



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 30, 2019

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 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 at the County's website at www.clarkcountynv.gov.

Board Members:

Darby Johnson, Jr. – Chair
Angie Heath Younce
Rodney Bell

Yvette Williams – Vice Chair
Catherine Godges

Secretary:

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

County Liaison:

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

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

III. Approval of Minutes July 9, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for July 30, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

VI. Planning & Zoning

1. **VS-19-0415-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/sv/ma (For possible action) **08/06/19 PC**
2. **VS-19-0509-GRAND FLAMINGO CAPITAL MGMT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Hualapai Way, and between Flamingo Road and Peace Way within Spring Valley (description on file). JJ/jvm/ma (For possible action) **08/20/19 PC**
3. **VS-19-0512-DIGITAL DESERT B P, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Warbonnet Way (alignment) and Buffalo Drive; and portions of a rights-of-way being Patrick Lane located between Warbonnet Way (alignment) and Buffalo Drive and portions of Buffalo Drive located between Patrick Lane and Post Road within Spring Valley (description on file). MN/al/ma (For possible action) **08/20/19 PC**
4. **ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC:**
ZONE CHANGE to reclassify 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed shopping center. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue within Spring Valley (description on file). JJ/rk/ma (For possible action) **08/07/19 BCC**
5. **TM-19-500130-DIGITAL DESERT B P, LLC:**
TENTATIVE MAP for a mixed use project consisting of commercial lots, 8 residential lots, and common elements on 42.4 acres in a C-2 (General Commercial) Zone for a High Impact Project in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/al/ma (For possible action) **08/20/19 PC**

6. **WS-19-0486-SD PARCELS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for an over-length cul-de-sac in conjunction with a previously approved office/warehouse complex on a portion of 16.5 acres in an M-D (Designed Manufacturing District) and R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 604 feet south of Patrick Lane within Spring Valley. MN/jor/ma (For possible action)

7. **WS-19-0506-SHAHBEKYAN KAREN & PIRUZA:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Fenway Avenue and the end of Kearney Street (alignment) within Spring Valley. MN/nr/ja (For possible action)
08/20/19 PC

8. **WS-19-0507-BAIRES LUIS ALONSO & BAIRES-GALINDO CRISTABEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Green Canyon Drive and south of Lantana Way within Spring Valley. MN/nr/ja (For possible action) **08/20/19 PC**

9. **DR-19-0510-MOJAVE EDUCATIONAL FOUNDATION INC:**
DESIGN REVIEW for signage in conjunction with a future school on 0.6 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 271 feet east of Torrey Pines Drive within Spring Valley. JJ/nr/ma (For possible action) **08/21/19 BCC**

10. **WS-19-0488-CIMARRON ROAD, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) building construction standards.
DESIGN REVIEW for an office building on a portion of 22.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Roy Horn Way and the west side of Cimarron Road within Spring Valley. MN/bb/ma (For possible action) **08/21/19 BCC**

VII. General Business

- Budget presentation by Clark County Department of Finance.

VIII. Comments by the General Public - 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.

IX. Next Meeting Date: August 13, 2019

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 - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager



Spring Valley Town Advisory Board

July 9, 2019

MINUTES

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

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

Darby Johnson called the meeting to order at 6:32 pm

Jillee Opiniano-Rowland, Current Planner

II. Public Comment

- None

III. Approval of ~~June 25, 2019~~ Minutes

Motion by: **Darby Johnson**
 Action: **Approved as published**
 Vote: **4/0 Unanimous**

IV. Approval of Agenda for ~~June 25, 2019~~

Motion by: **Darby Johnson**
 Action: **Approved as amended**
 Vote: **4/0 Unanimous**

Applicant requested holds:

2. NZC-19-0449-DEAN JERRY & DEANNA FAMILY TRUST EXEMPTION TR ETAL & DEAN DEANNA S TRS Applicant requested **HOLD** to Spring Valley TAB meeting on August 13, 2019.
6. ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC: Applicant requested **HOLD** to Spring Valley TAB meeting on July 30, 2019.

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - None

VI Planning & Zoning

1. **VS-19-0415-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/sv/ma (For possible action) **08/06/19 PC**

HELD to Spring Valley TAB meeting on July 30, 2019 due to applicant being a no show.
2. **NZC-19-0449-DEAN JERRY & DEANNA FAMILY TRUST EXEMPTION TR ETAL & DEAN DEANNA S TRS:**
ZONE CHANGE to reclassify a 4.6 acre portion of a 12.8 acre site from M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone to C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: **1)** condominium hotel; and **2)** lodging, long/short term.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** increase building height.
DESIGN REVIEW for a condominium hotel, lodging long/short term, and retail center on 12.8 acres. Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley (description on file). MN/rk/ma (For possible action) **08/06/19 PC**

Applicant requested **HOLD** to Spring Valley TAB Meeting on August 13, 2019.
3. **UC-19-0472-WINNER PROPERTIES, LLC:**
USE PERMITS to allow the following: **1)** personal services (beauty salon); and **2)** permanent make-up within an existing office and commercial complex on a portion of 7.8 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Sahara Avenue and the west side of Miller Lane within Spring Valley. JJ/jor/ma (For possible action) **08/06/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous**
4. **WS-19-0454-ZHANG GAN SHENG:**
WAIVER OF DEVELOPMENT STANDARDS to reduce net lot area for a proposed single family residential minor subdivision on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone. Generally located on the south side of Patrick Lane and east side of Sorrel Street within Spring Valley. MN/sd/ma (For possible action) **08/06/19 PC**

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

5. **AR-19-400086 (UC-0014-16)-KLOSSCO DURANGO, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. MN/sv/ja (For possible action) **08/07/19 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

6. **ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC:**
ZONE CHANGE to reclassify 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping, and **2)** a proposed shopping center. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue within Spring Valley (description on file). JJ/rk/ma (For possible action) **08/07/19 BCC**

Applicant requested **HOLD** to Spring Valley TAB meeting on July 30, 2019

7. **ZC-19-0469-MILLER, ROBERT F. & MARY B. 2018 REVOCABLE TRUST & MILLER, ROBERT F. & MARY B. TRS:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-1 (Local Business) (AE-60) Zone for future development. Generally located on the south side of Quail Avenue, approximately 267 feet east of Rainbow Boulevard within Spring Valley (description on file). MN/sd/ma (For possible action) **08/07/19 BCC**

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

8. **AR-19-400070 (UC-0487-17)-SHOPS AT GRAND CANYON 14 SYNDICATIONS GROUP, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed massage establishment within an existing shopping center on a portion of 2.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 600 feet south of Flamingo Road, 400 feet east of Eula Street within Spring Valley. JJ/bb/ja (For possible action) **07/17/19 BCC**

Motion by: **Catherine Godges**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

VII General Business

1. None

VIII Public Comment

- None

IX. Next Meeting Date

The next regular meeting will be **July 30, 2019** at 6:30pm

X Adjournment

Motion by Darby Johnson

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 7:18 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/>

DRAFT

EASEMENTS
(TITLE 30)

BUFFALO DR/OQUENDO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0415-COUNTY OF CLARK (PUBLIC WORKS):

VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/sv/ma (For possible action)

RELATED INFORMATION:

APN:
163-34-201-001; 163-34-201-009

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a 33 foot wide patent easements along the perimeter of parcel 163-34-201-009. The applicant states that the patent easements are no longer required as a part of the project.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0105	Reclassify the site to R-3 (Multi Family Residential) zoning for a public/quasi-public facility	Approved by BCC	May 2019
ZC-0749-15	Reclassified the site to P-F zoning for a major training facility and dormitory	Approved by BCC	December 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-2	Single family subdivision
South	Commercial Neighborhood & Office Professional	M-D & P-F	Undeveloped (approved for an office/warehouse building) & existing employment resource center and public facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
West	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	M-D & R-E	Undeveloped (approved for an office/warehouse building) & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 5 feet for Buffalo Drive to back of sidewalk and 5 feet for Oquendo Road to back of sidewalk;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: OPPORTUNITY VILLAGE

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD, SUITE 100, LAS VEGAS,
NV 89118

DRAFT

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08/20/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

GRAND CANYON DR/PEACE WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0509-GRAND FLAMINGO CAPITAL MGMT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Hualapai Way, and between Flamingo Road and Peace Way within Spring Valley (description on file). JJ/jvm/ma (For possible action)

RELATED INFORMATION:

APN:
163-19-211-017

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

The applicant is requesting to vacate and abandon the existing drainage easement which was dedicated per an interim condition on the subject parcel. Per the Flamingo Canyon drainage study (PW#19-12359) this drainage easement is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0970	Reclassified 10.4 acres from C-2 to U-V zoning for a mixed use project	Approved by BCC	February 2019
DR-18-0397	Day care facility	Approved by BCC	July 2018
TM-0322-03	1 commercial lot on 125 acres	Approved by PC	September 2003
DR-1517-02	Retail center buildings within an approved shopping center	Approved by PC	November 2002
ZC-1244-08	Reclassified 105 acres to C-2 zoning for a regional shopping center	Approved by BCC	December 1998
ZC-1897-97	Reclassified 68 acres to C-2 zoning for a shopping center	Approved by BCC	December 1997
ZC-1485-97	Reclassified 8.6 acres to C-2 zoning for a shopping center	Approved by BCC	September 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0419-97	Reclassified to C-2 zoning for a shopping center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Commercial General	C-2	Commercial center
West	Commercial General	R-4	Multi-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: OVATION DEVELOPMENT CORPORATION
CONTACT: IMPULSE CIVIL ENGINEERING, 7485 W. AZURE DR, STE 226, LAS VEGAS, NV 89130

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7-1-19</u>	APP. NUMBER: <u>VS-190509</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>TL</u>	TAB/CAC <u>Spring Valley</u>
		ACCEPTED BY: <u>TL</u>	PC MEETING DATE: <u>8/20 7 PM</u>
		FEE: <u>875</u> CHECK #: <u>4929/2143</u>	COMMISSIONER: <u>JJ</u>
		OVERLAY(S)? _____	BCC MTG DATE: _____
		TRAILS? Y/N _____	ZONE / AE / RNP: <u>JV</u>
		PFNA? Y/N _____	PLANNED LAND USE: <u>SV CG</u>

PROPERTY OWNER	NAME: <u>GRAND FLAMINGO CAPITAL MANAGEMENT, LLC</u>
	ADDRESS: <u>3755 BREAKTHROUGH WAY, SUITE 250</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89135</u>
	TELEPHONE: <u>702-304-8383</u> CELL: _____
	E-MAIL: <u>JKENNEDY@JAKREC.COM</u>

APPLICANT	NAME: <u>OVATION CONTRACTING, INC.</u>
	ADDRESS: <u>6021 SOUTH FORT APACHE DRIVE, SUITE 100</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-990-2325</u> CELL: <u>702-580-9036</u>
	E-MAIL: <u>JANG@OVATIONDEV.COM</u> REF CONTACT ID #: <u>187421</u>

CORRESPONDENT	NAME: <u>IMPULSE CIVIL ENGINEERING</u>
	ADDRESS: <u>7485 WEST AZURE DRIVE, SUITE 226</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89130</u>
	TELEPHONE: <u>702-815-0720</u> CELL: <u>702-308-7115</u>
	E-MAIL: <u>PLAAS@IMPULSECIVIL.NET</u> REF CONTACT ID #: <u>168710</u>

ASSESSOR'S PARCEL NUMBER(S): 163-19-211-017

PROPERTY ADDRESS and/or CROSS STREETS: SOUTH GRAND CANYON DRIVE AND PEACE WAY

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.

