public right-of-way prior to building permit issuance.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: REBECCA SHABAT

CONTACT: REBECCA SHABAT, LAS VEGAS, 2660 MONTESSOURI ST., LAS VEGAS, NV 89117



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><input type="checkbox"/> CONFORMING (ZC)</p> <p><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> PUBLIC HEARING</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>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>WS-21-0010</u> DATE FILED: <u>1/13/2021</u></p> <p>PLANNER ASSIGNED: <u>LMN</u></p> <p>TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>2/9/2021</u></p> <p>PC MEETING DATE: <u>3/2/2021</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$475.00</u></p>
	PROPERTY OWNER	<p>NAME: <u>MONTESSOURI, L L C</u></p> <p>ADDRESS: <u>2660 MONTESSOURI ST.</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: <u>702-300-1940</u> CELL: <u>702-300-5895</u></p> <p>E-MAIL: <u>REBECCASHABAT@GMAIL.COM</u></p>
	APPLICANT	<p>NAME: <u>SHAUL JERRY SHABAT</u></p> <p>ADDRESS: <u>2660 MONTESSOURI ST.</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: _____ CELL: <u>702-300-1940</u></p> <p>E-MAIL: <u>XANATO@AOL.COM</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>REBECCA SHABAT</u></p> <p>ADDRESS: <u>2660 MONTESSOURI ST.</u></p> <p>CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u></p> <p>TELEPHONE: _____ CELL: <u>702-300-5895</u></p> <p>E-MAIL: <u>REBECCASHABAT@GM</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 163-10-507-018

PROPERTY ADDRESS and/or CROSS STREETS: 2660 MONTESSOURI ST. LAS VEGAS, NV 89117

PROJECT DESCRIPTION: 8' fence w/ 8' entry/exit gates to enclose property

(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)*

SHAUL JERRY SHABAT
Property Owner (Print)

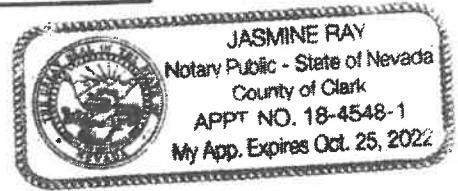
STATE OF Nevada

COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10/26/2020 (DATE)

By Jerry Shabat

NOTARY PUBLIC: Jasmine Ray



*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.

2

03/03/21 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

OQUENDO RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400001 (UC-0762-17) -GRACE PRESBYTERIAN CHURCH:

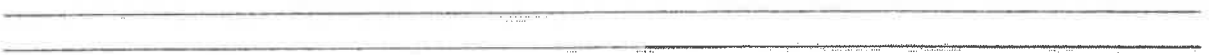
USE PERMIT SECOND EXTENSION OF TIME to increase the height of an ornamental spire.

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

DESIGN REVIEWS for the following: 1) a proposed place of worship; and 2) a proposed outdoor water feature on 4.2 acres in a C-2 (General Commercial) Zone within the CMA Design Overlay District.

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

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



RELATED INFORMATION:

APN:

163-32-501-013

USE PERMIT:

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

WAIVERS OF DEVELOPMENT STANDARDS:

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

DESIGN REVIEWS:

1. A proposed place of worship.
2. A proposed outdoor water feature.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

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

Site Plans

The previously approved plans depict a proposed 2 story place of worship consisting of 38,565 square feet. Access to the project site is granted via proposed driveways along Oquendo Road

and Durango Drive. The building is set back 22 feet from the eastern property line along Durango Drive, therefore meeting the 1:3 height setback ratio from an arterial street. Enhanced paving is located at the proposed driveways along Durango Drive and Oquendo Road. Detached sidewalks are provided along Durango Drive and Oquendo Road. The building is located on the southeast corner of the site with a 350 square foot outdoor water feature (fountain) located in a courtyard, on the northwestern portion (rear) of the building. Both courtyards serve as the primary entrances to the place of worship. Additional entrances are featured along the northern and eastern portions of the building, adjacent to Durango Drive. The required parking for the place of worship is located to the west and north of the building. The required trash enclosure is located at the northwest corner of the building, adjacent to a loading space. A carport structure, 180 feet in length, is located along a portion of the western property line. Three hundred twenty-nine parking spaces are provided where 386 spaces are required. Thirteen bicycle spaces are provided where 13 spaces are required. The bicycle spaces are located along the northern and southeastern portions of the building.

