



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave

Las Vegas, NV 89122

July 27, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Sam Crunkilton at wwtabssecretary@gmail.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.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Amy Beaulieu, Chairperson
 Geraldine Ramirez-, Vice Chairperson
 Christopher Fobes
 Greg Konkin
 Anita Toso

Secretary: Sam Crunkilton, 702-854-0878, wwtabssecretary@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, bva@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, Invocation, Pledge of Allegiance, and Roll Call

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES – MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for June 29, 2023. (For possible action)

IV. Approval of the Agenda for July 27, 2023 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

VI. Planning and Zoning
08/16/23 BCC

1. **ZC-23-0338-BOULDER BOONS, LLC:**

ZONE CHANGE to reclassify a 0.5 acre portion of 4.1 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building setbacks; **2)** gate setback; **3)** landscaping; and **4)** reduce parking.

DESIGN REVIEW for a mini-warehouse facility on 1.5 acres in a C-2 (General Commercial) Zone Generally located on the south side of Boulder Highway, 140 feet west of English Avenue within Whitney (description on file). JG/bb/syp (For possible action)

VII. General Business

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

IX. Next Meeting Date: August 10, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center 5712 Missouri Ave Las Vegas, NV 89122
<https://notice.nv.gov>



Whitney Town Advisory Board

June 29, 2023

MINUTES

Board Members: Amy Beaulieu, Chairperson - Present Geraldine Ramirez, Vice Chairperson - Present
Christopher Fobes - Present Greg Konkin - Present
Anita Toso - Present

Secretary: Sam Crunkilton 702-854-0878 wwtabsecretary@gmail.com

Town Liaison: Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions
The meeting was called to order at 6:01 p.m. by Beaulieu
- II. Public Comment
None
- III. Approval of June 15, 2023 Minutes
Moved by: Ramirez
Approved
Vote: 5-0 Unanimous
- IV. Approval of the Agenda for June 29, 2023
Moved by: Ramirez
Approved
Vote: 5-0 Unanimous
- V. Informational Items
None
- VI. Planning & Zoning:

07/18/23 PC

1. **UC-23-0291-DMR INVESTMENTS, LLC ETAL & BOULDER MARKETPLACE LLL, LLC:**

USE PERMIT to reduce the separation from a vehicle maintenance facility (automobile and smog check) to a residential use on 8.0 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Russell Road and the east side of Boulder Falls Street within Whitney. JG/lm/syp (For possible action)

Moved by Fobes

Approved with staff conditions

Vote 5-0

- VII. General Business
None
- VIII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 13, 2023
- IX. Adjournment
The meeting was adjourned at 6:09 p.m.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	<u>ZC/WS/DR - 23-0338</u> APP. NUMBER: _____ DATE FILED: <u>6-7-2023</u> PLANNER ASSIGNED: <u>BBR</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>7-13-2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8-2-2023</u> FEE: <u>\$2,200</u>
	PROPERTY OWNER	NAME: <u>BOULDER BOONS LLC</u> ADDRESS: <u>5600 BOULDER HWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>(702)734-1000</u> CELL: <u>(702)596-7442</u> E-MAIL: <u>KINGFUTT@AOL.COM</u>
	APPLICANT	NAME: <u>BOULDER BOONS LLC</u> ADDRESS: <u>5600 BOULDER HWY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>(702)734-1000</u> CELL: <u>(702)596-7442</u> E-MAIL: <u>KINGFUTT@AOL.COM</u> REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>Sheldon Colen</u> ADDRESS: <u>2525 W Horizon Ridge Pkwy., Suite 230</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>Sheldon@SCADesign.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-28-517-176, 161-28-517-175

PROPERTY ADDRESS and/or CROSS STREETS: 5660 Boulder Hwy., Las Vegas, NV 89122

PROJECT DESCRIPTION: Construction of two three-story storage buildings (68,442 S.F. & 32,000 S.F)