Joseph A. Kennedy
 Property Owner (Signature)*

Grand Flamingo Capital Management, LLC
 By: Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 14, 2019 (DATE)
 By Joseph A. Kennedy
 NOTARY PUBLIC: Jennifer Ferguson



*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.

Impulse

Civil Engineering & Planning

7485 West Azure Drive, Suite 226

Las Vegas, NV 89130

PHONE 702-815-0720

impulse-co@cox.net

April 22, 2019

Clark County Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**Re: Letter of Justification for
Flamingo Canyon – Vacation of Drainage Easements
Impulse Reference Number OV1904**


To Whom It May Concern:

The proposed Flamingo Canyon development is generally located at the northwest corner of the intersection of Peace Way and Grand Canyon Drive, specifically a portion of the east half (E ½) of the north west quarter (NW ¼) of Section 19, Township 21 South, Range 60 East. M.D.B.&M. The site consists of parcel APN 163-19-211-017. The purpose of this letter is to provide justification for a Vacation of existing drainage easement as dedicated per the Amended Grand Canyon Parkway map, book 126, page 54.

The proposed drainage easement was dedicated per an interim condition that no longer exists due to the development and improvement of surrounding parcels. The Flamingo Canyon drainage study, PW #19-12359 provides the evidence that this drainage easement is no longer needed. Please refer to the attached Vacation Exhibit for clarity.

If you have any questions or comments about this letter, please call me at 308-7115.

Sincerely,
Impulse Civil Engineering



Peter J. Laas, P.E.
Principal

cc: Jan Goyer, Ovation Development

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EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/PATRICK LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0512-DIGITAL DESERT B P, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Warbonnet Way (alignment) and Buffalo Drive; and portions of a rights-of-way being Patrick Lane located between Warbonnet Way (alignment) and Buffalo Drive and portions of Buffalo Drive located between Patrick Lane and Post Road within Spring Valley (description on file). MN/al/ma (For possible action)

RELATED INFORMATION:

APN:
163-33-701-006; 163-33-701-007; 163-33-701-010 through 163-33-701-011

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This site has been approved for a high impact project that is also a mixed use development with residential and commercial components. The request is to vacate government patent easements and portions of public rights-of-way. The request to vacate public rights-of-way is to allow for detached sidewalks. The applicant indicates that the government patent easements are not necessary for the development of this area. Any necessary easements for utilities or drainage will be provided with the future subdivision of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0507	Reclassified the site to C-2 zoning with use permits and a design review for a mixed use/high impact project	Approved by BCC	December 2018
PA-17-700002	Amended the Spring Valley Land Use Plan to designate this area Commercial General	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	R-1 & R-2	Single family residences

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General & Business and Design/Research Park	M-D	Office building & an office/warehouse facility
East	Commercial General & Business and Design/Research Park	R-E & R-2	Single family residences & undeveloped parcels
West	Residential High (from 8 to 18 du/ac)	R-2 & M-D	Single family residences & undeveloped parcels

Related Applications

Application Number	Request
TM-19-500130	A tentative map for a mixed use development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIGITAL DESERT BP, LLC

CONTACT: DIGITAL DESERT BP, LLC, PO BOX 11480, JACKSON, WY 83002

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE		STAFF	DATE FILED: <u>7/1/19</u>	APP. NUMBER: <u>15-19-0512</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____			PLANNER ASSIGNED: <u>MNO</u>	TAB/CAC: <u>SPRING VALLEY</u>
			ACCEPTED BY: <u>MNO</u>	TAB/CAC DATE: <u>7/30</u> TIME: <u>6:30 PM</u>
			FEE: <u>\$875</u> CHECK #: <u>3721</u>	PC MEETING DATE: <u>8/20/19 7:00 PM</u>
			COMMISSIONER: <u>MN</u>	BCC MTG DATE: _____
			OVERLAY(S)? <u>CMA</u>	ZONE / AE / RNP: <u>C-2</u>
			TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	PLANNED LAND USE: <u>SULG</u>

PROPERTY OWNER	NAME: <u>Digital Desert BP LLC</u>
	ADDRESS: <u>PO Box 11480</u>
	CITY: <u>Jackson</u> STATE: <u>WY</u> ZIP: <u>83002</u>
	TELEPHONE: <u>307-739-8990</u> CELL: _____
	E-MAIL: <u>joe.sorge@decisivedx.com</u>

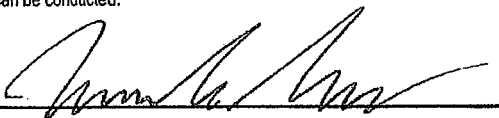
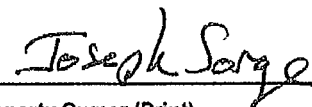
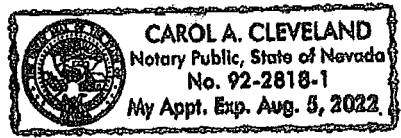
APPLICANT	NAME: <u>Digital Desert BP LLC</u>
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	TELEPHONE: <u>307-739-8990</u> CELL: _____
	E-MAIL: <u>joe.sorge@decisivedx.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Dennis Wertzler @ DRC Surveying Nevada Inc.</u>
	ADDRESS: <u>7080 La Cienega Street #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-270-6119</u> CELL: <u>702-274-3250</u>
	E-MAIL: <u>dwertzler@drc-lasvegas.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-33-701-006, 007, 010, 011
Buffalo Drive / Post Road

PROPERTY ADDRESS and/or CROSS STREETS: 163-33-701-006, 007, 010, 011
Buffalo Drive / Post Road

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.

 Property Owner (Signature)*	 Property Owner (Print)
STATE OF NEVADA COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>February 19, 2019</u> (DATE) By <u>Joseph Anthony Sorge</u> NOTARY PUBLIC: <u>Carol A. Cleveland</u>	 CAROL A. CLEVELAND Notary Public, State of Nevada No. 92-2818-1 My Appt. Exp. Aug. 8, 2022

*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.

DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning
7080 La Cienega St, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 270-4899)

March 5, 2019

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

Attention: Senior Planner

Regarding: Justification Letter for Patent Easements
APN #163-33-701-006, 163-33-701-007, and 163-33-701-011

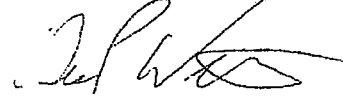
On behalf of our client, Digital Desert BP, LLC, DRC Surveying Nevada would like to submit a request to vacate the existing patent easements around the perimeters of the parcels.

Due to development of the surrounding areas and recently approved site plans in the area, these easements will no longer be needed to serve the public interest for roadway or utility purposes.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.



Dennis P. Wertzler, PE
President

**PLANNER
COPY**

4

08/07/19 BCC AGENDA SHEET

RETAIL DEVELOPMENT
(TITLE 30)

DURANGO DR/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC:

ZONE CHANGE to reclassify 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEWS for the following: **1)** alternative parking lot (landscaping) and **2)** a proposed shopping center.

Generally located on the west side of Durango Drive and the south side of Hacienda Avenue within Spring Valley (description on file). JJ/rk/ma (For possible action)

RELATED INFORMATION:

APN:

163-29-701-011

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the approach distance from a driveway to a street intersection to 106 feet along Hacienda Avenue where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 29% reduction).
- b. Reduce the commercial driveway throat depth to 20 feet along Hacienda Avenue where 100 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.1
- Project Type: Proposed shopping center
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 39,200

- • Parking Required/Provided: 196/196

Site Plans

The subject site is currently zoned R-E and designated as Commercial Neighborhood in the Spring Valley Land Use Plan which makes this zone boundary request conforming with that land use designation. The plans submitted with this request depict a proposed retail development consisting of 2 in-line retail buildings and 4 pad site buildings. The pad site buildings are located along Durango Drive and the in-line retail buildings are located near the western property line. Parking is equitably distributed throughout the site with the majority of the parking spaces shown in the middle of the site. There is 1 main access point shown along Durango Drive and a secondary access point from Hacienda Avenue. This request also includes waiver of development standards to reduce driveway approach distances from the intersection and reduce the driveway throat depth along Hacienda Avenue.

Landscaping

Street landscaping is shown at 15 feet in width with a detached sidewalk along Durango Drive, Hacienda Avenue, and Mesa Vista Avenue. A landscape area 10 feet wide with landscaping per Figure 30.64-11 is located along the west property line. Interior to the site, landscaping is located adjacent to the building. The parking lot landscaping will have a combination of traditional landscape fingers at the end of each parking row and diamonds between those rows which requires a separate design review for the landscape diamonds.

Elevations

The proposed buildings are 1 story, and will range in height from 22 feet to 35 feet and will be similar in design. The exterior building materials consist of plaster finish walls with ledgestone accents, vertical and horizontal reveals, decorative metal trellises, fabric canopies, and aluminum window treatments. The roofline of the buildings are flat with decorative cornices shown at various heights.

Floor Plans

The plans depict a total building area of 39,200 square feet. The plans indicate that the building will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. The buildings range in size from 2,300 square feet to 13,212 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the general design and layout has not changed significantly from the prior approval in 2008 and the applicant believes this development will provide additional commercial amenities to the area and should be a welcomed addition. The proposed zone change will not result in any additional impacts on the surrounding infrastructure already contemplated in the area. Furthermore, the applicant states per their contact with Public Works, Hacienda Avenue is being removed from the Transportation Element between Durango Drive and Brent Thurman Way. The Transportation Element amendments are scheduled for the Board of County Commissioners in July of this year.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1058-08 (ET-0065-13)	Second extension of time -- expired	Approved by BCC	September 2013
NZC-1058-08 (ET-0059-11)	First extension of time - until July 1, 2013 to commence and complete	Approved by BCC	August 2011
NZC-1058-08	Reclassified this site to C-1 zoning for a 46,686 retail development	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office buildings
South	Residential High (8 to 18 du/ac)	R-3	Apartment complex
East	Office Professional	C-P	Office buildings
West	Office Professional	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to C-1 zoning conforms to the Spring Valley Land Use Plan which designates the site as Commercial Neighborhood. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses in the area. The site is located along Durango Drive where commercial zoning is appropriate. Furthermore, the general design and layout of this site has not changed significantly from the prior approval in 2008. Therefore, staff can support the zone change request.

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

Staff can support waiver of development standards #1 as the applicant has placed the driveway on Hacienda Avenue as far west on their property as possible.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for significant change to the plans;
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to 35 feet to back of curb for Mesa Vista Avenue, 35 feet to back of curb for Hacienda Avenue, 45 feet to back of curb for Durango Drive and associated spandrels.
- 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 compliance with the Uniform Standard Drawings is required.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show fire hydrant locations on-site and within 750 feet.