Landscaping

The previously approved plans depict 15 foot wide landscape areas, including 5 foot wide detached sidewalks, along Durango Drive and Oquendo Road. A total of 59 trees are planted 15 feet on center along both Durango Drive and Oquendo Road, where 47 trees are required. A landscape area with a minimum width of 10 feet, including an 8 foot high decorative block wall, with small and medium trees planted 15 feet on center is located along the western and northern property lines. The interior landscaping features a series of landscape strips measuring 9 feet in width distributed throughout the parking lot. A network of interconnected pedestrian pathways featuring enhanced paving, measuring between 5 feet and 8 feet in width, lead to the entrances of the building. Eighty trees are required for the interior parking lot landscaping; however, only 42 trees are provided. Approximately 137 trees are provided throughout the interior and perimeter of the project site.

Elevations

In the previously approved plans, the overall height of the place of worship ranges between 22 feet to 60 feet, the highest point of the ornamental spire. The building will be painted in neutral, earth tone colors. The south elevation depicts a varying roofline ranging in height between 22 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. A stained-glass window is also featured on the south elevation. The east elevation features a varying roof line ranging in height between 31 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. An aluminum storefront window system is centrally located along the east elevation. Various windows are also depicted on the east elevation. Entrance doors to the place of worship are also depicted on the east elevation. The north elevation depicts a varying roof line ranging in height between 31 feet to 50 feet. The materials consist of a split-face CMU exterior finish, decorative horizontal metal siding, a decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. Entrance/exit doors are also depicted on the north elevation. The west elevation features a varying roof line ranging in height between 22 feet to 50 feet. The materials of the building consist of a split-face CMU exterior finish, decorative horizontal metal siding, a

decorative metal roof and fascia, and a stucco finish along a portion of the parapet wall. An aluminum storefront window system with tinted glazing is centrally located along the west elevation featuring the primary entrance to the building. A solar panel trellis is located above a portion of the aluminum storefront window system and parapet wall.

A carport structure, with a maximum height of 8.5 feet, consists of a factory finished metal roof and metal supporting columns. The outdoor water feature (fountain) has an overall height of 5 feet and is 20.5 feet wide at the base. The fountain will be painted in neutral earth tone colors matching the color palette of the building.

Floor Plans

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

Previous Conditions of Approval

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

Current Planning

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

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

Current Planning

- Construct a covered trellis over the outdoor water feature located in the courtyard to reduce evaporation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; applicant is advised that if the design review for the water feature is approved, an administrative design review must be approved prior to the operation of the water feature; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 30 feet for Oquendo Road or 25 feet to back of curb on Oquendo Road if a detached sidewalk is provided.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and the dedication of right-of-way to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0490-2017 to obtain your POC exhibit.

Applicant's Justification

The applicant indicates a second extension of time is needed because the ongoing COVID-19 pandemic has affected progress on commencing the project. In addition to the pandemic, the applicant indicates that the ability to have in person church services has been affected by the Governors' mandate lessening the amount of people that can gather at 1 time. The applicant is therefore requesting a 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-17-0762	Increase the height of an ornamental spire for a place of worship	Approved by BCC	October 2017
WC-04-400234	Waived conditions of a zone change in conjunction with a shopping center	Approved by BCC	October 2004
TM-04-500371	Commercial subdivision	Approved by PC	August 2004
ZC-03-1744	Reclassified from R-E to C-2 Zoning for a shopping center	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-E	Shopping Center & undeveloped
South	Commercial Neighborhood	C-1	Undeveloped
East	Commercial General & Public Facilities	C-2 & P-F	Clark County Fire Station #34 & undeveloped
West	Commercial General	R-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Although staff understands the severity of the current COVID-19 pandemic, staff cannot support this request. The applicant has not shown any progress toward commencing the project since the original approval of UC-0762-17.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until October 18, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SCOTT PLUMMER

