



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 13, 2025

6:00pm

AGENDA

Note:

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

Board/Council Members: John Getter
Dr. Juana Leia Jordan-Vice Chair
Carol Lee White

Randal Okamura-Chair
Matthew Tramp

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

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

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

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

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

- III. Approval of Minutes for April 29, 2025. (For possible action)
- IV. Approval of the Agenda for May 13, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
- VI. Planning and Zoning
1. **UC-25-0296-L V WAREHOUSE, LLC:**
USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Pioneer Way and the north side of Teco Avenue within Spring Valley. MN/lm/kh (For possible action) **06/03/25 PC**
2. **VS-25-0282-TKCZ, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Red Rock Street and Westwind Road within Spring Valley (description on file). MN/my/kh (For possible action) **06/03/25 PC**
3. **VS-25-0305-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; a portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road, and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/rr/kh (For possible action) **06/04/25 BCC**
4. **WS-25-0306-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) increase retaining wall height; 3) eliminate electric vehicle parking; and 4) reduce throat depths.
DESIGN REVIEW for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone. Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley (description on file). MN/rr/kh (For possible action) **06/04/25 BCC**

5. **WC-25-400049 (ZC-0576-99)-FORT APACHE DOMINUS, LLC:**
WAIVER OF CONDITIONS of a zone change restricting the maximum density to 15.02 dwelling units per acre in conjunction with an existing multi-family residential development and a daycare on 16.9 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Tropicana Avenue and the east side of Tee Pee Lane within Spring Valley. JJ/lm/kh (For possible action) **06/04/25 BCC**
6. **ZC-25-0289-FORT APACHE DOMINUS, LLC:**
ZONE CHANGE to reclassify a portion of 16.3 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Tee Pee Lane between Tropicana Avenue and Tompkins Avenue within Spring Valley (description on file). JJ/rk (For possible action) **06/04/25 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: May 27, 2025.

X. Adjournment.

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

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

<https://notice.nv.gov>

06/03/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0296-L V WAREHOUSE, LLC:

USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Pioneer Way and the north side of Teco Avenue within Spring Valley. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-414-000; 163-34-414-003 through 163-34-414-028 ptn

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6370 Pioneer Way, Suite 112 and Suite 113
- Site Acreage: 12.35 (portion)
- Project Type: Recreational facility (volleyball/pickleball/badminton)
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 261,239 (total)/121,918 (building 1)/22,117 (lease space)
- Parking Required/Provided: 224/252

Site Plan and Request

The plans depict an existing 121,918 square foot office/warehouse facility consisting of 2 buildings with access to the site is from 2 driveways along Pioneer Way to the west. The proposed recreational facility is located in the west building (Building 1) of the site and in the northerly 2 suites (112 and 113) which will be combined. Existing parking is shown on the exterior boundaries of the warehouse facility, and specifically located on the north, south, and west sides of Building 1. All loading areas are located on the east side of the building which is internal to the site.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

There are no proposed or required changes to the existing building which has with painted concrete tilt-up panels. Wall surface planes and variations include off-sets with contrasting design schemes. Building heights vary between 38 feet and 40 feet at endcaps.

Floor Plans

The plans depict a 22,117 square foot lease area that consists of exercise space (courts), offices, and restrooms.

Applicant's Justification

The applicant indicates that they want to convert an existing office/warehouse suites into a recreational and elite kids sports training facility. This facility will provide a venue for programs for volleyball, pickleball, badminton and group exercises. The sports curriculum for athletes are for ages 7 to 17 years old which compliments the product offerings of National Youth Sports. Hours of operation will be daily from 8:00 a.m. to 11:00 p.m., with the expected majority of the instruction starting from 3:00 p.m. onwards.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------------------|---|-----------------|---------------|
| ADET-21-900430 (UC-19-0804) | First extension of time for a distribution center, with waivers for reduced throat depth and driveway geometrics, and a design review for a distribution center | Approved by ZA | August 2021 |
| VS-19-0954 | Vacate easement (driveway) | Approved by PC | February 2020 |
| UC-19-0804 | Distribution center, with waivers for reduced throat depth and driveway geometrics, and a design review for a distribution center | Approved by BCC | December 2019 |
| WS-0502-17 | Waived development standards to reduce setbacks and height for 2 office/warehouse buildings - expired | Approved by BCC | August 2017 |
| DR-0705-15 | Office/warehouse building in northwest portion of the subject lot - expired | Approved by PC | December 2015 |
| WS-0232-07 | Waived development standards to reduce parking, and a design review for an office/warehouse complex with manager's units - expired | Approved by BCC | April 2007 |
| ZC-1698-06 | Reclassified the west half of the site from R-E to M-D zoning for future development | Approved by BCC | January 2007 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|--------------|
| WC-0377-06 (ZC-2154-04) | Waived conditions of a zone change requiring dedication of 30 feet for Monte Cristo Way | Approved by BCC | January 2007 |
| ZC-2154-04 | Reclassified the east half of the site and parcels to the east from R-E to M-D zoning for a warehouse complex with accessory residential quarters | Approved by BCC | April 2005 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|---------------------------|---|
| North | Open Lands & Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60) | Undeveloped & single-family residential |
| South | Business Employment | IP (AE-60) | Office warehouse & undeveloped |
| East | Business Employment | RS5.2 (AE-60) | Single-family residential |
| West | Business Employment | IP (AE-60) | Office warehouse & outdoor storage |

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****Use Permit**

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

Staff finds that the use of the site as a youth sport facility will not impact the surrounding warehouse complex. The site has access to Pioneer Way which does not extend north through to the residential developments to the north. Additionally, the site has adequate parking, and the use will primarily operate outside of the normal business hours of the warehouse uses. Therefore, staff can support this request.

Staff Recommendation**Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MANA VENTURES UNLIMITED, LLC

CONTACT: MANA VENTURES UNLIMITED, LLC, 6686 CLOVERSTONE COURT, LAS VEGAS, NV 89139



Department of Comprehensive Planning Application Form

ASSessor Parcel #s) 163-34-414-014 and 163-34-414-015

PROPERTY ADDRESS/ CROSS STREETS 6370 South Pioneer Way Suite 112 and 113, Las Vegas, NV 89113

DETAILED SUMMARY PROJECT DESCRIPTION

Multi sport use facility for education and training, recreation and entertainment. Specific indoor sports to include volleyball, basketball, bocce ball, badminton, table tennis, and pickleball.