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 #0310-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROBINDALE INDUSTRIAL PARK, LLC
CONTACT: KEVIN BARTLETT, 2980 SUNRIDGE HEIGHTS PKWY., SUITE 160,
HENDERSON, NV 89052

DRAFT

08/20/19 PC AGENDA SHEET

BUFFALO/PATRICK
(TITLE 30)

BUFFALO DR/PARTICK LANE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500130-DIGITAL DESERT B P, LLC:

TENTATIVE MAP for a mixed use project consisting of commercial lots, 8 residential lots, and common elements on 42.4 acres in a C-2 (General Commercial) Zone for a High Impact Project in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/al /ma (For possible action)

RELATED INFORMATION:

APN:

163-33-701-006; 163-33-701-007; 163-33-701-010 through 163-33-701-011

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 42.4
- Number of Lots (this map): 8 residential/1 commercial/2 common elements
- Number of Units: 1,343 approved for the project
- Lot Size Minimum/Maximum (this map): 0.8 acres/6.7 acres
- Density (du/ac): 31.7 requested/32 maximum permitted with incentives for project
- Project Type: Mixed use development with residential and commercial components

Site Plans

The approved plans depict a mixed use development consisting of 1,343 units on 42.4 gross acres with a density of 31.7 dwelling units per acre. The project consists of 14 buildings, which include 4 buildings for commercial uses, 9 buildings for residential units, and a clubhouse. The commercial buildings are located on the northeastern portion of the site. The residential buildings are located throughout the remainder of the site with a common area that connects building courtyards located in the central portion of the site. Access to the project is provided by 6 proposed driveways from Patrick Lane, Buffalo Drive, and Post Road that will provide ingress and egress to the site. An exit only driveway is also located on the southwestern portion of the site for the residential component. The commercial lot is located on the northeast corner of the site. One of the common elements is located on the southwest corner of the site and the other is located in the central portion of the site. The residential lots are located on the northwest and

southeast corners of the site and in the central portion of the site surrounded by a common element.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0507	Reclassified the site to C-2 zoning with use permits and a design review for a mixed use/high impact project	Approved by BCC	December 2018
PA-17-700002	Amended the Spring Valley Land Use Plan to designate this area Commercial General	Approved by BCC	March 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Office Professional	R-1 & R-2	Single family residences
South	Commercial General & Business and Design/Research Park	M-D	Office building & an office/warehouse facility
East	Commercial General & Business and Design/Research Park	R-E & R-2	Single family residences & undeveloped parcels
West	Residential High (from 8 to 18 du/ac)	R-2 & M-D	Single family residences & undeveloped parcels

Related Applications

Application Number	Request
VS-19-0512	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- No comment.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0154-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIGITAL DESERT BP, LLC

CONTACT: DENNIS WERTZLER, DRC SURVEYING NEVADA INC, 7080 LA CIENEGA ST #200, LAS VEGAS, NV 89119

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>7/11/19</u> PLANNER ASSIGNED: <u>MND</u> ACCEPTED BY: <u>MND</u> FEE: <u>\$750.00</u> CHECK #: <u>3721</u> COMMISSIONER: <u>NAFT</u> OVERLAY(S)? <u>CMA</u> TRAILS? <input checked="" type="checkbox"/> <u>N</u> PFNA? <input checked="" type="checkbox"/> <u>N</u>	APP. NUMBER: <u>TM-19-500130</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>6:30</u> PC MEETING DATE: <u>8/20/19 7:00PM</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>C-2 / NONE / NONE</u> PLANNED LAND USE: <u>SVLG</u> NOTES: _____
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PROPERTY OWNER	NAME: <u>Digital Desert BP LLC</u> ADDRESS: <u>P.O. Box 11480</u> CITY: <u>Jackson</u> STATE: <u>WY</u> ZIP: <u>83002</u> TELEPHONE: <u>307-739-8990</u> CELL: _____ E-MAIL: <u>joe.sorge@decisivedx.com</u>
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APPLICANT	NAME: <u>Digital Desert BP LLC</u> ADDRESS: <u>P.O. Box 11480</u> CITY: <u>Jackson</u> STATE: <u>WY</u> ZIP: <u>83002</u> TELEPHONE: <u>307-739-8990</u> CELL: _____ E-MAIL: <u>joe.sorge@decisivedx.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Dennis Wertzler @ DRC Surveying Nevada Inc.</u> ADDRESS: <u>7080 La Cienega Street #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-270-6119</u> CELL: <u>702-274-3250</u> E-MAIL: <u>dwertzler@drc-lasvegas.com</u> REF CONTACT ID #: _____
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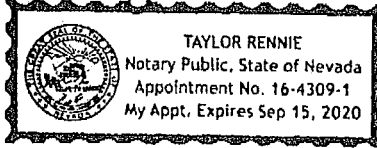
ASSESSOR'S PARCEL NUMBER(S): 163-33-701-006, 007, 011, 010

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Drive / Post Road

TENTATIVE MAP NAME: Buffalo / Patrick

NUMBER OF LOTS: 12 GROSS/NET ACREAGE 42.36 GROSS/NET DENSITY _____

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)* STATE OF <u>Nevada</u> COUNTY OF <u>Clark</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>March 5th 2019</u> (DATE) By <u>Joseph Sorge</u> NOTARY PUBLIC: _____	Property Owner (Print) <u>Joseph Sorge for Digital Desert BP LLC</u> <div style="border: 1px solid black; padding: 5px; text-align: center;">  TAYLOR RENNIE Notary Public, State of Nevada Appointment No. 16-4309-1 My Appt. Expires Sep 15, 2020 </div>
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*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.

DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning
7080 La Cienega Street, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 932-6125)


March 5, 2019

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**Subject: Tentative Map
Buffalo / Patrick
APN# 163-33-701-006, 007, 010, 011**

On behalf of our client Digital Desert LLC, we respectfully request that the Tentative Map be heard concurrent with the Vacation.

Sincerely,


Sonia Macias
Project Coordinator

**PLANNER
COPY**

6

08/20/19 PC AGENDA SHEET

OVER-LENGTH CUL-DE-SAC
(TITLE 30)

PATRICK LN/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0486-SD PARCELS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for an over-length cul-de-sac in conjunction with a previously approved office/warehouse complex on a portion of 16.5 acres in an M-D (Designed Manufacturing District) and R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Rainbow Boulevard, 604 feet south of Patrick Lane within Spring Valley. MN/jor/ma (For possible action)

RELATED INFORMATION:

APN:
163-34-701-003 through 163-34-701-005; 163-34-701-013 through 163-34-701-014 ptn

WAIVER OF DEVELOPMENT STANDARDS:
Allow for an over-length cul-de-sac (Sobb Avenue) of 1,015 feet where 500 feet is the maximum permitted per Section 20.52.052 (a 92% increase).

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 16.5 (portion)
- Project Type: Over-length cul-de-sac along Sobb Avenue (west of Rainbow Boulevard)
- Number of Stories: 1
- Building Height (feet): 35 to 38
- Square Feet: 252,900 (total of 4 buildings)
- Parking Required/Provided: 506/554

Site Plans

The previously approved site plans depict four, 1 story, office/warehouse buildings totaling 252,900 square feet. The buildings were organized to maximize the site with building area and parking stalls around the perimeter of the subject property. There are 2 buildings which front the north property line, 1 building faces the south property line (Post Road), and the fourth building

oriented north-south along the west property line. There are 2 access points shown along Post Road to the south and 1 access point shown on Sobb Avenue to the northeast. No cross access is proposed with the adjacent properties to the north since they are planned for office professional uses. The applicant's previously approved site plan per ZC-18-0206 allowed a cul-de-sac bulb on the northeast corner of the site (Sobb Avenue). Furthermore, the proposed over-length cul-de-sac is 1,015 feet in length, where 500 feet is the maximum permitted length per Title 30. The over-length cul-de-sac begins on the west side of Rainbow Boulevard and runs east towards the access point to the previously approved office/warehouse complex.

Landscaping

Per ZC-18-0206 the approved street landscaping consists of a 10 foot wide landscape area behind an attached 5 foot wide sidewalk along Post Road. Interior to the site, landscaping is distributed throughout the parking lot and around the front portion of the building footprint. The landscape materials include large trees, shrubs, and groundcover. Adjustments and additions to the previously approved landscaping is not a part of this request.

Elevations

Architectural features were previously approved via ZC-18-0206. The height of the buildings vary slightly (35 feet to 38 feet) and have been designed to break-up the rooflines. The buildings will have a contemporary architectural design consisting of painted concrete tilt-up panels with glass store fronts and vertical and horizontal reveal lines. The overhead doors will be located on the north and south sides of the buildings that face each other and are screened from public view.

Floor Plans

All building floor plans were previously approved per ZC-18-0206 to have the flexibility to adjust the interior spaces to accommodate the needs of future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, ZC-18-0206 and VS-18-0932 were previously approved with a site design that no longer allows Sobb Avenue to be a thru street due to the existing single family residences to the west (adjacent to Tenaya Way) and the approval of the office/warehouse complex to the south (adjacent to Post Road). The applicant's coordination with Clark County Public Works and the Clark County Fire Department determined that the over-length cul-de-sac would allow additional vehicular circulation from Rainbow Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0932	Vacated and abandoned 33 foot wide government patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres from R-E zoning to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0300-08	Reclassified this site to M-D zoning for an office/warehouse complex with use permit to have offices as a principal use, and waivers to eliminate the required cross access and reduce setback – expired	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped parcels
South	Business and Design/Research Park	M-D	Office/warehouse complex
East	Business and Design/Research Park	M-D & R-E	Office/warehouse complex, office complex, & undeveloped parcels
West	Rural Neighborhood & Business and Design/Research Park	R-E & C-P	Single family residences & office complex

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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 has no objection to Waiver of Development Standards; however, the applicant must obtain approval from Fire Prevention.

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

- Applicant is advised that 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

- Clark County Fire Prevention approval of all over-length cul-de-sacs.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

