

SENIOR HOUSING
(TITLE 30)

UPDATE
RUSSELL RD/REDWOOD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0068-DEAN JERRY & DEANNA FAMILY TRUST-EXEMPTION TRUST & DEAN DEANNA S TRS:

ZONE CHANGE to reclassify 8.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduced throat depth.

DESIGN REVIEWS for the following: **1)** senior housing (multiple family development); and **2)** finished grade.

Generally located on the north side of Russell Road and the west side of Redwood Street within Spring Valley (description on file). MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-26-406-001 through 163-26-406-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 55 feet where 35 feet is the maximum permitted per Table 30.40-3 (a 57% increase).
2. Reduce the throat depth from a visitor call box to 60 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).

DESIGN REVIEWS:

1. Senior housing (multiple family development).
2. Increase finished grade to 156 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 333% increase).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.3

- Number of Units: 270
- Density (du/ac): 32.7
- Project Type: Senior housing
- Number of Stories: 5
- Building Height (feet): 55 (average of Buildings 1 through 4)
- Square Feet: 83,718 (Building 1)/102,332 (Building 2)/79,049 (Building 3)/112,899 (Building 4)/18,516 (Clubhouse)/1,350 (Accessory Structure)
- Open Space Required/Provided: 58,500/131,672
- Parking Required/Provided: 270/330

Neighborhood Meeting Summary

This request is for a non-conforming zone change to reclassify 8.4 acres from an R-E zoning district to an R-4 zoning district to allow a senior housing (multiple family) development. The applicant conducted a neighborhood meeting on March 1, 2021. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Three people attended the meeting and expressed concerns about traffic, timing of construction, and the type of buffer between the senior housing facility and their residences.

Site Plans

The plans depict a multiple family residential development situated on an 8.3 acre project site consisting of 270 dwelling units with a density of 32.7 dwelling units per acre. The proposed development has been submitted as a request for Senior Housing, thereby qualifying for a density bonus of up to 39 dwelling units per acre within the R-4 zoning district. The proposal consists of 4 multiple family buildings within the boundaries of the project site. An open space area, featuring a courtyard with various recreational amenities, is centrally located within the project site between the 4 buildings. A 3 story clubhouse is also proposed along the south portion of the site, located between building 1 and building 4. Building 1 is set back 103 feet from the south property line, and 93 feet from the east property line, adjacent to Russell Road and Redwood Street respectively. Building 2 is set back 93 feet from the east property line, adjacent to Redwood Street, and 87 feet from the north property line along Dewey Drive. Building 3 is set back 87 feet from the north property line adjacent to Dewey Drive, and 85 feet from the west property line adjacent to an existing congregate care facility. Building 4 is set back 86 feet from the west property line and 97 feet from the south property line, adjacent to Russell Road. The development requires 58,500 square feet of open space where 131,672 square feet of open space is provided. Open space is centrally located within the project site consisting of a recreational building, pickleball court, swimming pool, dog park, bocce ball court, and greenspace. All 4 multiple family buildings, and the recreation building, are connected by a series of internal 5 foot wide pedestrian walkways within the interior of the site. A 5 foot wide detached sidewalk is provided along Russell Road, with the exception of the required bus turnout at the southeast corner of the project site. A 5 foot wide attached sidewalk is provided along Redwood Street (east property line) and Dewey Drive (north property line) of the project site. Access to the project site is granted via a single driveway located along Russell Road, with ingress and egress to the development controlled by a security gate. The gates are located to the east and west of the entrance, which makes the clubhouse accessible to the public. A waiver of development standards is required to reduce the throat depth from the visitor call box to 60 feet

where 100 feet is required per the Uniform Standard Drawings. An exit-only gate is located at the north portion of the site, adjacent to Dewey Drive. The senior housing (multiple family development), requires 270 parking spaces where 330 parking spaces are provided. A carport is located along the east portion of the property, with a setback of 16 feet from Redwood Street. A second carport is located along the west property line with a setback of 10 feet. An increase in finished grade is also part of this request, as there is an existing wash at varying depths throughout the project site. The wash, at its maximum depth of 13 feet, is located at the northeast corner of the site. This results in the required design review to allow a maximum increase of 13 feet above finished grade.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Russell Road. A 15 foot to 16 foot wide landscape area behind a 5 foot wide attached sidewalk is located along Redwood Street and Dewey Drive. Twenty-four inch box trees, in addition to shrubs and groundcover, will be planted in the street landscape areas. A 6 foot high decorative perimeter fence is set back behind the required landscape areas along Russell Road, Redwood Street, and Dewey Drive. Although not required per Code because of the bus turnout located at the southeast corner of the site, a 10 foot wide landscape area is provided consisting of 24 inch box trees, including shrubs and groundcover, at the corner of Russell Road and Redwood Street. A 10 foot wide landscape area, with 24 inch box trees planted 30 feet on center, is provided along the west property line.