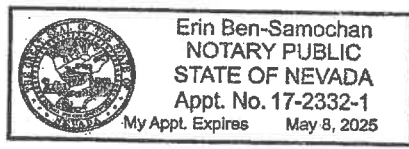
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/14/2022 (DATE)

By Gary R Brennan
 NOTARY PUBLIC: [Signature]



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

APR - 22 - 101364



2525 W. Horizon Ridge Parkway, Suite 230,
Henderson, NV 89052

Tel.: (702) 719-2020 Fax: (702) 269-9673

Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

ZC/WS/DR-23-0338
PLANNER COPY

September 26, 2022

Clark County Comprehensive Planning
Public Works
500 S Grand Central Pkwy
Las Vegas, NV 89155

RE: Justification Letter for proposed development at 5660 Boulder Hwy.

Please accept this letter as justification for the proposed development located at 5660 Boulder Hwy (APN: 161-28-517-176) currently zoned as General Commercial (C-2) with conforming zone change for adjacent property APN# 162-28-517-175 from General Highway Frontage (H-2) to General Commercial (C-2). Please note property lot lines are shown and defined by amended final map currently being processed under NFM 22-500228. All related documents are attached for reference in review of this project. On behalf of our client, we submit our request for a Design Review. We respectfully ask for your approval of the below listed waivers:

- 1) Request to reduce rear building setback to 0'-0" where 10'-0" is required. Adjacent property is owned by the same individual as submitted project and we would like to submit this project as requested and approved of by owner.
- 2) Request to reduce side building setback to 0'-0" where 10'-0" is required. Adjacent property is owned by the same individual as submitted project and we would like to submit this project as requested and approved of by owner.
- 3) Request to reduce required setback for gate access from private drive to site to 23'-7" where 50'-0". Gate access to site is being located along existing fence location.
- 4) Request to reduce intensity of required landscape when adjacent to a less intensive use (H-2) per Table 30.64-2. Adjacent property is owned by the same individual as submitted project and we would like to submit this project as requested and approved of by owner to retain existing site conditions and improvements, including existing perimeter wall (Per BD20-55579/WS20-0388), as existing.

The proposed development consists of two buildings whose design intent is to harmoniously blend with the existing developments in the surrounding area. Building A, as depicted on the site plan, will be a three-story storage building with a gross area of 68,442 S.F. and building footprint of 22,814 S.F. and stands 38'-0" high. Building B, as depicted on the site plan, will be a three-story storage building with a gross area of 32,000 S.F. and building footprint of 10,667 S.F. and stands 38'-0" high with no need for more than 3 feet of increased finished grade for development. Both buildings will be Storage use. The site could be easily accessed from Boulder Hwy. through an existing driveway.

Where a total of 5 parking spaces are required when within vicinity of leasing office per Table 30.60-1, 5 spaces are provided including 1 van accessible spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances. New property lot lines as defined by final map under NFM 22-500228 will affect existing parking, 297 spaces total, of adjacent apartments resulting in the loss of 39 spaces total leading to a total of 250 spaces remaining where 249 spaces are required per Table 30.60-1.

Adequate landscape would be provided in the form of terminal islands where parking occurs as well as landscape buffers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list. Landscaping would be proposed to screen the trash enclosures which would have an open lattice roof and painted CMU walls to compliment the buildings.

With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,
Mathew Lenhart
SCA Design

**PLANNER
COPY**

**ATTACHMENT A
WHITNEY TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., JULY 27, 2023**

08/16/23 BCC

1. **ZC-23-0338-BOULDER BOONS, LLC:**
ZONE CHANGE to reclassify a 0.5 acre portion of 4.1 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building setbacks; **2)** gate setback; **3)** landscaping; and **4)** reduce parking.
DESIGN REVIEW for a mini-warehouse facility on 1.5 acres in a C-2 (General Commercial) Zone Generally located on the south side of Boulder Highway, 140 feet west of English Avenue within Whitney (description on file). JG/bb/syp (For possible action)

MINI-WAREHOUSE FACILITY
(TITLE 30)

BOULDER HWY/ENGLISH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0338-BOULDER BOONS, LLC:

ZONE CHANGE to reclassify a 0.5 acre portion of 4.1 acres from an H-2 (General Highway Frontage) Zone to a C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** building setbacks; **2)** gate setback; **3)** landscaping; and **4)** reduce parking.