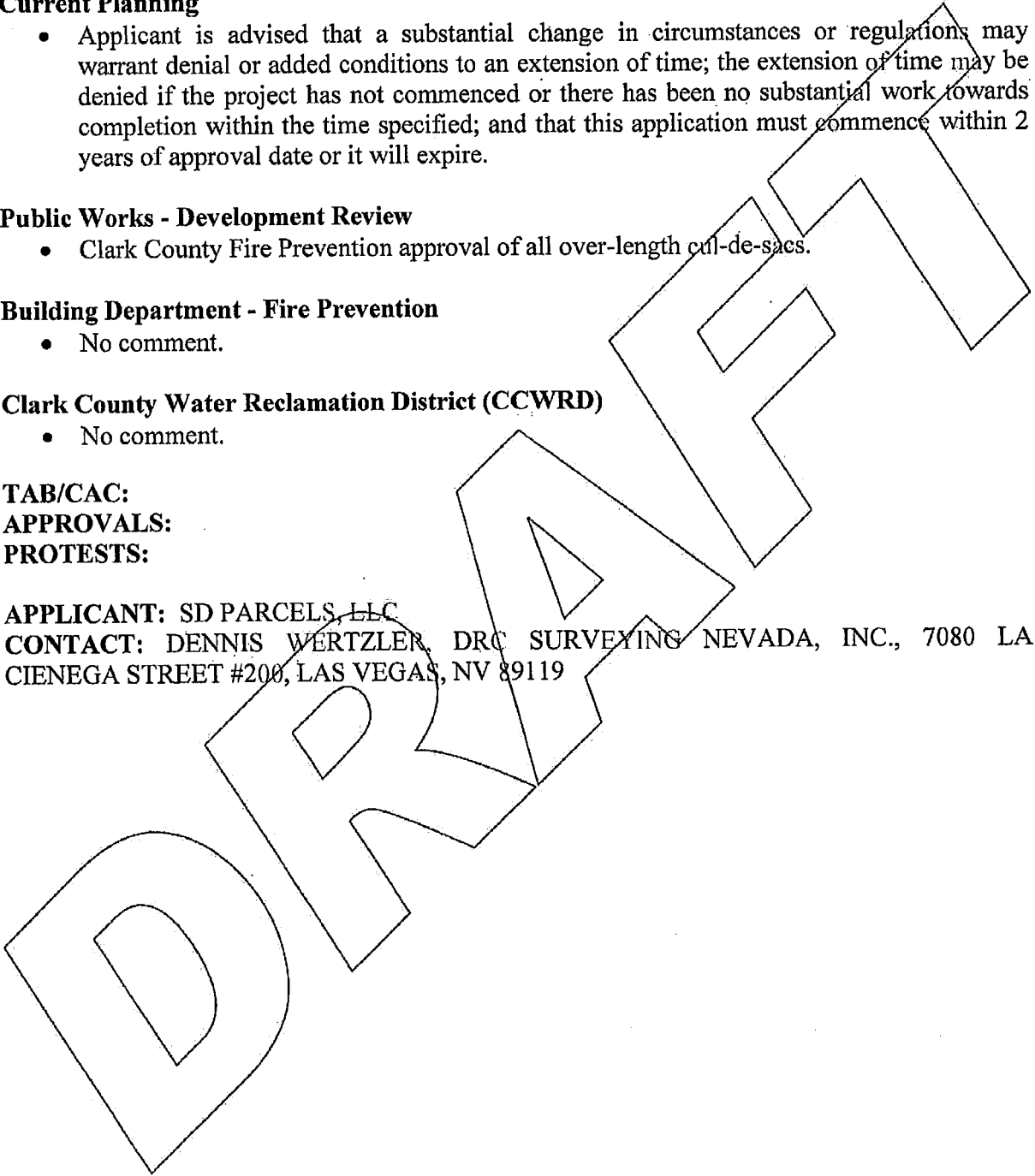
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SD PARCELS, LLC

CONTACT: DENNIS WERTZLER, DRC SURVEYING NEVADA, INC., 7080 LA CIENEGA STREET #200, LAS VEGAS, NV 89119





LAND USE APPLICATION


CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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	DATE FILED: <u>6/25/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>415</u> CHECK #: <u>3738</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0486</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>6:30</u> PC MEETING DATE: <u>8/20 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-E</u> PLANNED LAND USE: <u>OP</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>SD Parcels LLC</u> ADDRESS: <u>6050 S. Fort Apache Rd St. 200A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-383-6767</u> CELL: _____ E-MAIL: <u>jonathan@miltson.com</u>	
	APPLICANT	NAME: <u>SD Parcels LLC</u> ADDRESS: <u>6050 S. Fort Apache Rd St. 200A</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-383-6767</u> CELL: _____ E-MAIL: <u>jonathan@miltson.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Dennis Wertzler @ DRC Surveying Nevada Inc.</u> ADDRESS: <u>7080 La Cienega St. #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-270-6119</u> CELL: <u>702-272-3250</u> E-MAIL: <u>dwertzler@drc-lasvegas.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 163-34-701-003, 004, 005, 013, & 014
 PROPERTY ADDRESS and/or CROSS STREETS: Patrick Lane/ Tenaya Way
 PROJECT DESCRIPTION: Waiver of Development Standards

(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)*
A Jonathan Schwartz
 Property Owner (Print)

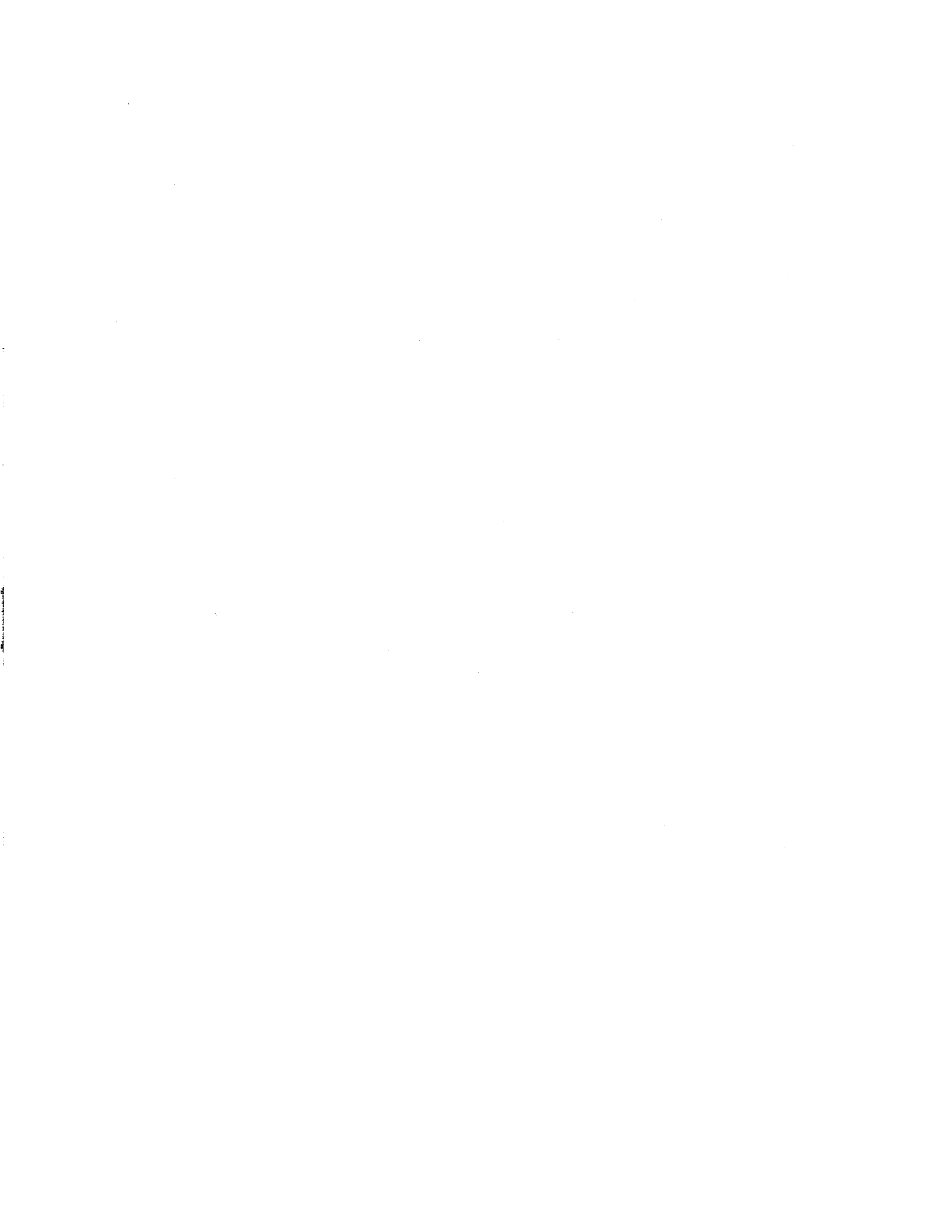
STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 23 2019 (DATE)
 By A Jonathan Schwartz

NOTARY PUBLIC: Susan Jean Pacheco



*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.



DRC Surveying Nevada, Inc.

Civil Engineering • Land Surveying • Planning
7080 La Cienega St, Suite 200 LV, NV 89119 (Ph. 270-6119 Fax 270-4899)

PLANNER
COPY

WS-19-0486

June 24, 2019

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

Attention: Senior Planner

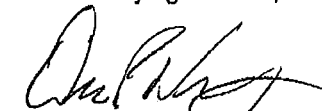
**Regarding: Justification Letter for Over Length Cul-de-sac Application
APN #163-34-701-004, and 014**

This request corresponds to the previously approved action items VS 18-0932 and ZC 18-0206. There are currently homes built west of the subject site that prevent Sobb Avenue from being a thru street. Prior to the above referenced action items, we met with Eric Denman and it was agreed that in this specific case a cul-de-sac would be appropriate if approved by the board. This request is because the location of the resulting cul-de-sac is about a 960' from Rainbow Boulevard which exceeds the 500' maximum length typically allowed. We are proposing a standard cul-de-sac radii instead of an oversized one because in meeting with Ed Kaminski of the CC fire department it was agreed that the fire trucks would not have to turn around in the cul-de-sac but instead would proceed through our warehouse development to Post Road. As proposed and designed, fire access is maintained and improved from the current condition.

Please call me if you should have any questions or require additional information.

Sincerely,

DRC Surveying Nevada, Inc.



Dennis P. Wertzler, PE
President

M

08/20/19 PC AGENDA SHEET

WALL HEIGHT
(TITLE 30)

FENWAY AVE/KEARNEY ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0506-SHAHBEKYAN KAREN & PIRUZA:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the south side of Fenway Avenue and the end of Kearney Street (alignment) within Spring Valley. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:
163-22-711-024

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase wall height to 6.2 feet where a maximum of 5 feet is permitted per Title 30.64.020 (20% increase).
- b. Allow 6.2 foot high block columns and decorative metal fence in the front yard (within 15 feet of the front property line) where a maximum 5 feet is permitted per Table 30.64.

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 7019 Fenway Avenue
- Site Acreage: 0.1
- Project Type: Wall height
- Wall Height (feet): 6.2

Site Plans

The project site is developed with a single family residence located south of Fenway Avenue. There is an existing 6 foot high solid block wall on a portion of the east and west sides of the property and the entire length of the south side (rear) of the property. The plans show an existing 6.2 foot high combination block wall with decorative metal fence in the northwest portion of the

property along Fenway Avenue (front) and extending 21 feet to the west. The 6.2 foot high wall extends south along the driveway for 21 feet and has a gated entry to the front of the home.

Landscaping

There are existing trees and shrubs within the front yard. Landscaping is not a part of this request.

Elevations

The pictures show a 6.2 foot high solid block wall with block columns ranging from 5.6 feet high to 6.2 feet high with 3 feet high decorative metal fencing in between the columns.

Applicant's Justification

The applicant states that the wall with decorative metal fencing was constructed on the property line to increase the safety of the family which resides there. Prior issues with theft and vehicular moving violations on the property prompted the applicant to construct the wall with decorative metal fencing. The applicant has provided letters of support from the direct neighbor to the east and a neighbor that is located 2 doors to the west, both neighbors are on Fenway Avenue.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-3	Multi-family residential

Clark County Public Response Office (CCPRO)

Case #CE19-08861 is an active case filed in May 2019 in regard to building without a permit and building not meeting Title 30 requirements.