PROPERTY OWNER INFORMATION

NAME LV Warehouse
ADDRESS 8112 Rosebud Lane
CITY Clarkston STATE MI ZIP CODE 48115
TELEPHONE CELL EMAIL

APPLICANT INFORMATION (must match online record)

NAME: ~~Mara Ventures Unlimited LLC~~ Jane Papa Ramos NEVADA YOUTH SPORTS
ADDRESS: ~~6686 Cloverstone Court~~ 6370 S. PIONEER WAY STE 112-113 LV, NV 89113
CITY: Las Vegas STATE: NV ZIP CODE: 89113 REF CONTACT ID #
TELEPHONE: CELL 718-496-8038 EMAIL: janepaparamos@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME same as applicant information
ADDRESS
CITY STATE ZIP CODE REF CONTACT ID #
TELEPHONE CELL EMAIL

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

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

Property Owner (Signature)*

ANTHONY SAJON
Property Owner (Print)

2/26/25
Date

DEPARTMENT USE ONLY

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

APPROVAL # UC-25-0296
RECEIVED DATE 6-3-25
RECEIVED DATE
APPROVAL AUTHORITY SPRING VALLEY

APPROVED RA
DATE 4-9-25
FEE \$1000.00

DATE 5-13-25

JUSTIFICATION LETTER:

Tuesday, March 25, 2025

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

Re: APR 163-34-414-014 (Suite 112) and APR 163-34-414-015 (Suite 113)

To Whom It May Concern:

Nevada Youth Sports is a youth developmental program that focuses on recreational and elite kids training in different sports through a proven sports curriculum for athletes and their families, between the ages of 7 to 17 years old.

We currently have a license as an educational institution, however, we would like to expand our program and would need a **Special Use permit for a Recreational Facility**. It is intended to play and watch sports and it is not owned or operated by a public or quasi-public organization. We would like to build 4 volleyball courts that can be converted to pickleball courts. We will also use the space for other indoor sports like badminton and group exercises. You can reference the bleacher area along with the measurements of the courts. ***Please see Exhibit B.***

Hours of the facility would be 8 am – 11 pm, seven days a week, with majority of the instruction starting from 3 pm onwards. There would be no negative impact on adjacent properties as there is a retaining wall and no access to private driveways from the location of the facility. Most of our sports activities that are open to the public will take place after normal business hours and on the weekends. There is no need for public utility or public services and we will be able to control the schedule of events so that there will not be a negative impact to our surrounding community. All other tenants inside Building B work normal business hours OR is simply a storage facility that does not employ on site employees.

I've provided a breakdown of tenant use, per the property manager disclosure. I calculated the amount of parking spaces each unit would need to use based on their business use.

PLANNER COPY

VC-25-0296

| BUILDING 1 Tenants | | | | | | |
|--------------------|---------------------|---------------|--------------|------------------|------------------|------------------------------------|
| | Name of Business | Use | Area / Sq Ft | Parking Analysis | # Parking Spaces | |
| 101 | Champion Power | Manufacturing | 10,828 | 1 per 1000 sq ft | 43 | |
| 102 | Champion Power | Manufacturing | 8,358 | 1 per 1000 sq ft | | |
| 103 | Champion Power | Manufacturing | 8,359 | 1 per 1000 sq ft | | |
| 104 | Champion Power | Manufacturing | 9,720 | 1 per 1000 sq ft | | |
| 105 | Privately Owned | Storage | 9,720 | 1 per 1000 sq ft | 11 | |
| 106 | Investment Company | Office space | 8,029 | 1 per 400 sq ft | 27 | |
| 107 | Goodie Two Shoes | Office space | 10,314 | 1 per 400 sq ft | 27 | |
| 108 | Privately Owned | Storage | 7,695 | 1 per 1000 sq ft | 11 | |
| 109 | Privately Owned | Storage | 9,358 | 1 per 1000 sq ft | 32 | |
| 110 | Privately Owned | Storage | 9,358 | 1 per 1000 sq ft | | |
| 111 | Privately Owned | Storage | 8,029 | 1 per 1000 sq ft | | |
| 112 | Nevada Youth Sports | Recreation | 9,200 | 1 per 4 seats | 45 | 12 bleachers (12 x 15 = 180 seats) |
| 113 | Nevada Youth Sports | Recreation | 12,950 | 1 per 4 seats | | 180/4 = 45 parking spaces |
| | | | | | 196 | |

Building # 2:

The total area for building # 2, per the approved site plans associated with the building permit is 139,321 square feet. Therefore, the required parking for this building is 28 parking spaces. The total number of required parking spaces for the site, including the existing and proposed uses is 224 spaces where 252 parking spaces are provided.

There is a work out area in suite 113. That area will not be rented for public use. This will be used as a conditioning area as part of the Nevada Youth Sports curriculum and as a warm up area prior to games and tournaments. There will not be additional seating in the work out area. Measurements of the work out area are attached. **Please see Exhibit C.**

The facility is in an existing site and not a new structure that was rented out before by a solar company and used as warehouse space. We are going to offer our facility as a multi

sport facility that caters to a variety indoor sports that compliments the product offerings of National Youth Sports. National Youth Sports is located throughout the valley and with the scarcity of practice facilities in Las Vegas, we are fulfilling a huge need in the community so our youth can continue, learn, and thrive in sports.

There are a lot of benefits to youth sports. From quality of life and success, mental and emotional health benefits, they perform better academically, they are less likely to become obese, and so much more. We want to be a part of their journey and be able to provide the resources and a platform for them to thrive.