Elevations

The 4 story multiple family buildings extend up to 50 feet in height to the top of the parapet wall, where visible from the public streets and adjacent property to the west. The east, west, and south elevations for the courtyard, located within the interior of the site, depict an additional 11 feet of building height (and additional story) below the main level of the buildings. Therefore, the multiple family buildings are approximately 61 feet high where visible from the interior courtyard. The height average for all sides of the buildings averages to 55 feet, necessitating a waiver of development standards. The exterior materials of the buildings consist of painted stucco, cement board wooden finish, black metal fascia and trim, and decorative metal railings. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The buildings are painted with neutral, earth tone colors. The pool equipment, maintenance and restroom buildings, centrally located within the courtyard area, measure up to 12 feet in height consisting of painted stucco to match the multiple family buildings.

Floor Plans

The floor plans consist of 137 one bedroom, and 133 two bedroom units. The clubhouse building, located between building 1 and building 4, features 3 levels consisting of a fitness room, spin room, multi-purpose room, business center, kitchen, shower/locker room, barber, grandchildren room, mail room, and offices. The maintenance and pool equipment rooms each measure 676 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states all 270 units proposed for the development will be occupied by at least 1 person 55 years of age or older. In renting of units at this development, the rental publications will make it clear, and the rental condition will be strictly enforced, that housing is available only for those residents where the Head of Household within each rental unit is 55 years of age or older. Additionally, appropriate and significant facilities, services, and amenities are being provided specifically to meet the particular physical and social needs, interests, and limitations of older persons. Such facilities, services, and amenities include an expanded clubhouse at 18,516 square feet. This is nearly 2 times to 3 times the size of clubhouses at non-senior housing developments. The reason for this increased square footage is that seniors tend to use clubhouses more, and for a wider variety of purposes; and this increased space will increase socialization (an important facet to senior living) by providing large areas for bingo, card games and other participation games, ballroom dancing, arts and crafts, movies, and lectures. There will be a grandchildren play room to make visits with the family more fun. Additionally, the swimming pool and spa features are oversized in order to accommodate instructor and water aerobics, and to allow for greater and more comfortable use by seniors. There are large lawn areas for croquet, badminton, and other outdoor senior directed activities. Enhanced outdoor seating areas are also provided. To address physical limitations, (i) the Fitness Center is designed for seniors, (ii) elevators are spaced throughout the building for easy access to every floor, and (iii) a community van will be provided for trips to doctors, movie theaters, museums, shopping, casinos, and the like.

The buildings provide architectural enhancements such as balconies, building articulation, varying coloring scheme, architectural pop outs, and will be comprised of painted stucco, large decorative windows, and wood accents. The applicant is proposing four, 4 story buildings with a maximum height of 55 feet where 35 feet is permitted. To justify the increased height request, the applicant has strategically designed the project to include 2 rows of parking and a drive aisle between the existing residential development to the east and the closest proposed building to provide for adequate buffering. The overall building setback along the eastern property line is a minimum of 88 feet. Redwood Street is a 60 foot right-of-way, providing a total separation of nearly 150 feet from the existing single family development on the east. Additionally, the C-2 zoning to the immediate west of the site has an allowable 55 foot height limitation, the same as the maximum height requested for this development. As noted above in the opening paragraph in support of the nonconforming zone change, Redwood Street serves as both an actual and a natural demarcation line between the residential to the east and the more intense commercial and office uses to the west of Redwood Street.

While the call box is set at 60 feet where a minimum of 100 feet is required, the shortened distance will not create a traffic safety hazard since there are 2 lanes entering the development. If a vehicle is stopped at the call box, residents and visitors can pass safely in the other lane and continue to the gates or to the clubhouse. Additionally, while the call box is set at 60 feet from the entrance, the actual security gates are set from 180 feet to 220 feet from the entrance. The Traffic Mitigation Letter that is required for this development will include a queuing analysis that will support the shortened length. Importantly, as a practical matter, many of the residents will use community vehicles to exit and then re-enter the site and most visitors will bypass the call box entirely choosing instead to meet with staff or the residents in the clubhouse. Further

justifying this waiver is the fact that the entrance to this gated community is restricted in its location as the neighbors have voiced their strong position that the entrance must not be located on either Redwood Street or Dewey Drive. The driveway location has been established by incorporating it into the required bus turnout, and then lining it up as closely as possible to the driveway across the street. In addition, an existing wash creates a logistical concern for site planning, and the owner has tried to incorporate this feature into the project, thus further necessitating limiting the throat depth.