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 can support the increase in height for a wall with decorative metal fencing with columns that are 6.2 feet high within the front setback. The corner of the wall on the driveway side will not impede vehicular access or sight distance to or from the property. The applicant has provided letters of support from 1 direct neighbor and another neighbor down the street. Staff finds that

the increase of the height of the columns and overall fence height to be reasonable; 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to complete.
- 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KAREN SHABEKYAN

CONTACT: KAREN SHABEKYAN, 7019 FENWAY AVE, LAS VEGAS, NV 89147



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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	DATE FILED: <u>6/28/19</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: <u>NR</u> FEE: <u>\$775</u> CHECK #: <u>1146</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>Ø</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>WS-19-0506</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>8/20 @ 7pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Karen Shahbekyan</u> ADDRESS: <u>7019 Fenway ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702 350 0773</u> CELL: _____ E-MAIL: <u>KAREN.SHAHBEKYAN@gmail.com</u>	
	APPLICANT	NAME: <u>Karen Shahbekyan</u> ADDRESS: <u>7019 Fenway ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702 350 0773</u> CELL: _____ E-MAIL: <u>KAREN.SHAHBEKYAN@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Karen Shahbekyan</u> ADDRESS: <u>7019 Fenway ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: <u>702 350 0773</u> CELL: _____ E-MAIL: <u>KAREN.SHAHBEKYAN@gmail.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 16322711024

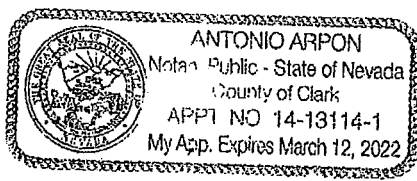
PROPERTY ADDRESS and/or CROSS STREETS: 7019 Fenway Ave Las Vegas NV 89147

PROJECT DESCRIPTION: Building Fence Wall in Front of yard

(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)*
Karen Shahbekyan Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON the 24th day of June 2019 (DATE)
 By Karen Armen Shahbekyan
 NOTARY PUBLIC: [Signature]



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

Justification Letter.

PLANNER
COPY

WS-19-0506

KAREN SHAHBEKYAN

7019 Fenway ave Las Vegas,NV 89147 | (702)350-0773 | Karen.shahbekyan@gmail.com

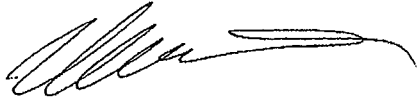
Dear Recipient:

The purpose of this project was to develop a prototype gate for 7019 Fenway ave, we are concerned that there is a dangerous condition on the property that deserves your attention. The design and format of this project are focused to obtain a certain outcome. Almost year ago, we had accident to our property. During midnight, one guy with motorbike, with a huge speed, came and crushed to our garage door, by damaging our garage door and the car that were parked behind. Also, our front windows are set up low than standards, so years ago there were guys that broke to our house. They stole some important and valued items. We also have police report for that matter.

The other purpose of this project is, that kids of our neighborhood are playing ball games a lot around our house, couple times they damaged our windows by hitting it with ball. We have two years old baby, we are scared of his security and our property. Due to this issue, we project the safety gate for our house.

I already builded 6" columns and 3" wall for decorative metals overall height will be 6 feet. Please allowed me keep that 6 feet for safety my family.

Sincerely,



Karen Shahbekyan

8

08/20/19 PC AGENDA SHEET

SETBACKS
(TITLE 30)

GREEN CANYON DR/LANTANA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0507-BAIRES LUIS ALONSO & BAIRES-GALINDO CRISTABEL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks, and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Green Canyon Drive and south of Lantana Way within Spring Valley. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

163-23-315-144

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setbacks for an existing accessory structure to 3 feet 5 inches where 5 feet is required per Table 30.40-1 (a 30% reduction).
- b. Reduce the rear setbacks for an existing accessory structure to 2 feet 5 inches where 5 feet is required per Table 30.40-1 (a 50% reduction).
2. Reduce the building separation between 2 accessory structures to 2 feet 5 inches where 6 feet is required per Table 30.40-1 (a 58% reduction).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4662 Green Canyon Drive
- Site Acreage: 0.2
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 11
- Square Feet of each accessory structure: 100

8

Site Plans

The project site is developed with a single family residence located east of Green Canyon Drive. There is an existing 6 foot high block wall on a portion of the north and south sides of the property and the entire length of the east side (rear) of the property. The plans show an existing 3 foot high decorative combination metal/block fence in the southwest portion of the front yard. There are two, 100 square foot accessory structures located in the rear yard on the east side of the principal structure. The sheds have a setback of 2 feet 5 inches to the 6 foot high block wall on the rear property line and a 3 feet 5 inch setback from the 6 foot high block wall interior side of the property. There is 2 feet 5 inches of building separation between the sheds.

Landscaping

There is existing mature landscaping on the site. Landscaping is not a part of this request.

Elevations

The pictures show 2 accessory structures that are 11 feet high with grey stucco and a tile roof to match the principal structure. Each shed has an access door and a small window.

Floor Plans

The plans show 2 accessory structures that are 10 feet by 10 feet with open interiors for storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that there were no accessory structures on the property when it was purchased. It was not until the sheds were constructed that the property owner found out that a permit was required for the construction of the sheds. The applicant is requesting to keep the sheds with the current setbacks.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

Case CE-19-03666 is an active case filed in March of 2019 in regards to building without a permit.

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.

Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as to mitigate possible safety concerns. The 2 accessory structures are partially screened from the adjacent properties by the existing 6 foot high block wall on the north and the east (rear) sides of the property. The accessory structures would be allowed as a matter of right if they both met the required setbacks and building separation. Although the placement of the accessory structures could be better, they are architecturally compatible with the principal structure which reduces the visual impacts to the neighboring properties; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to complete with any extension of time to be a public hearing.
- 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LUIS BAIRES

CONTACT: LUIS BAIRES, 4662 GREEN CANYON DRIVE, LAS VEGAS, NV 89103



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

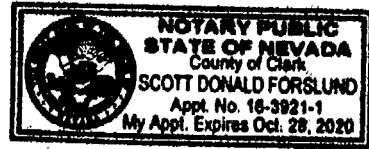
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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	DATE FILED: <u>6/28/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$775.⁰⁰</u> CHECK #: <u>533</u> COMMISSIONER: <u>NAFT</u> OVERLAY(S)? <u>NOPE</u> PUBLIC HEARING? <input checked="" type="checkbox"/> / <input checked="" type="checkbox"/> TRAILS? <input checked="" type="checkbox"/> / <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> / <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: <u>-</u>	APP. NUMBER: <u>WS-19-0507</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>7/30/19</u> TIME: <u>6:30</u> PC MEETING DATE: <u>8/20/19 7:00 PM</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-1/UNUSE/UNUSE</u> PLANNED LAND USE: <u>SURS</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> / <input checked="" type="checkbox"/> LETTER DUE DATE: <u>-</u> COMMENCE/COMPLETE: <u>-</u>
	PROPERTY OWNER	NAME: <u>Luis A. Baires & Cristobel Baires-Galindo</u> ADDRESS: <u>4662 Green Canyon dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>7025413266</u> E-MAIL: <u>baires.y17@gmail.com</u>	
	APPLICANT	NAME: <u>Luis A. Baires & Cristobel Baires-Galindo</u> ADDRESS: <u>4662 Green Canyon dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>7025413266</u> E-MAIL: <u>baires.y17@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Luis A. Baires & Cristobel Baires-Galindo</u> ADDRESS: <u>4662 Green Canyon dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: _____ CELL: <u>7025413266</u> E-MAIL: <u>baires.y17@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16323315144
 PROPERTY ADDRESS and/or CROSS STREETS: 4662 Green Canyon dr. Las Vegas NV 89103
 PROJECT DESCRIPTION: _____

(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.

Luis Alonso Baires
 Property Owner (Signature)*
 STATE OF Nevada
 COUNTY OF CLARK
Luis Alonso Baires
 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON May 7 2019 (DATE)
 By Scott Forslund
 NOTARY PUBLIC: Scott Forslund



*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.

WS-19-0507

Letter of intent

Waiver of Development Standards for

4662 Green Canyon Dr., Las Vegas Nv89103

This letter of intent is to support setback requirements for two sheds that were currently built on our property. The purpose of both sheds is for storage. The Property had no existing shed when it was purchased.

The sheds were built 2.5ft from back east wall 3ft from side-north wall and 2.5 ft. from each other. The structure is in violation, they do not meet setback requirements and was done without permit which we were unaware was needed for storage sheds.

I ask the board to consider allowing us to maintain the structures as we built them. Both Sheds were built to match our current home, made with stucco outer walls, inner walls with drywall, insulation to maintain cold and/or hot weather from damaging any furniture and /or household items and tile roofing. Tile roofing will be installed in the future for architectural purposes. The inside has brick flooring and shelving has been installed. Your consideration would be greatly appreciated.

Thank you,

Respectfully submitted,

Luis Baires

**PLANNER
COPY**



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: DR-19-0510

Property Owner or Subdivision Name: Mojave Educational Foundation Inc.

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 7/30/19 Sandy Valley PC **BCC** _____

Add this application to the: **TAB/CAC** 7/30/19 Spring Valley PC **BCC** _____

Change(s) to be made:

- Held no date specific
- Withdrawn
- No change to meeting(s) 8/21/19 BCC Meeting.
- Amend Write-up
- Renotify
- Make a public hearing (Radius: _____)
- Rescheduling
- Other: Remove from Sandy Valley TAB and add to the 7/30/2019 Spring Valley TAB

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Added to Sandy Valley, when application is in Spring Valley

Change initiated by: NMR Date: 7/3/19

Change authorized by: AHL Date: 7/3/19

Change processed by: ds Date: 7/3/19

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-11-805-032

Town Board(s): Spring Valley

08/21/19 BCC AGENDA SHEET

SIGNS
(TITLE 30)

TORREY PINES DR/DESERT INN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0510-MOJAVE EDUCATIONAL FOUNDATION INC:

DESIGN REVIEW for signage in conjunction with a future school on 0.6 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District.

Generally located on the north side of Desert Inn Road, 271 feet east of Torrey Pines Drive within Spring Valley. JJ/nr/ma (For possible action)

RELATED INFORMATION:

APN:
163-11-805-032

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

BACKGROUND:
Project Description
General Summary

- Site Address: 6440 W. Desert Inn Road
- Site Acreage: 0.64
- Project Type: Signs
- Sign Height (feet): 6
- Signage Square Feet: 36

History & Site Plan

ZC-19-0223 was approved for a school at this location. The subject site is developed with an office building that will be converted to a school as Phase 1. Phase 2 will result in the development of a new school building on the parcel to the north and conversion of the temporary school building to administrative offices. The parcel consists of an office building, 10 parking stalls, trash enclosure, landscaping, 20 foot wide drive aisle along the east property line, and a semi-circular driveway adjacent to Desert Inn Road. The proposed sign will be located within 2 feet of the south property line perpendicular to Desert Inn Road, east of the southeast driveway.

Elevations

The photos show an approximate 6 foot high and 6 foot wide natural stone (sandstone) sign with the name, address, and logo of the Mojave Springs School.

Signage

Proposed signage will be a 36 square foot monument sign, perpendicular to Desert Inn Road.