CONTACT: DANNY MCGINNIS, 7250 PEAK DRIVE, SUITE 216, LAS VEGAS, NV
89128

DRAFT

03/03/21 BCC AGENDA SHEET

CANNABIS ESTABLISHMENT
(TITLE 30)

FLAMINGO RD/RED ROCK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0006-POLIS BROTHERS LLC:

USE PERMIT for a cannabis establishment (retail cannabis store) within an existing shopping center on a portion of a 1.8 acre site in a C-1 (Local Business) Zone.

Generally located on the north side of Flamingo Road and the east side of Red Rock Street within Spring Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

163-13-404-002 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 5940 W. Flamingo Road
- Site Acreage: 1.8 (portion)
- Project Type: Cannabis establishment
- Number of Stories: 1
- Square Feet: 4,145
- Parking Required/Provided: 62/82

Site Plan

The request is to establish a cannabis establishment (retail cannabis store) in an existing 4,145 square foot building with a drive-thru on a portion of 1.8 acres within an existing shopping center. Access to the shopping center is provided from Red Rock Street and Flamingo Road.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The photos show a 1 story earth toned stucco building with a flat roofline, a decorative tile awning facing Flamingo Road, and a 4 lane drive-thru on the north side of the building.

Floor Plans

The proposed facility will be located within a 4,145 square foot building. The plans indicate that the retail cannabis store will consist of an entry vestibule, reception counter, restrooms, sales area with offices, employee breakroom, drive-thru/pick-up window, and a storage room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is compatible with the surrounding area and will be in an existing shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0355-06 (ET-0077-14)	Third extension of time for a massage establishment - expired	Approved by BCC	August 2014
UC-0355-06 (ET-0045-13)	Second extension for time for a massage establishment	Approved by BCC	December 2013
UC-0355-06 (ET-0090-08)	First extension of time for a massage establishment	Approved by PC	May 2008
UC-0734-06	Outside dining and reduced separation	Approved by PC	July 2006
UC-0355-06	Massage establishment	Approved by PC	May 2006
UC-0850-05	Service bar	Approved by PC	July 2007
UC-0467-03	Place of worship	Approved by PC	May 2003
VC-1305-98	Freestanding restaurant sign	Approved by BCC	November 1998
VC-1553-94	Reduced parking and building addition	Approved by PC	November 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 2 du/ac)	R-E	Undeveloped & single family residential
South	Commercial General	C-2	Mini-warehouse & car wash
East	Commercial Neighborhood	C-1	Office complex
West	Commercial General	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

Use Permit

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 retail cannabis store will be located within an existing shopping center with substantial parking and easy access. Retail sales is a compatible use with other businesses located within the shopping center. A crime report submitted by the applicant indicates that there were 218 incidents reported within a half mile of the site prior to the submittal of the application. Additionally, none of these reported incidents occurred within a quarter of a mile from the site. Staff finds that the proposed use will not result in a substantial or undue adverse effect on adjacent properties and is an appropriate use at the proposed location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire;
- To prevent odor nuisances, an odor control plan must be submitted to the Clark County Business License Department.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Traffic study and compliance.