DESIGN REVIEW for a mini-warehouse facility on 1.5 acres in a C-2 (General Commercial) Zone

Generally located on the south side of Boulder Highway, 140 feet west of English Avenue within Whitney (description on file). JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-28-517-175, 161-28-517-176

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback to zero feet where 10 feet is required adjacent to a residential use per Table 30.40-4 (a 100% reduction).
- b. Reduce the side setback to zero feet where 10 feet is required adjacent to a residential use per Table 30.40-4 (a 100% reduction).
2. Reduce gate setback to 23 feet where 50 feet is required per Section 30.64.020 (a 54% reduction).
3. a. Allow alternative landscaping adjacent to a less intense use where landscaping per Figure 30.64-11 is required.
- b. Reduce landscaping to 10 feet where 15 feet is required adjacent to an existing attached sidewalk per Section 30.64.030 (a 33% reduction).
4. Reduce parking to 313 spaces where 318 spaces are required per Table 30.60-1 (a 2% reduction).

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5660 Boulder Highway

- Site Acreage: 1.5/0.5 rezoned
- Project Type: Mini-warehouse
- Number of Stories: 3
- Building Height (feet): Up to 38
- Square Feet: 66,192 (Building A)/ 30,297 (Building B)
- Parking Required/Provided: 318/313

Site Plan

The applicant is proposing to construct 2 mini-warehouse buildings on 1.5 acres. A 0.5 acre portion of the H-2 zoned condominium parking lot is proposed to be rezoned to C-2, and used for the warehouses. The request is for mini-warehouse uses with access from an existing driveway at Boulder Highway. The property is facing Boulder Highway with approximately 330 feet of frontage. Building A is located on the west side of the lot adjacent to the property line which is next to existing apartment/condominium developments on the west and north sides. A total of 5 parking spaces are provided where a minimum of 5 parking spaces are required. Five parking spaces are located on the south side of Building B, with another 4 oversize loading and unloading parking spaces located on the north side of Building B. The south 23 feet of the subject parcel is shown as a shared driveway on the site plan. A pedestrian gate allows access from the Boulder Highway sidewalk to the south side of building B. A trash enclosure is located at the southeast side of the property. This site has cross access to the commercial properties to the south, but not the residential use to the north and west. The existing 32 foot wide pan driveway on Boulder Highway will remain. As a result of the 0.5 acre area being rezoned, the condominiums adjacent to this site will lose 39 parking spaces. The resulting redesign of the parking areas will result in a total of 313 parking spaces. Two parking spaces will be used to provide dead end turnaround space in 1 of the areas used by the multiple family property.

Landscaping

The plans depict parking lot landscaping on the north and south sides of Building B. The area behind an existing attached sidewalk on Boulder Highway will have a minimum of 15 feet landscaping with 17 trees and over 50 shrubs. Only 10 feet of the landscaping is located outside the right-of-way, requiring 1 of the landscape waivers. Interior to the site, new landscaping is not proposed around portions of the building footprint on the west and north property lines. Some of the waivers associated with this request are to eliminate the required screening and landscaping adjacent to a less intensive use along the west and north property lines. Intense landscaping will be placed in a 10 foot setback area between the condominium building and the warehouse at the southwest corner of the property.

Elevations

Buildings A and B are constructed with similar architecture and building materials on all 4 sides. Both buildings will have painted stucco siding with decorative metal panels and aluminum storefront windows rising to 29 feet at the corners of each building. Both buildings have a flat roof with parapets and 2.5 foot variation in parapet height to break-up the roofline. The east side of building A has 22 roll-up bay doors for individual storage areas and 2 pedestrian ingress/egress doors. The west side of building A is constructed with painted stucco siding only, with no wall lighting shown. The east and west sides of Building B has 11 roll-up bay doors for

individual storage units, with pedestrian access doors on the east side of the building. The east side of Building A has 22 roll-up bay doors.