Applicant's Justification

A design review for signage was a condition of approval for this development per ZC-19-0223. The applicant indicates that the proposed signage will meet Title 30 requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0223	Reclassified the parcel and the parcel to the north from R-E to CRT zoning for a school	Approved by BCC	April 2019
ZC-0204-13	Reclassified APN 163-11-805-032 from R-E to CRT zoning for an office building conversion	Approved by BCC	June 2013
AC-0707-11	Zoning compliance for a 10 bed community residence - expired	Approved by Zoning Administrator	July 2011
DR-0414-07 (ET-0066-10)	Second extension of time of a design review to commence residential conversion into an office building - expired	Approved by BCC	June 2010
ZC-1863-04 (ET-0049-09)	Second extension of time of a zone change to reclassify 1.1 acres from R-E to CRT zoning for a conversion of an existing single family residence into an office building - expired	Approved by BCC	April 2009
DR-0414-07 (ET-0050-09)	First extension of time of a design review to commence residential conversion into an office building - expired	Approved by BCC	April 2009
ZC-1863-04 (ADET-0117-09)	Administrative extension of time for a site which was reclassified to 1.1 acres from R-E to CRT zoning for a conversion of an existing single family residence into an office building - expired	Approved by Zoning Administrator	February 2009
DR-0414-07	Office buildings (4 total) - expired	Approved by BCC	August 2007
WS-0796-05	Modified landscaping and design review for an office building	Denied by BCC	September 2005
ZC-1863-04	Reclassified 1.1 acres from R-E to CRT zoning for a conversion of an existing single family residence into an office building - expired	Approved by BCC	November 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0736-96	Reclassify from R-E to C-P zoning to convert an existing residence to professional office with future development	Withdrawn at BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
South	Residential Low (up to 3 du/ac)	R-D	Single family residences
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residence & undeveloped parcel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This property was previously approved for a school with waivers and a design review for the overall school site. A condition of approval was for any signage to be a separate design review. The proposed sign meets the requirements of the Desert Inn Road Corridor Overlay District and Table 30.72-1. Based on the design and placement of the proposed sign, any potential impacts to the surrounding area are mitigated; therefore, staff can support the requested design review for a monument sign.

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

- Applicant is advised that 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.

Public Works - Development Review

- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOJAVE SPRINGS SCHOOL

CONTACT: MOJAVE SPRINGS SCHOOL, 11003 BOWEN COURT, LAS VEGAS, NV
89135

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<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"/> PUBLIC HEARING <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	DATE FILED: <u>7/1/19</u> APP. NUMBER: <u>DR-19-0510</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> ACCEPTED BY: <u>NR</u> TAB/CAC MTG DATE: <u>7/30</u> TIME: <u>6:30 pm</u> FEE: <u>675</u> PC MEETING DATE: _____ CHECK #: <u>3159</u> BCC MEETING DATE: <u>8/21/19 @ 9am</u> COMMISSIONER: <u>JJ</u> ZONE / AE / RNP: <u>CRT</u> OVERLAY(S)? <u>DITC</u> PLANNED LAND USE: <u>RNP</u> PUBLIC HEARING? <input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO NOTIFICATION RADIUS: <u>500</u> SIGN? Y <input checked="" type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? Y <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Mojave Educational Foundation Inc. (DBA Mojave Springs School)</u> ADDRESS: <u>6440 West Desert Inn Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702.870.3185</u> CELL: _____ E-MAIL: <u>info@mojavespringsschool.org</u>	
APPLICANT	NAME: <u>Mojave Springs School/Jacquelyn Trumbull, Director of School</u> ADDRESS: <u>11002 Bowen Court</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702.884.3709</u> CELL: _____ E-MAIL: <u>jacquelyn@mojavespringsschool.org</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>SEE ABOVE, same as applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-11-805-032

PROPERTY ADDRESS and/or CROSS STREETS: 6440 West Desert Inn Road, 89146

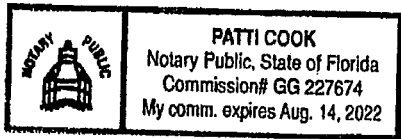
PROJECT DESCRIPTION: Sign at property for business (school)

(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.

Jodi Reiter Property Owner (Signature)* Jodi Reiter Property Owner (Print)

STATE OF Florida
 COUNTY OF Nevada

SUBSCRIBED AND SWORN BEFORE ME ON July 1st, 2019 (DATE)
 By Jodi Reiter
 NOTARY PUBLIC: Patti Cook



*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.

PLANNER COPY

DR-19-0510

Justification Letter for Design Review, Parcel Number 163-11-805-032

Application:

This letter is regarding the property at 6440 West Desert Inn Road, 89146, on the North side of Desert Inn Road, between Torrey Pines and El Camino Road. Mojave Educational Foundation, Inc., a non-profit entity, doing business as Mojave Springs School, is applying to place a monument sign to identify the business and address on the south part of the property, with the orientation of the sign being perpendicular to Desert Inn Road.

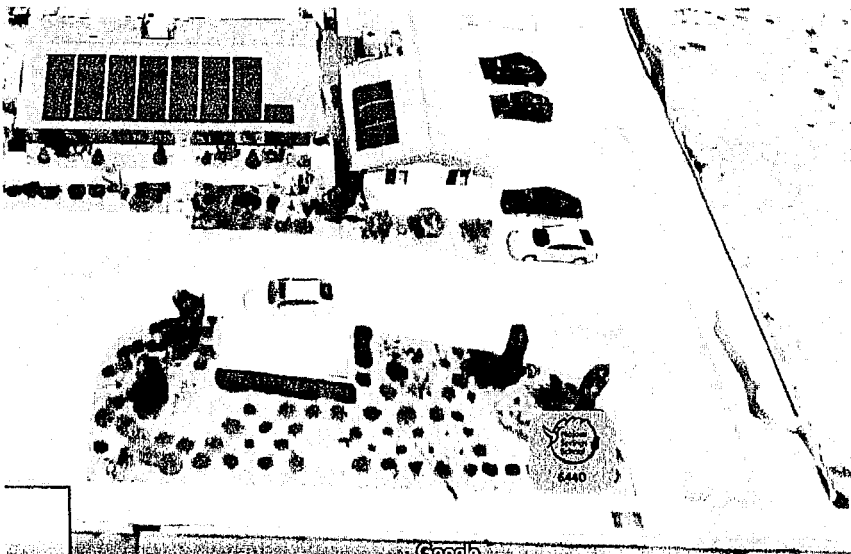
Our proposed sign at the property:

At this property we will have a school offering a unique learning experience that is currently not offered anywhere else in the Las Vegas Valley area. We have previously received a special use permit for a school at this CRT zoned property. We would like to place a monument sign on the property, similar in appearance to many surrounding businesses and acceptable under sign regulations.

Our sign will be a natural piece of stone, like a rainbow sandstone, on which our logo and the numbers of our address (6440) will be engraved. We will pick the actual stone upon approval of design. Size of sign will be roughly between 5' and 6' high, and roughly between 4' and 6' wide. These are rough estimates as sign will be a natural stone, with the look of a natural stone and will not have a clear geometric shape because it is a natural rock. The sign will be secured to the ground in a perpendicular orientation to Desert Inn Road so it is visible on both sides, and the sign will have our logo and address etched into the sign on both sides. Placement of this monument sign will be on the southeast quadrant of the landscaping that is enclosed by the curved driveway. Thus the sign will be close to / abutting the southwest curve of the eastern part of the curved driveway, which is the entrance to the property as indicated in images below.

The sign will be illuminated via on ground lights shining only onto the sign. These lights will only be illuminated when it is dark outside.

The characteristics of our proposed sign are similar to signs in the surrounding area and meet the regulations as indicated in table 30.72-1 for On-Premises Signs that apply to a monument sign on a CRT zoned property, as well as meeting the regulations for a monument sign as defined in Chapter 30.08 – DEFINITION OF MONUMENT SIGN and the code for a monument sign as defined in Chapter 30.48.480. (B) #12.



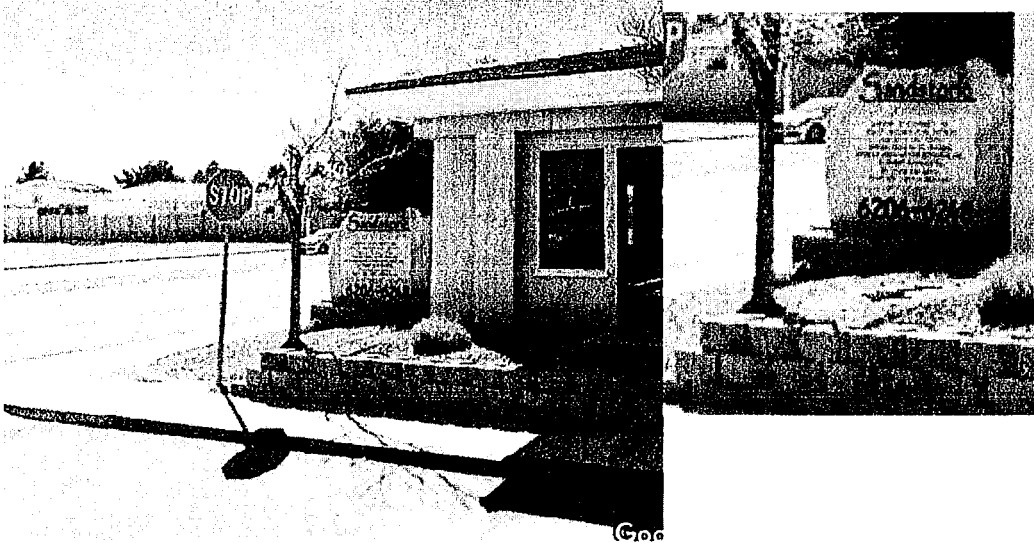
Sign will be perpendicular to Desert Inn Road roughly in this location. Shape/ Color is natural stone like a rainbow sandstone. Logo/ address is on both sides. Here sign is parallel to Desert Inn Road for the sake of seeing what proposed sign will like.