Building Department - Fire Prevention

- 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: LONE MOUNTAIN PARTNERS, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

DRAFT



MARIJUANA ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- USE PERMIT (UC)
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION FOR REVIEW (AR)
- (ORIGINAL APPLICATION #)

MARIJUANA ESTABLISHMENT

- CULTIVATION FACILITY
- DISPENSARY
- INDEPENDENT TESTING LABORATORY
- PRODUCTION FACILITY
- RETAIL MARIJUANA STORE

APP. NUMBER: UC-21-0006 DATE FILED: 1/7/21
 PLANNER ASSIGNED: NR
 TAB/CAC: Spring Valley TAB/CAC DATE: 2/9/21
 PC MEETING DATE: _____
 BCC MEETING DATE: March 3, 2021
 FEE: 5,175

NAME: Polis Brothers LLC
 ADDRESS: 17077 Castello Circle
 CITY: San Diego STATE: CA ZIP: 92127
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: N/A

NAME: Lone Mountain Partners, LLC
 ADDRESS: 415 N. Dearborn St., 4th FL CITY: Chicago STATE: IL ZIP: 60654
 TELEPHONE: 000-000-0000 CELL: 000-000-0000
 E-MAIL: N/A REF CONTACT ID #: N/A

NAME: Anthony Celeste
 ADDRESS: 1980 Festival Plaza Dr., #650 CITY: Las Vegas STATE: NV ZIP: 89135-2958
 TELEPHONE: (702)792-7000 CELL: _____
 E-MAIL: aceleste@kcnvlaw.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-13-404-002

PROPERTY ADDRESS and/or CROSS STREETS: 5940 W. Flamingo Rd., Spring Valley, NV

PROJECT DESCRIPTION: Use permit and design review for retail marijuana establishment

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

[Signature]
 Property Owner (Signature)*

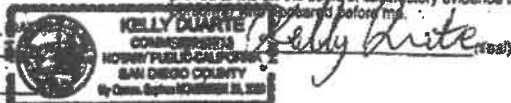
Polis Brothers LLC
 Property Owner (Print)

STATE OF California
 COUNTY OF San Diego

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of San Diego
 Subscribed and sworn to (or affirmed) before me on this 16 day
 of December 2020 by Basil Polis
 proved to me on the basis of satisfactory evidence to be the
 person whose name is subscribed to the foregoing document.

SUBSCRIBED AND SWORN BEFORE ME ON December, 16 2020
 by Basil Polis
 NOTARY PUBLIC: Kelly Duarte



*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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com
702.693.4215

Planner
Copy

4C-21-0006

LAS VEGAS OFFICE
1968 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3800
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

December 28, 2020

VIA UPLOAD

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

Re: *Justification Letter – Special Use Permit to Allow a Retail Marijuana Store at 5940 W. Flamingo Road*

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is proposing a retail marijuana store in an existing shopping center located on the northeast corner of Flamingo Road and Red Rock Street. Specifically, the Applicant is proposing to establish the retail store at 5940 W. Flamingo Road (the "Site") in the shopping center. As such, the Applicant is requesting a special use permit to establish the use at the Site.

There is an existing 4,145 square foot building on the Site. Previously, a bank occupied the building. The Applicant is proposing a retail marijuana store occupy the building on the Site. A special use permit to allow the use on the Site is appropriate for the following reasons:

- The Site is zoned C-1.
- The Site is located within an existing retail center.
- The Site complies with all the separation requirements including the following:
 - The Site is more than 1,000 feet from a school.
 - The Site is more than 300 feet from a community facility.
 - The Site is not within the Las Vegas Gaming Corridor.
 - The Site is more the 1,500 feet from non-restricted gaming property.
- The Site is located on Flamingo Road, a busy commercial, arterial corridor.
- Retail buildings are between the Site and the residential development to the north to provide an ideal buffer.



Since the Site is compatible with the surrounding area, a special use permit is appropriate to establish a retail marijuana store. We thank you in advance for your time and consideration. Should you have any questions, please feel free to contact us.

Sincerely,
KAEMPFER CROWELL


Anthony J. Celeste

Planner
Copy
UC-21-0006

AJC/