ELEVATION AND LANDSCAPE PLANS:

No changes are proposed to the exterior of the existing building and landscaping. ***Please see pictures enclosed.***



2

06/03/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0282-TKCZ, LLC:

VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Red Rock Street and Westwind Road within Spring Valley (description on file). MN/my/kh
(For possible action)

RELATED INFORMATION:

APN:

163-36-303-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate a portion of right-of-way being Patrick Lane in order to install detached sidewalks.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|----------------|-----------|
| VS-0191-12 | Vacated a portion of right-of-way being Duneville Street located between Patrick Lane and Sobb Avenue - recorded | Approved by PC | June 2012 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------------|---|---------------------------|--------------------------|
| North, South, East, & West | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (RNP-NPO) (AE-65) | Single-family residences |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145



Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-36-303-001

PROPERTY ADDRESS/ CROSS STREETS: PATRICK/DUNVILLE, LAS VEGAS, NV 89118

DETAILED SUMMARY PROJECT DESCRIPTION

APR 24 101439

PROPERTY OWNER INFORMATION

NAME: TKCZLLC

ADDRESS: 5620 ASPEN HEIGHTS DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-858-9378

CELL

EMAIL: lewien48@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: BEN TORELLA

ADDRESS: 712 MAXLEY CT.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89145

REF CONTACT ID #

TELEPHONE: 702-516-7570

CELL

702-665-9507

EMAIL: ben.designland@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: BEN TORELLA

ADDRESS: 712 MAXLEY CT.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89145

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL: ben.designland@gmail.com

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

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

Property Owner (Signature)*

Property Owner(Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER

APPLICATION # (s)

VS-25-0282

PC MEETING DATE

6/3/25

BCC MEETING DATE

TAB/CAC LOCATION

Spring Valley

DATE 5/13/25

ACCEPTED BY

DATE

FEES

MY

4/13/25

\$1200

VS-25-0282

PLAN
COPY

02/05/2024

**SUBJECT : JUSTIFICATION LETTER for Vacation and Abandonment of
5' right of way along Patrick Lane**

DATE : 01/02/2025

Property Owner: TKZC LLC

Applicant: Designland PLLC

Site address of the request: Patrick Lane Corner Duneville St Las Vegas NV 89118

APN: 163-36-303-001

Current Zoning district: Residential Single-Family 20 (RS20)

Planned Land Use: Ranch Estate Neighborhood (up to 2 su/ac)

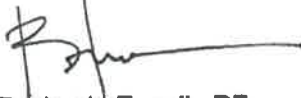
The proposed vacation and abandonment of this 5' right-of-way is necessary to:

- **Comply with Clark County Standards:** This action is specifically required by Clark County new code compliance to install a detached sidewalk along Patrick Lane.
- **Improve Pedestrian Safety:** By installing off-site sidewalks, pedestrians will be separated from vehicular traffic, significantly reducing the risk of accidents. Detached sidewalks provide a safer and more comfortable walking environment for residents and visitors.
- **Enhance Property Values:** The improved pedestrian infrastructure will enhance the aesthetic appeal and overall desirability of the properties along Patrick Lane, potentially increasing property values.

We believe that the vacation and abandonment of this 5' right-of-way, coupled with the installation of off-site sidewalks, will be a significant improvement for the Patrick Lane corridor.

We are available to meet with you at your convenience to discuss this matter further and answer any questions you may have.

Sincerely,



Benjamin Torrella, PE
DESIGNLAND PLLC

PLANNED
COPY

VS-25-0282

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0305-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Buffalo Drive and Tenaya Way; a portion of right-of-way being Arby Avenue located between Buffalo Drive and Tenaya Way, a portion of right-of-way being Tenaya Way located between Arby Avenue and Warm Springs Road, and a portion of right-of-way being Monte Cristo Way located between Arby Avenue and Warm Springs Road within Spring Valley (description on file). MN/r/r/kh (For possible action)

RELATED INFORMATION:

APN:
176-03-402-002; 176-03-402-003

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans provided show the vacation and abandonment of patent easements within APN 176-03-402-003 and APN 176-03-402-002. The applicant states the necessary right-of-way dedications have occurred, and additional easements will be dedicated during the Off-site Improvement Plan Review. Therefore, patent easements are no longer required, and the vacation and abandonment requests are appropriate for the development of the site. The plans show that the western 5 feet of Tenaya Way and southern 5 feet of Arby Avenue adjacent to the subject site are proposed to be vacated to accommodate detached sidewalks. The plans also show the vacation and abandonment of Monte Cristo Way along the west boundary of the site to accommodate the proposed development.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|--------------|
| ZC-24-0474 | Reclassified the site from RS20 to IL zoning with no plans | Approved by BCC | October 2024 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|-------------------|
| North | Business Employment | IP (AE-60) | Undeveloped |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|------------------------------|
| South | Corridor Mixed-Use | CG | Undeveloped & office complex |
| East | Business Employment | CG | Office complex |
| West | Business Employment | IP | Undeveloped |

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-25-0306 | Waivers of development standards and a design review for a warehouse and distribution center 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.

Public Works - Development Review

Staff has no objection to the vacation of patent easements and right-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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOPEWELL

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

3

ASSESSOR PARCEL #(s): 176-03-402-002

PROPERTY ADDRESS/ CROSS STREETS: Senaya Way and Arby Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

C Vacations of patent easements and right-of ways

PROPERTY OWNER INFORMATION

NAME: GKT5, LLC and Alan J. Arnold Trust

ADDRESS: 1980 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Hopewell

ADDRESS: Suite 410, 2020 - 4th Street SW

CITY: Calgary, AB T2S 1W3

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Stephanie Allen - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: lkaempfer@kcnvlaw.com

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

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



Property Owner (Signature)*

Robert Torres

Property Owner (Print)

07/26/24

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☒ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) VS-25-0305

ACCEPTED BY RL

PC MEETING DATE _____

DATE 4-14-25

BCC MEETING DATE 6-4-25

FEES \$1200.00

TAB/CAC LOCATION SPRING VALLEY

DATE 5-13-25

02/05/2024

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-402-003

PROPERTY ADDRESS/ CROSS STREETS: Tenaya Way and Arby Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

C Vacations of patent easements and right-of ways

PROPERTY OWNER INFORMATION

NAME: S&J Gragson Family Trust, et al and Scott R & Jill Gragson Trust

ADDRESS: 1980 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Hopewell

ADDRESS: Suite 410, 2020 - 4th Street SW

CITY: Calgary, AB T2S 1W3

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Stephanie Allen - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: lkaempfer@kcnvlaw.com