**Sign will be 27' from property line or future right away.*

P LANNER
COPY

DR-19-0510

Other comparable monument signs in the surrounding area include:

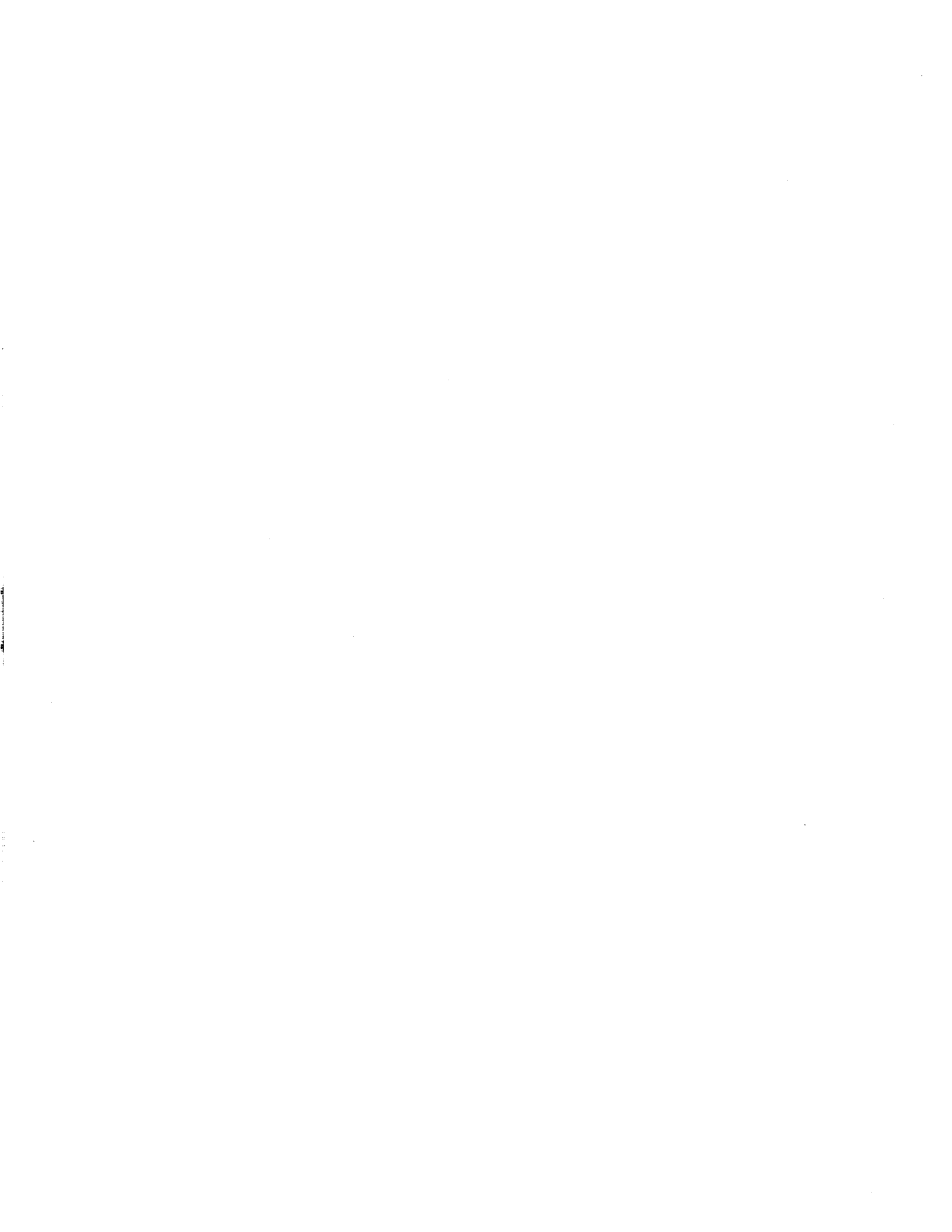


Monument sign at 6206-6248 W Desert Inn Rd indicating businesses at this property. This sign is 0.3 miles directly east of our property on Desert Inn Road with a comparable sign to what we are proposing. The orientation is the same to our proposal and size is similar.



Monument sign at JW Zunino landscape architecture firm at 3191 South Jones Blvd, 0.6 miles from our property

Thank you for your consideration of our proposed design review.



08/21/19 BCC AGENDA SHEET

OFFICE
(TITLE 30)

ROY HORN WY/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0488-CIMARRON ROAD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) building construction standards.

DESIGN REVIEW for an office building on a portion of 22.9 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the south side of Roy Horn Way and the west side of Cimarron Road within Spring Valley. MN/bb/ma (For possible action)

RELATED INFORMATION:

APN:
176-04-210-001 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow a non-standard commercial curb return driveway where a standard commercial curb return driveway is required per Uniform Standard Drawings 222.1 and 225.
- b. Reduce throat depth for a commercial driveway on Tomsik Street to 13 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
2. Increase the facade and roofline uninterrupted plane to 235 feet where 100 feet is allowed per Section 30.48.650 (a 135% increase).

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary

- Site Address: 6801 Cimarron Road
- Site Acreage: 22.9 (portion)
- Project Type: Office
- Number of Stories: 4
- Building Height (feet): 73
- Square Feet: 148,000
- Parking Required/Provided: 1,214/1,232

01

Site Plan

The site plan depicts a new 148,000 square foot office building connected to the existing office building at the northern edge of 22.9 acres. The property has access from Roy Horn Way, Tomsik Street, and Cimarron Road. A 600 foot by 100 foot area is proposed for additional replacement parking and will be located to the south of the existing parking lot. The existing parking lot area located west of the existing office building is where the new 4 story office is sited. Two new loading spaces are included on the south side of the new building. Thirty-one accessible parking stalls are shown on the south side of the new building where 23 are required per 30.60. The site includes a fully screened generator and covered trash enclosure on the south side of the building. Both buildings will be connected with a 4,000 square foot single story structure that will serve as an employee entrance and common space.

Landscaping

Landscaping and parking areas that are removed for new construction will be included in the 600 foot by 100 foot new parking area on the south side of the property. The new parking spaces will include landscaping per 30.64. Existing landscaping will remain in compliance.

Elevations

The elevations show all 4 sides of the proposed new office building, including architecturally compatible materials and treatments that match the existing building. Equipment will be screened from view with roof mounted decorative panels matching the architecture of both buildings. The proposed colors will match the existing building with similar window treatments and tinting.

Floor Plans

Floor plans show the new 4 story building with each floor being approximately 37,000 square feet. Each floor has an open floor plan surrounding restrooms, equipment rooms and the elevator.

Signage

Signage is not part of this application.

Applicant's Justification

The new building will allow the applicant to expand operations in a 4 story 148,000 square foot office building. The building will be rotated 10 degrees from a north/south axis to allow for better visibility from I-215 and to provide views of the mountains. The property has an additional 7 acres of undeveloped land for future expansion.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0077-16	1 lot commercial subdivision	Approved by PC	July 2016
VS-0357-16	Vacated and abandoned a portion of right-of-way being Cimarron Road	Approved by PC	July 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0192-16	Vacated and abandoned patent easements	Approved by BCC	May 2016
ZC-0191-16	Reclassified 21.2 acres from R-E and C-2 zoning to M-D zoning in the CMA Design and MUD-2 Overlay District	Approved By BCC	May 2016
ZC-1237-02	Reclassified the northeastern parcel (176-04-201-018) from R-E to C-2 zoning for an office complex	Approved by BCC	October 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2, M-D	Office
South, East, & West	Business and Design/Research Park	M-D, R-E	Undeveloped

Related Applications

Application Number	Request
SC-19-0538	A Street Name change from Tomsk Street to Narrative Way is a related item on the September 3, 2019 Planning Commission agenda.

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 #2 & Design Review

The Comprehensive Master Plan Commercial Policies include policy 63 which states office structures should be developed in clusters and not configured in a linear pattern. The proposed new office is not proposed in a linear configuration and will be connected by a common area employee entrance. Commercial policy 70 states site amenities such as plazas, pedestrian walkways, and site furnishings (benches, decorative light fixtures, ornamental waste receptacles, and enhanced paving) along linkages are encouraged. The use of landscaping, building

overhangs and canopies should be implemented in order to provide shade and to make the areas comfortable for the users. The proposed new office building includes linked and enclosed access to the existing building.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support waiver of development standards #1 for throat depth as the site has ample space for a redesign of the parking lot to increase the south side driveway throat depth.

Staff Recommendation

Approval of waiver of development standards #2 and the design review; and denial of waiver of development standards #1.

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:

- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements.

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 #0349-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON ROAD, LLC

**CONTACT: MATT BURNS, E V & A ARCHITECTS, 1160 N. TOWN CENTER DR, SUITE
170, LAS VEGAS, NV 89144**

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <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 #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>6/25/19</u> PLANNER ASSIGNED: <u>JT</u> ACCEPTED BY: <u>JT</u> FEE: <u>\$1,150</u> CHECK #: <u>3238</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA / mod 2</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>WS-19-0488</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>7/30/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/21/19</u> ZONE / AE / RNP: <u>M-D</u> PLANNED LAND USE: <u>SUB DEP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Cimarron Road LLC</u> ADDRESS: <u>6801 S. Cimarron Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 269-3939</u> FAX: <u>(702) 269-1107</u> CELL: <u>(702) 239-8035</u> E-MAIL: <u>Robert.DeJong@crediton.</u>	
	APPLICANT	NAME: <u>Cimarron Road LLC</u> ADDRESS: <u>6801 S. Cimarron Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>(702) 269-1099</u> FAX: <u>(702) 269-1107</u> CELL: <u>(702) 239-8035</u> E-MAIL: <u>Lenny.Chide@crediton.co</u>	
	CORRESPONDENT	NAME: <u>Matt Burns</u> ADDRESS: <u>1160 N. Town Center Drive, Suite 170</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89144</u> TELEPHONE: <u>702-946-8195</u> FAX: <u>702-946-8196</u> CELL: <u>702-321-6059</u> E-MAIL: <u>mburns@edvanceassocia</u>	

ASSESSOR'S PARCEL NUMBER(S): 17604210001
 PROPERTY ADDRESS and/or CROSS STREETS: 6801 S. Cimarron Road
 PROJECT DESCRIPTION: New 4-story office building (Phase II)

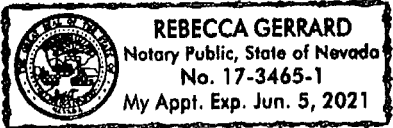
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

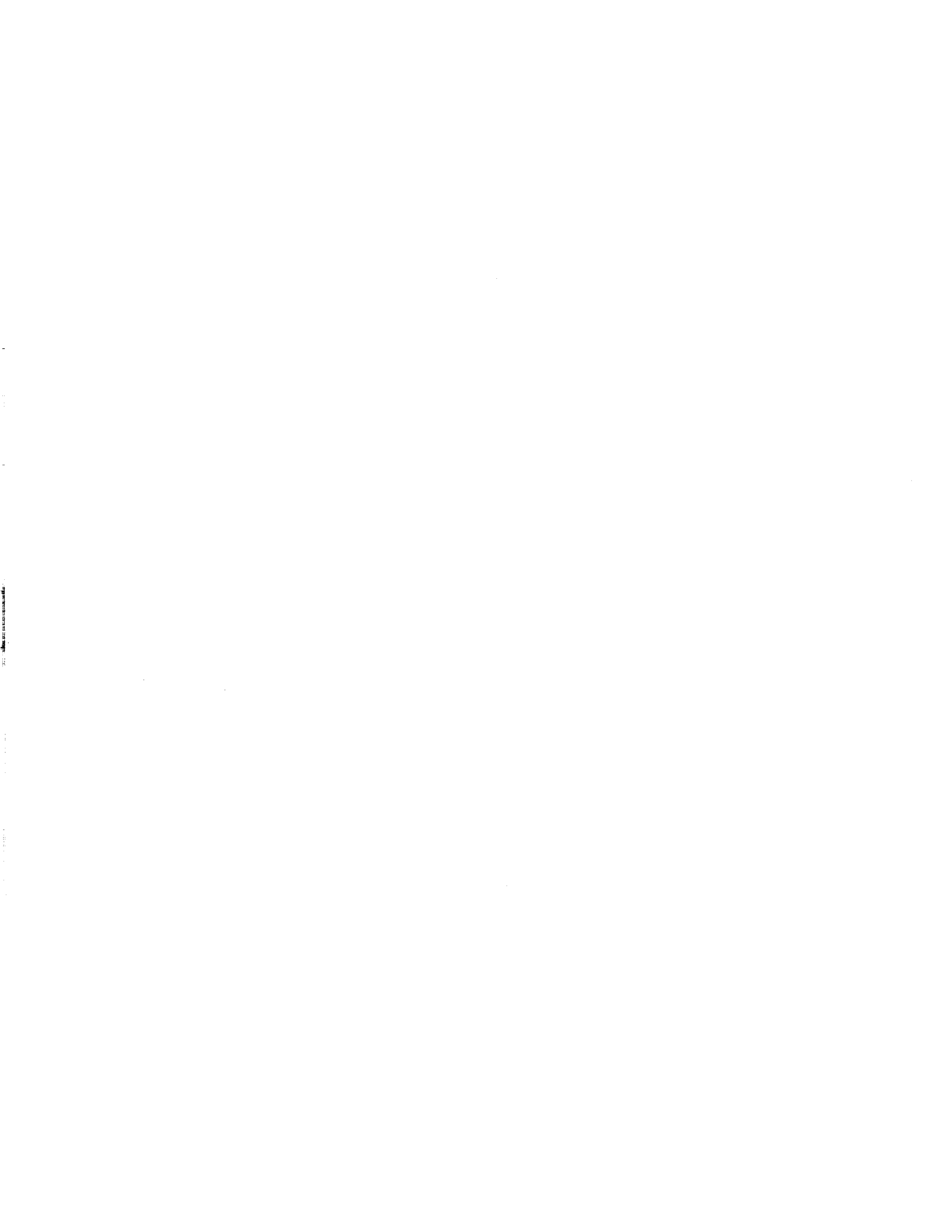
Robert DeJong
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 3, 2019 (DATE)
 By Robert DeJong
 NOTARY PUBLIC: Rebecca Gerrard



*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.