Floor Plans

The plans depict Building A with 188 individual storage units per floor and Building B with 61 storage units per floor. Both buildings have mechanical rooms, interior stair access, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

According to the applicant the area being rezoned from H-2 to C-2 is currently being reviewed as an amended final map NFM 22-500228. The applicant indicates the proposed use and design are compatible with the existing development along Boulder Highway. A dead end parking area will require 2 parking spaces be used for turnaround space. The 0.5 acre area to be rezoned to C-2 will remove 39 parking spaces from the adjacent apartments, leaving 313 parking spaces where 318 parking spaces are required.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0240	Reclassified 1.1 acres from H-2 to C-2 zoning (waivers and design review - expired)	Approved by BCC	May 2019
UC-1187-96	Remodel of an existing convenience store and restaurant/lounge	Approved by PC	August 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-2	Retail center & undeveloped parcels
South, East, & West	Corridor Mixed-Use	H-2	Sportsman’s Manor Condominium complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The subject parcel has been vacant for quite some time which may attract illegal activities in the area. Revitalizing the site by cleaning up the property, repaving the parking lot, installing new street landscaping, and replacing an existing pan driveway with a standard commercial driveway will enhance the site and the overall adjacent neighborhood. Policy WH-1.1 of the Master Plan

encourages the development of commercial services that allow Whitney residents to meet their daily needs in close proximity to their homes. There are 3 storage businesses located within approximately 1 mile of this site, but only 1 facility on the east side of Boulder Highway for several miles north and south. The addition of this facility would not create an excess concentration of this type of use in this area, therefore, staff can support this request.

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.

Commercial buildings and associated parking areas have existed on this site since the late 1970's. The applicant has redesigned the parking plan to provide all but 5 parking spaces for the surrounding uses. The proposed minor decrease in parking will not create a significant shortage of parking. Even though the applicant is requesting the waivers listed above, they are cleaning up the property and as a result are enhancing the overall street frontage of Boulder Highway. The applicant is installing 15 feet of landscaping adjacent to Boulder Highway, with only 10 feet on private property. The applicant is providing a 10 foot intense landscape buffer between the mini-warehouse building and the apartment building for a portion of the west property line. The remaining area that is the subject of the waiver request would have no landscaping adjacent to the less intense use that is already developed as open space and a swimming pool for the apartment. The request also conforms to Goal 9 of the Master Plan by providing for commercial development that is integrated in appropriate locations throughout the community. The applicant has agreed to move the gate access as far west as possible from Boulder Highway, providing for maximum built distance from Boulder Highway. This location will make the setback from the south property line acceptable to staff. Therefore, staff can support these requests.

Design Review

Mini-warehouse facilities have been known to be quiet neighbors and not generate much traffic. In this case, the mini-warehouse facility is located adjacent to Boulder Highway. The proposed facility should not impact the surrounding area when considering the mini-warehouse buildings are located between Boulder Highway and the existing apartments. The mini-warehouse buildings will have the added impact of decreasing noise associated with Boulder Highway and provide some shade to the adjacent pool area during summer peak heat. The removal of the gas station facilities and possible vehicle repair shops should improve the environment immediately adjacent to the residential uses. An effectively 15 foot wide landscape buffer is provided along the frontage of Boulder Highway, creating an improved condition to this area. The request complies with Policy WH-3.3 of the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and use of walls is limited where appropriate. A block wall would essentially be a redundant wall on the west and north sides of the property when considering the request for zero foot setback to the building for portions of the west and north property line setbacks. The applicant has agreed to provide a 10

foot setback and intense landscaping between Building A and the condominium building. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Security lighting to be provided on the south and east sides of the buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that The installation and use of cooling systems that consumptively use water will be prohibited; 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features. Access must be provided to all points of building within 250' of fire lane.

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 #0217-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GARY BRENNAN

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY,
SUITE 230, HENDERSON, NV 89052

DRAFT