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

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

Robert Torres
Property Owner (Signature)

Robert Torres

Property Owner (Print)

07/26/24

Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☒ VS
☐ WC

☐ WS
☐ ZC
OTHER _____

APPLICATION # (s) VS-25-0305

ACCEPTED BY RL

PC MEETING DATE -

DATE 4-14-25

BCC MEETING DATE 6-4-25

FEES \$1200.00

TAB/CAC LOCATION SPRING VALLEY

DATE 5-13-25

02/05/2024

PLANNER COPY



February 6, 2025

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

Subject: Justification Letter for Vacations of Patent Easements, the Entire Monte Cristo Way Right-of-Way, and a Portion of Right-of-Way Vacation in Warm Springs & Tenaya

Clark County Public Works:

On behalf of our client and property owner, Hopewell Development, we are respectfully requesting vacations of patent easements, Monte Cristo Way Right-of-Way, and a portion of right-of-way in Warm Springs & Tenaya as shown in the accompanying documents.

The applicant is requesting an approximate 33' wide vacation along the south, east, and west boundaries of the property line of APN 176-03-402-002. Additionally, the applicant is proposing to vacate the entirety of the existing 33' wide BLM Patent easement on APN 176-03-402-003.

All the necessary right-of-way dedications have occurred along APN 176-03-402-003 (and the applicant will dedicate additional easements as requested during the Offsite Improvement Plan Review); therefore, the patent easement is no longer required, and the vacation and abandonment request are appropriate to allow for the development of the warehouse on the site.

The applicant is also requesting that the Monte Cristo Way Right-of-Way along APNs 176-03-402-002 and 176-03-402-001 to be vacated to accommodate proposed developments.

We hope this description helps you better understand the request. We respectfully seek your approval.

Regards,

Matthew J. Roulias, P.E.
Wood Rodgers, Inc.
8345 W Sunset Rd, Suite 150
Las Vegas, NV 89113
702.790.5530 Desk
916.932.6677 Mobile
jpatchett@woodrogers.com
www.woodrogers.com



Digitaly signed
by Matthew J.
Roulias
Date:
2025.02.06
12:51:24-0800

PLANNER COPY
VS-25-0305

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0306-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) increase retaining wall height; 3) eliminate electric vehicle parking; and 4) reduce throat depths.

DESIGN REVIEW for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley (description on file). MN/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-402-002; 176-03-402-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of a landscape buffer to 5 feet 6 inches along the south property line where 15 feet is required per Section 30.04.02C (a 63.3% reduction).
- b. Eliminate trees along the south property line where landscaping consisting of 2 rows of staggered evergreen trees spaced every 20 feet on center is required per Section 30.04.02C.
- c. Eliminate an 8 foot decorative screen wall along the south property line where required per Section 30.04.02C.
2. Increase retaining wall height along where 3 feet is the maximum height allowed per Section 30.04.03C (a 25% increase).
3. a. Eliminate electric vehicle (EV) capable parking spaces where 5 spaces are required per Section 30.04.04H (a 100% reduction).
- b. Eliminate electric vehicle (EV) installed parking spaces where 3 spaces are required per Section 30.04.05H (a 100% reduction).
4. a. Reduce throat depth to 10 feet for a driveway along Tenaya Way where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 86.7% reduction).
- b. Reduce throat depth to 25 feet for a driveway along Arby Avenue where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 66.7% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.47
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 42
- Square Feet: 90,686 (Warehouse A)/50,035 (Warehouse B)/140,721 (total)
- Parking Required/Provided: 108/122
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts 2 proposed warehouse buildings on 6.47 acres at the southwest corner of Tenaya Way and Arby Avenue. Warehouse A is 90,686 square feet and is located in the southern portion of the property. Warehouse B is 50,035 square feet and is located in the northern portion of the property. Warehouse A is set back 86 feet 5 inches from Tenaya Way, 36 feet 2 inches from the side (south) property line, and 57 feet 10 inches from the rear (west) property line. Warehouse B is set back 20 feet from Arby Avenue and Tenaya Way.

The site will be accessed by a 35 foot wide driveway along Arby Avenue and 35 foot and 40 foot wide driveways along Tenaya Way. The southern driveway on Tenaya Way is accessed by a right-turn deceleration lane. A reduced throat depth is proposed for the driveway on Arby Avenue and for the southern driveway on Tenaya Way which is the subject of a waiver request. Parking is provided along the east, west, and a portion of the north side of Warehouse A. A 24 foot wide drive aisle is provided along the south side of Warehouse A. Parking is also provided along the south and west sides of Warehouse B. Accessible parking spaces are accessed by sidewalks and ramps leading to building entrances in both warehouses. Internal sidewalks also connect to the public sidewalks along Arby Avenue and Tenaya Way. Along the north side of Warehouse A is a loading dock area with spaces for 14 vehicles. At the southwest corner of Warehouse B is a loading dock area with spaces for 3 vehicles. Two trash and recycling enclosures are also indicated adjacent to both loading dock areas near the northeast corner of Warehouse A and the southwest corner of Warehouse B. Two bicycle racks are located at the northeast corner of Warehouse A and along the south side of Warehouse B. A 4 foot high retaining wall is proposed along the west property line adjacent to APN 176-03-401-013 and APN 176-03-401-014 (after vacation of Monte Cristo Way) which is the subject of a waiver request.

Landscaping

Along Arby Avenue, the street landscaping consists of a detached 5 foot wide sidewalk with a 5 foot wide landscape strip between the sidewalk and curb. The second landscape strip behind the sidewalk varies from 15 feet to 22 feet in width. The street landscaping consists of 8 large Shoestring Acacia trees set apart approximately 30 feet on center with 3 shrubs per tree which meets the minimum requirements.

Along Tenaya Way the landscaping consists of a detached 5 foot wide sidewalk with a 5 foot wide landscape strip between the sidewalk and the curb between Arby Avenue and the northern driveway on Tenaya Way. The second landscape located between the driveways along Tenaya Way consists of a landscape strip behind an attached sidewalk which varies in width and is minimum of 10 feet wide.