June 25, 2019

ARCHITECTURE
PLANNING
INTERIORS

Jared Tasko, AICP
Principal Planner
Clark County Development Services
500 S. Grand Central Parkway
Las Vegas, Nevada 89153

Principals

Edward A. Vance, FAIA
Matthew F. Burns, Assoc. AIA
Jonelle L. Vance, RID
Kellie Wanbaugh, RID

Associates

Theresa Grayson, AIA
Nic Niccum, AIA
Kevin Welch, Assoc. AIA
Ana Fimbres, Assoc. AIA
Kurt Walden, Assoc. AIA
Alberto Sanchez, Assoc. AIA
Andrew Martin, Assoc. AIA
Kim Galbe, Assoc. AIA
Steve Winfield, Assoc. AIA
Scott Matti
Alexander Vance
Carina Gaytan

Administration

Jennifer Blanchard
Janice Arvo
Sarah Robles

EV&A Architects
1160 N. Town Center Dr. Ste 170
Las Vegas, NV 89144

T (702) 946 8195
F (702) 946 8196

Re: Justification Letter – Credit One Bank Phase II Building
Parcel No: 176-04-201-001
Address: 6801 Cimarron Road

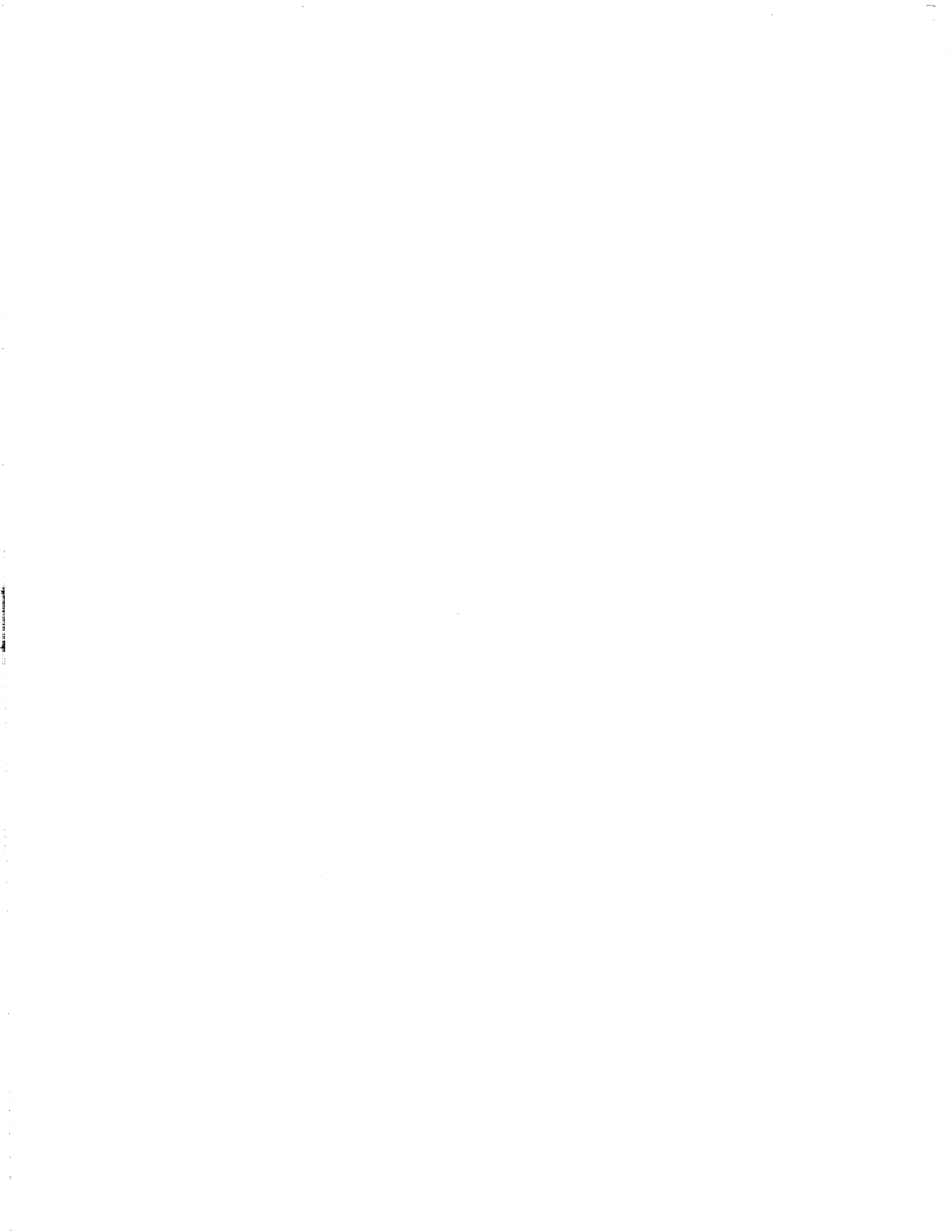
Dear Jared,

On behalf of Cimarron Road LLC and Credit One Bank, the following details a new four-story office building to be built within the current Credit One Corporate Campus. Located on the west side of the current building, the office building will be similar in design and materials as the first building.

OVERVIEW

With much of the site developed during Phase I construction, the new building will integrate seamlessly with the existing site. Much of the parking will remain unchanged, please refer to parking section below for additional information and parking requirements. Access to the site from the surrounding streets will remain largely unchanged, with the exception of the west entry along Tomsik Street. The new site layout proposes that this entry be moved approximately 200' to the south to allow better access to the site along the south side of the new building. This shift of the west entry drive will also allow for easier access for fire vehicles that may enter or exit the site along Tomsik Street. The throat depth of this relocated drive will match current entrance drives which will require a waiver of development standards (refer to section below).

The new class A office building will feature painted concrete tilt panels, large areas of glazing, EIFS and metal panel accents. The windows along the west and south sides of the building will be protected with metal sun shade devices, running both horizontally and vertically. The horizontal roof line will be consistent with the phase I building with a waiver of development standards being requested to exceed the 100-foot maximum distance with our articulation in the façade (refer to waiver request below for additional information). All finishes and elements on the phase II building will be similar to the phase I building, creating true corporate campus. A one-story space will also be built





ARCHITECTURE

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Principals

- Edward A. Vance, FAIA
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- Theresa Grayson, AIA
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between the two buildings, providing a common area to house the employee entrance and exterior patio space on the second floor.

This new second building will allow Credit One Bank to expand its operations and consist of a total of 148,000 sf of new office space divided among four floors. The total height of the building will be 72 feet, which includes the height of the screen wall on the roof to screen the mechanical units. The height of the building will conform with the current zoning approval (ZC-0191-16). The new building will be set back 190' from the property line on the north (Roy Horn Way) and 85' from the property line to the west (Tomsik Street). The building will be rotated 10 degrees from its north/south axis to allow for better visibility from the adjacent I-215 beltway and take advantage of the surrounding mountain views.

Current zoning classification of the site is Designed Manufacturing (M-D) with a planned land use of Business Design and Research Park (BDRP). The new proposed office building will complement this land use with no change to the current zoning. Office as a principal use on this site is allowed per the current zoning approval (ZC-0191-16).

Site will also include a new fully screened generator and covered trash enclosure on the south side of the new building. Design of these enclosures will match the existing enclosures on the site. A new 4,000-sf single story connecting building (common space) will serve as the employee entrance for both buildings on the site. This common space will utilize similar building materials and colors as the office buildings.

PARKING REQUIREMENTS

With much of the site completed under the Phase I construction there are very few changes to the existing parking layout. The parking that was provided in the new footprint of the new building will be adjusted with new accessible parking stalls being located on the north side of the new building. The total office building area between both phases of work is 303,475 sf, which will require a total of 1,214 parking stalls (based on 4 stalls per 1,000 sf of gross building area). 1,232 parking stalls will be provided with approximately 7 acres remaining on the south side of the site being reserved for additional parking in the future.

Two new loading stalls will be added to the south side of the building as well as 31 total accessible parking stalls, where 23 are required. Bicycle racks have also been provided at the south entry of the common space building and will accommodate up to 8 bikes, where 7 are required.



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Site currently contains 307 parking stalls as approved under the previous design review (DR-0295-17). An additional 270 covered parking stalls were also approved for phase 2. Phase 2 will add 238 covered parking stalls for a total of 545 covered parking stalls where 576 were previously approved, reference attached design review letter.

LANDSCAPING

Landscaping at the perimeter of the site will remain unchanged, trees will be added where the entry drive along the west side is being relocated. New landscaping will be added within the limit of work (unshaded area of the site plan). New landscape fingers will also be provided at new parking areas as required by section 30.64.14. All new landscaping will comply with the landscape requirements of title 30.

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WAIVER OF DEVELOPMENT STANDARDS

1. A waiver of development standards is requested to eliminate the required throat depth at the new west entry drive. Throat depth required at each drive is approximately 30' which is not currently provided at any of the entry drives on this site. The layout of the parking stalls and drive aisle on the south side of the new entry drive does not allow for any throat depth to be provided without changing the parking layout of this existing lot.
2. A waiver of development standards is requested to increase the length of the horizontal roof line without an articulation in the façade to 235 feet where 100 feet is the maximum allowed under Title 30 (section 30.48.650 - Item #7). This waiver is being requested so that the building façade of phase 2 building will have architectural similarities with the façade of phase 1 building. The façade of the phase 2 building will be composed of concrete tilt panels with steps in the elevation at regular intervals, so that no section of panels will exceed 75' in length before a step will occur to give relief. In addition to the concrete panels, glass curtain wall and EIFS sections will be dispersed further to break up the building façade.

Please let me know if you have any questions or need anything additional to complete your review of this project.

Thank you,


 Matt Burns, Senior Vice President
 EV&A Architects

EV&A Architects
 1160 N. Town Center Dr. Ste 170
 Las Vegas, NV 89144

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