The street landscaping along Arby Avenue consists of 8 large Shoestring Acacia trees staggered on each side of the detached sidewalk and set 30 feet apart on center. The street landscaping along Tenaya Way consists of 13 large Shoestring Acacia trees, and 6 large Southern Live Oak trees staggered on each side of a detached sidewalk and set 30 feet apart on center. Additionally, north of the northern driveway on Tenaya Way are 2 medium Heritage Live Oak set 20 feet apart on center. Three shrubs per tree are provided in all street landscape areas.

Within the parking lot medium trees are provided including Desert Museum Palo Verde, Thornless Honey Mesquite, and Heritage Live Oak. An alternative landscape plan is proposed for the parking areas which would allow modified tree placement where landscape islands are eliminated. A landscape buffer is provided along the south side of the property. However, the width is reduced to 5 feet 6 inches instead of 15 feet. The buffer includes 5 gallon shrubs; however, a double row of evergreen trees and an 8 foot buffer wall is not provided as required. This is the subject of a waiver request.

Elevations

The plans indicate the proposed buildings will be concrete tilt-up construction with variations in the roof parapet heights. The building heights are 42 feet to the higher roof parapet, 40 feet to the lower roof parapet, and 32 feet to the roof level as measured from the finished grade. The buildings feature concrete panels with 5 different colors. The buildings will also include aluminum storefront window systems with metal canopies and clerestory windows. The north side of Building A includes a loading area with 2 grade height roll-up overhead doors and 14 loading dock roll-up overhead doors. The southwest side of Building B includes a loading area with 1 grade height roll-up overhead door and 3 loading dock roll-up overhead doors.

Floor Plans

The plan indicates Warehouse A with 85,186 square feet of warehouse space, and an office space located at the northeast corner of the building with 3,000 square feet, and another office space at the northwest corner of the building with 2,500 square feet. The total building area is 90,686 square feet. The primary building entrances access the office areas at the northwest and northeast corners of the building. There are 10 other doors accessing all sides of the building. The plan for Warehouse B indicates 47,235 square feet of warehouse space, and 1 office space at the northwest corner of the building with 2,800 square feet. The total building area is 50,035 square feet. The primary building entrance accesses the office area at the northwest corner of the building. There are 6 other doors accessing all sides of the building.

Applicant's Justification

The applicant seeks to develop the site for industrial development consisting of 2 warehouses. Parking exceeds the requirements, and the building design meets the height and horizontal articulation requirements. The applicant seeks a design review to permit the customer entrance

for Warehouse B not to be oriented toward the street. The building has been designed to facilitate customer access directly from the parking lot located on its west side. This configuration maintains an attractive appearance, featuring a well landscaped street frontage along Tenaya Way. The applicant proposes an alternative landscape plan to allow some of the trees designated for landscape island to be redistributed elsewhere in the parking lot which will meet the shading requirements. Electric vehicle charging requirements are requested to be waived because the proposed warehouses are not expected to draw many public consumers. Throat depth waivers for 2 driveways are requested. The applicant states that the reduced throat depth on the southern driveway on Tenaya Way will not negatively affect on-site traffic flow given the limited number of parking stalls and minimal conflicts on the southern side of Warehouse A. Waivers to reduce the landscape buffer width and not provide a buffer wall or trees along the southern property line are requested. The applicant states that the reduction is not expected to adversely affect the proposed project or the current development situated to the south. The commercial property to the south features an industrial design and only limited activity will take place along the south side of Warehouse A. The building itself buffers the loading docks effectively mitigating any activity. The increased retaining wall height along the western side of the property is needed to support the existing grade of the adjacent property. The increase in wall height will be internal to the development and will not affect the property to the west. Sustainability requirements will also be in compliance.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|--------------|
| ZC-24-0474 | Reclassified the site from RS20 to IL zoning with no plans | Approved by BCC | October 2024 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|------------------------------|
| North | Business Employment | IP (AE-60) | Undeveloped |
| South | Corridor Mixed-Use | CG | Undeveloped & office complex |
| East | Business Employment | CG | Office complex |
| West | Business Employment | IP | Undeveloped |

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

| Application Number | Request |
|--------------------|---|
| VS-25-0305 | 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 is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

A reduced landscape buffer is provided along the south side of the property adjacent to commercial zoned property. The buffer is reduced to 5 feet 6 inches in width instead of 15 feet and does not provide a double row of evergreen trees or an 8 foot buffer wall as required. The applicant indicates that only limited activity will take place along the south side of Warehouse A, and that the building itself buffers the loading docks on the north side of the building. However, the purpose of buffering is not only to reduce impacts of uses and activities on neighboring properties but also serves to enhance the visual appearance of the community, reduce the heat island effect, and mitigate stormwater run-off. In this case the size and location of Warehouse A contributes to the reduced buffer width and is a self-imposed hardship. It appears this issue can be rectified by a reduction in the size of the building. Even allowing for a reduced buffer width, there would still be enough room for a buffer wall and 1 row of evergreen trees. Therefore, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested increased retaining wall height is the result of the undeveloped property to the west being higher than the subject property. Therefore, there should not be an impact on the adjacent property since the developing property is lower. However, since staff is not supporting waivers of development standards #1 and #3, staff cannot support this request.

Waiver of Development Standards #3

The applicant is requesting to waive the requirements for 5 EV-capable and 3 EV-installed parking spaces. The applicant states that the reason for the request is that the proposed warehouses are not expected to attract many members of the public. Therefore, there will be minimal demand for EV charging on-site. However, even if customer traffic is limited, some employees at the warehouses may choose to drive electric vehicles. Also, future businesses at this location could have electric vehicles that require charging. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Building materials include the use of glass and painted concrete. Customer entrances feature 4 foot wide metal canopies above the doors and windows. Two trash and recycling enclosures are located in the parking areas on the sides of both buildings. The building facades feature wall reveals, changes in surface colors and materials with 2 foot roofline variations. Roll-up overhead doors for the loading areas are located to the side or rear of both warehouse buildings and are directed away from the public rights-of-way. Pedestrian connectivity is provided between the public sidewalks along Tenaya Way and Arby Avenue and the parking areas to the building entrances. The customer entrance for Warehouse B is not oriented toward either Arby Avenue or Tenaya Way. The customer parking area is adjacent to the entrance at the northwest side of the building and the parking spaces, including ADA spaces, are accessible from a 6 foot wide sidewalk and a ramp. This design appears to be generally convenient for customer access, assuming most customers will drive to this location.

An alternative landscape plan is proposed for the parking areas which would allow modified tree placement where some landscape islands are eliminated. Based on the parking layout as shown, 8 landscape islands are not provided. Also 2 trees are not located within the landscape islands at the south end of the parking rows west of Warehouse B. The alternative plan provides for 10 medium trees to be alternatively located in 5 foot 6 inch landscape strips adjacent to parking spaces and pavement areas along western property line west of Warehouse B and north of Warehouse A, and next to the parking spaces adjacent to the driveway immediately south of Warehouse B. Additional trees are also provided in a landscape strip which will shade the parking drive aisle west of Warehouse A.

The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas, loading dock areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff could support the design review. However, the requested waivers of development standards #1 through #3, which are not supported, impact the design of the site. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduced throat depths for the commercial driveways along Tenaya Way and Arby Avenue. The applicant worked with staff to ensure that vehicular access to the site was redesigned to be safer on Tenaya Way.

Staff Recommendation

Approval of waiver of development standards #4; denial of waivers of development standards #1 through #3 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant to combine parcels to prevent landlocking or provide an access easement of 25 feet minimum from APN 176-03-402-003 to APN 176-03-402-002;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

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 #0166-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOPEWELL

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-402-002

PROPERTY ADDRESS/ CROSS STREETS: Tenaya Way and Arby Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change from RS20 to IL.

PROPERTY OWNER INFORMATION

NAME: GKT5, LLC and Alan J. Arnold Trust

ADDRESS: 1980 Festival Plaza Drive, Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Hopewell

ADDRESS: Suite 410, 2020 - 4th Street SW

CITY: Calgary, AB T2S 1W3

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____ CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Stephanie Allen - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000 CELL _____

EMAIL: lkaempfer@kcnvlaw.com

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

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

Robert Torres
Property Owner (Signature)*

Robert Torres
Property Owner (Print)

07/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0306

ACCEPTED BY RR

PC MEETING DATE _____

DATE 4-14-25

BCC MEETING DATE 6-4-25

FEES \$1300.00

TAB/CAC LOCATION SPRING VALLEY

DATE 5-13-25

02/05/2024

PLANNER COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-402-003

PROPERTY ADDRESS/ CROSS STREETS: Tenaya Way and Arby Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change from RS20 to IL.

PROPERTY OWNER INFORMATION

NAME: S&J Gragson Family Trust, et al and Scott R & Jill Gragson Trust

ADDRESS: 1980 Festival Plaza Drive, Suite 200

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Hopewell

ADDRESS: Suite 410, 2020 - 4th Street SW

CITY: Calgary, AB T2S 1W3 STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____

TELEPHONE: _____ CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Stephanie Allen - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____

TELEPHONE: 702-792-7000 CELL: _____ EMAIL: ikaempfer@kcnvnews.com

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

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


Property Owner (Signature)*

Robert Torres
Property Owner (Print)

07/26/24
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0306

ACCEPTED BY RR

PC MEETING DATE _____

DATE 4-14-25

BCC MEETING DATE 6-4-25

FEES \$1300.00

TAB/CAC LOCATION SPRING VALLEY

DATE 5-13-25

PLANNER COPY

02/05/2024

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
Las Vegas, NV 89135
T: 702.792.7000
F: 702.796.7181

KAEMPFER

CROWELL

STEPHANIE Gronauer
sgronauer@kcnylaw.com
D: 702.792.7045

April 9, 2025

VIA EMAIL

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

**Re: Justification Letter – Design Review & Waivers
APNs 176-03-402-002 and 003**

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The proposed project is on approximately 6.47 acres located on the southwest corner of West Arby Avenue and South Tenaya Way, more particularly described as Assessor's Parcel Numbers 176-03-402-002 and 003 ("Property"). The Property is master planned Business Employment and zoned Industrial Light (IL). The Applicant is proposing a design review and corresponding waivers of development standards for an industrial development on the Property.

By way of background, on October 16, 2024, the Clark County Board of County Commissioners approved ZC-24-0474 for a zone change from Residential Single-Family 20 (RS20) to IL.

Design Review

Warehouses

The Applicant proposes an industrial development consisting of two (2) warehouse buildings, totaling 140,721 square feet. Warehouse A, measuring 90,686 square feet, is located along the southern portion of the Property with parking and drive aisles located to the north, east, and west. This warehouse building includes 14 loading docks and overhead roll-up doors on its northern façade and a 24-foot drive aisle along the south side of the building. Warehouse B, measuring 50,035 square feet, is located on the northern portion of the Property. Parking is situated south and west of the building, with three (3) loading docks in the southwest corner of the building. The Applicant exceeds parking requirements where 122 parking spaces are proposed and 108 are required.

The exterior of the buildings will feature gray concrete complemented with blue accents, and metal canopies and aluminum storefront windows. The maximum height of the buildings is 42 feet where 50 feet is permitted within IL zoning districts. The design meets horizontal articulation requirements as outlined in Title 30.04.05(G), with a recognizable change in surface

colors, as well as roofline variations on the elevations.

Access to the development will be from two driveways on South Tenaya Way and one on West Arby Avenue. On South Tenaya Way, the northernmost driveway is 40-feet-wide and located between the two warehouse buildings. The southernmost driveway is 32-feet-wide and located in the southeast corner of the Property. On West Arby Avenue, the driveway is also 32-feet-wide.

The Applicant seeks a design review to permit a customer entrance for Warehouse B that is not oriented towards the street. The building has been designed to facilitate customer access directly from the parking lot located on its west side. This configuration maintains an attractive appearance, featuring a well-landscaped street frontage along South Tenaya Way.

Parking Lot Landscaping

The Applicant proposes an alternative landscape plan to allow modified tree placement for the parking lot landscaping requirements. Landscape fingers are required every six (6) parking spaces per section 30.04.01D. Some of the trees designated for the landscape islands have been redistributed elsewhere within the parking lot. A total of 31 trees will provide shade and coverage within the parking area. With 108 spaces provided, 18 trees plus another 9 trees for the end of the parking row is required. Therefore, the tree landscaping in the parking lot will meet the shading requirements.

Waivers of Development Standards

Electric Vehicle Parking

The Applicant requests to waive electric vehicle charging requirements for the project. The Applicant proposes zero (0) electric vehicle parking spaces where five (5) parking spaces are required to be EV-capable and three (3) are required to be EV-installed. The proposed warehouse is not expected to draw a large number of public consumers; hence, there will be minimal demand for electric vehicle charging on-site, making it an unsuitable location for electric vehicle owners to look for charging facilities.

Throat Depths

The Applicant requests waivers to allow a throat depth of 35 feet and 20 feet on South Tenaya Way, where 75 feet is required. The Applicant also requests a waiver of the throat depth on West Arby Avenue from 75 feet to 25 feet. The northernmost driveway on South Tenaya Way is 40 feet wide and provides a longer throat depth on the ingress side of the driveway, facilitating on-site vehicle stacking and preventing vehicles from backing onto South Tenaya Way. The reduced throat depth on the southernmost driveway on South Tenaya Way will not negatively affect on-site traffic flow given the limited number of parking stalls and minimal conflicts on the southern side of Warehouse A.

Buffer and Screening

The Applicant request to waive the requirements of Section 30.04.02 when it comes to the required 15-foot landscape buffer and an 8 foot high decorative screen wall along the southern boundary property line. Instead, the project incorporates a 5 ' 6" wide landscaping buffer in this area. This reduced buffer is not expected to adversely affect either the proposed project or the current development situated to the south. While the adjacent property is commercially zoned, its industrial design features a concrete exterior that is compatible with the proposed warehouse's aesthetic. Additionally, the proposed development is designed to ensure limited activity on the southern side of the building. This elevation features six (6) metal doors that will remain inaccessible to customers, complemented by a 24-foot drive aisle situated between the building and the property line. By placing the loading docks on the northern side, the building effectively buffers and mitigates activity from the adjacent commercial to the south.

Retaining Wall

The Applicant requests to increase the retaining wall height to four (4) feet along the western property line. To reduce the fill height, the property will be lowered. This excavation necessitates a 4-foot retaining wall to support the existing grade adjacent to the property, which is elevated in comparison. The proposed increase in wall height will be internal to the development and will not affect the neighboring property to the west.

Sustainability

The Applicant also demonstrates compliance with the requirements for sustainability, as specified in Section 30.04.05(J). The Applicant proposes the following project improvements to satisfy the 7-point minimum requirement to meet new Title 30 Sustainability code:

- *Trees* – More than 10% of the required trees will be provided. Here, 69 trees are provided where 63 are required. **(1 point).**
- *Water Efficient Landscaping* – 95% or more of all proposed landscaping have very low or low water needs. Here, 95% or more of the provided trees and shrubs have low or very low water needs. **(1 point).**
- *Cool Roof* – A roof with a solar reflectance index (SRI) equal to 78 or greater for low sloped roofs. Here, white thermoplastic polyolefin with an SRI of 98/91 will be provided. **(1 point).**
- *Building Orientation* – All proposed roof surfaces are oriented within 30 degrees of a true east-west direction. Here, the roof is oriented at 1.68 degrees of a true east-west direction. **(1 point).**
- *Shade Structures* – Shade structures over at least 50% of all south- and west-facing windows and doors and each additional 25% of windows and doors. Here, a metal canopy is provided over 76% of the west and south facing windows on Warehouse A and over 94% of west and south facing windows on Warehouse B. **(2 points).**
- *Building Features* – Incorporate daylighting strategies into the design to minimize the use of artificial lighting. Here, skylight is provided according to IECC 2021.

(1/2 point).

- *Building Features* – Use of Solar Ban glass on all south- and west-facing windows. Here, Solar Ban 90 is on all windows. **(1/2 point).**
- *Building Features* – Floor-to-ceiling height of 11-feet on all floors in non-residential developments, to facilitate natural ventilation. Here, floor-to-ceiling heights of 32-feet is being provided. **(1/2 point).**

Thank you for your consideration. Please let us know if you have any questions.

Sincerely,

Kaempfer Crowell



Stephanie H Gronauer

5

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400049 (ZC-0576-99)-FORT APACHE DOMINUS, LLC:

WAIVER OF CONDITIONS of a zone change restricting the maximum density to 15.02 dwelling units per acre in conjunction with an existing multi-family residential development and a daycare on 16.9 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the north side of Tropicana Avenue and the east side of Tee Pee Lane within Spring Valley. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-19-813-000; 163-19-813-001

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9552 W. Tropicana Avenue
- Site Acreage: 16.9
- Project Type: Multi-family residential
- Number of Units: 274
- Density (du/ac): 15.02 (existing)/16.8 (proposed)
- Number of Stories: 2

History & Request

The approved development includes a 274 unit multi-family (apartment) complex located on the north portion of the site with an existing daycare facility located on the southerly portion of the site. The development was zoned via 2 applications, first by ZC-1870-98, which approved 15.6 acres to R-2 (currently RS3.3) and R-3 (currently RM18) zones for a 276 unit apartment complex, with a condition of approval requiring a minimum of 1.2 acres open space area. The southeast portion of the current parcel was a separate parcel for 2.6 acres which was rezoned to R-3 (currently RM18) via ZC-0576-99 for an additional 46 unit apartment complex, with a condition of approval requiring a minimum of 0.42 acres open space area and restricting the density to 15.02 dwelling units per acre. The projects were essentially combined with a request for Planned Unit Development (PUD), UC-0940-99, on 18.24 acres for a 274 unit multi-family residential development within the R-2 (currently RS3.3) zoned portion of the site with 6.9 acres

of open space (including APN 163-19-813-002 for 0.76 acres), which was in excess of the 1.62 acres required by the zone change applications.

The applicant is now requesting to subdivide the parcel and separate the southwest 0.6 acre portion of the parcel where the daycare building is located. This will leave the remainder 16.3 acre portion of the parcel at 16.8 units per acre, which exceeds the restricted density of 15.02 imposed by ZC-0576-99. The intent of this request is to waive the condition to allow density at 16.8 dwelling units per acre.

The daycare area on 0.6 acres, which would leave 5.54 acres of open space after the current parcel is divided.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0576-99:

- Subject to 10 foot wide minimum landscaping or 20 feet to meet landscaping requirement per Code with A-1 landscaping to match landscaping of parcel to the north;
- A minimum of 0.42 acres of open area;
- Design review as public hearing when consolidated with the project to the north and west;
- Drainage and traffic studies to be coordinated with ZC-1870-98; and
- Vacate RS2477 alignment to the west and combine parcels to prevent land locking all applicable standard conditions for this application type;
- The applicant is advised that the overall density of the project may need to be reduced because portions of the previously approved under ZC-1870-98 was reduce to R-2 which allows a maximum density of up to 10 dwelling units per acre. Applicant is further advised that the property is subject to significant aircraft noise. 274 units maximum; 15.02 dwelling units per acre maximum.

Applicant's Justification

The applicant indicates they want to subdivide the property without any changes to the existing 274 units or the daycare center with the 2 uses on separate parcels. The proposed revised density of 16.8 dwelling units per acre is compatible with existing multi-family (apartments) development, the Master Plan, companion rezone request, and with the surrounding area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|---------------|
| UC-23-0290 | Daycare facility within an existing apartment development - expired | Approved by PC | August 2023 |
| UC-1547-00 | Freestanding daycare building in conjunction with an existing apartment complex | Approved by PC | December 2000 |
| UC-0940-99 | Planned unit development - expired | Approved by PC | August 1999 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|--------------|
| ZC-1870-98 (WC-0218-99) | Waiver of conditions of a zone change which clarified zoning along Tompkins Avenue and landscaping requirement | Approved by BCC | July 1999 |
| ZC-0576-99 | Reclassified a 2.6 acre portion of this site to R-3 zoning for a multi-family development | Approved by BCC | June 1999 |
| ZC-1870-98 | Reclassified 15.6 acres to R-3 zoning for a multi-family development (subject to R-2 zoning 150 feet wide along the entire west property line and a portion of the north property line) | Approved by BCC | January 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 & RS20 | Single-family residential |
| South | Corridor Mixed-Use | CG | Vehicle maintenance building & retail center |
| East | Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use | RM18 & CG | Multi-family residential & plant nursery |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use | RS3.3 & CG | Single-family residential & shopping center |

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-25-0289 | A zone change to reclassify a portion of the site to RM18 is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds that the proposed request to remove the density is appropriate for the area. The uses were constructed over 20 years ago with no known issues, and the request will not have a negative effect on the neighboring area. The request will not result in any physical changes to the site, nor to the existing daycare center on the southerly portion of the site approved via UC-1547-00. The number of units will stay the same, and the 2 uses share parking and access to Tropicana

Avenue; therefore, staff does not anticipate any impact to the parking. The prior approved zone change applications imposed conditions for open space, and with the creation of a separate daycare parcel, the development will still provide open space in excess of the required number. In addition, the request is consistent with the density allowed under the Compact Neighborhood planned land use category which allows up to 18 dwelling units per acre. Therefore, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Record perpetual cross access, ingress/egress, and parking easements/agreement for the multi-family development and the daycare center.
- Applicant is advised that a subsequent application for revised plans needs to be approved to reflect the changes to the density and open space.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: NEVADA HAND, INC.

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

6

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0289-FORT APACHE DOMINUS, LLC:

ZONE CHANGE to reclassify a portion of 16.3 acres from an RS3.3 (Residential Single-Family 3.3) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Tee Pee Lane between Tropicana Avenue and Tompkins Avenue within Spring Valley (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

163-19-813-000 ptn; 163-19-813-001 ptn

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9552 W. Tropicana Avenue
- Site Acreage: 16.3 acres (portion)
- Existing Land Use: Affordable housing development

Applicant's Justification

This is a zone change request to RM18 (Residential Multi-Family 18) zoning. The existing site serves as a multi-family affordable housing community on approximately 16 acres. The subject area of the zone change is planned for Compact Neighborhood (up to 18 du/ac) and is mostly zoned RM18 (Residential Multi-Family) except for a small portion of the site currently zoned RS3.3 (Residential Single-Family). More specifically, a 150 feet wide area along the entire west property line and a portion of the north property line per the condition of approval for ZC-1870-98 exists today. The applicant states the request for RM18 zoning will allow for a uniform zoning category across the entirety of the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|---------------|
| UC-23-0290 | Daycare facility within an existing apartment development - expired | Approved by PC | August 2023 |
| UC-1547-00 | Freestanding daycare building in conjunction with an existing apartment complex | Approved by PC | December 2000 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|--|-----------------|--------------|
| ZC-0576-99 | Reclassified a 2.6 acre portion of this site to R-3 zoning for a multi-family development | Approved by BCC | June 1999 |
| ZC-1870-98 (WC-0218-99) | Waiver of conditions of a zone change which clarified zoning along Tompkins Avenue and landscaping requirement | Approved by BCC | July 1999 |
| ZC-1870-98 | Reclassified this site to R-3 zoning for a multi-family development (subject to R-2 zoning 150 feet wide along the entire west property line and a portion of the north property line) | Approved by BCC | January 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-----------------|--|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 & RS20 | Single-family residential |
| South | Corridor Mixed-Use | CG | Vehicle maintenance building & retail center |
| East | Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use | RM18 & CG | Multi-family residential & plant nursery |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use | RS3.3 & CG | Single-family residential & shopping center |

Related Applications

| Application Number | Request |
|------------------------------|--|
| WC-25-400049 (ZC-0576-09) | Waiver of conditions of a zone change restricting the maximum density to 15.02 dwelling units per acre is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request is in conformance with the Master Plan. Most of the property is currently zoned RM18. The site is currently developed as a multi-family residential development. Reclassifying the RS3.3 portion of the property to RM18 will provide uniform zoning for the entire site, which will not increase the density or intensity of the existing development or have an adverse impact on the surrounding properties. For these reasons, staff can support the zone change request to RM18.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA HAND, INC.

CONTACT: AIMEE ENGLISH, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118