The applicant intends to balance the site so that neither the addition of fill to the site nor the removal of fill from the site will be required. Since a balanced site is not assured at this time, this design review for a finished grade above 36 inches is being processed. There is a dry wash with varying depths that runs through the site that is no longer active due to appropriate flood mitigation measures taken upstream. The wash is at its maximum depth at the northeast corner of the site. At this location, the bottom of the wash to the finish grade is 13 feet. This results in a required design review to allow a maximum of 13 feet above finished grade. This increase in finished grade is the only way to allow for proper drainage of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E & C-P	Undeveloped & office building
South	Neighborhood Commercial	R-E & C-P	Single family residential, office complex, & undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	C-2	Congregate care facility

Related Applications

Application Number	Request
VS-22-0069	A request to vacate and abandon patent easements and right-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

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the*

area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

The applicant states there have been many changes over the last several years within the southwest sector, including the addition of various multiple family residential developments. Moreover, the need for additional housing, including senior housing, is rapidly growing throughout the Las Vegas valley. With the high influx of new residents moving to Las Vegas every day, there is a shortage of housing opportunities to meet that need. Therefore, the current request for senior housing should be considered not only compatible for the area, but desirable for the overall community.

Immediately to the north of the proposed development, across Dewey Avenue, is a 5 acre parcel featuring an existing 2 story office building zoned C-P with a planned land use of Neighborhood Commercial. Also to the north of the project site is an undeveloped 1.3 acre R-E zoned parcel with a planned land use of Neighborhood Commercial. To the east of the project site, across Redwood Street, is an existing 5 acre single family residential development with R-2 zoning and a planned land use of Mid-Intensity Suburban Neighborhood. To the south of the project site, across Russell Road, is an undeveloped parcel zoned R-E, a developed 2.5 acre parcel with an office building zoned C-P, and a developed single family residential lot zoned R-E. All 3 parcels have a planned land use of Neighborhood Commercial. To the west of the project site is an existing 2 story congregate care facility zoned C-2, with a planned land use of Corridor Mixed-Use. The proposed zone change to R-4 for senior housing (multiple family development) is inconsistent and incompatible with the existing R-2 single family residential development to the east.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

According to the applicant, with the commercial and office uses (existing and planned) adjacent to the north, south, and west of the site, coupled with the site being located on Russell Road, a heavily travelled 100 foot wide right-of-way, the density and intensity of this proposed use is compatible with the surrounding area. Additionally, the site is located just 1 block east of Rainbow Boulevard, a 120 foot wide major thoroughfare. The proposed use will also act as an ideal transition from the more intense C-2 commercial uses to the west and the single family residential to the east across Redwood Street. The location of the site is also ideal for senior housing due to its close proximity to a variety of commercial uses and within 1 block of the Spring Valley Hospital. Therefore, the site's location is not only an ideal transition piece to buffer the existing single family to the east, but it's situated in such an area that will benefit future residents of the senior community.

Immediately to the north of the proposed development, across Dewey Avenue, is a 5 acre parcel featuring an existing 2 story office building zoned C-P with a planned land use of Neighborhood Commercial. Also to the north of the project site is an undeveloped 1.3 acre R-E zoned parcel with a planned land use of Neighborhood Commercial. To the east of the project site, across Redwood Street, is an existing single family residential development zoned R-2 with a density of 6.3 dwelling units per acre. To the south of the project site, across Russell Road, is an

undeveloped parcel zoned R-E, a developed 2.5 acre parcel with an office building zoned C-P, and a developed single family residential lot zoned R-E. All 3 parcels have a planned land use of Neighborhood Commercial. To the west of the project site is an existing 2 story congregate care facility zoned C-2, with a planned land use of Corridor Mixed-Use. Staff finds the density and intensity of the proposed project, a senior housing development with a density of 32.7 dwelling units per acre, is incompatible with the density of the existing R-2 development to the east.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

The applicant states the proposed zone change will not result in any negative impacts on surrounding infrastructure not already contemplated in the area. Moreover, approval of the project will allow for the completion of Redwood Street adjacent to the site. Also, the development will provide a bus stop requested by the RTC which will enhance public transportation in the immediate area. Additionally, senior housing is generally viewed as less impactful than standard multiple family developments from a neighborhood standpoint, and will not burden Clark County schools or roadways. The applicant will also continue to mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The school district has indicated that this development would generate 45 additional elementary school, 25 middle school, and 35 high school students if this project became something other than senior housing. The school district indicates Earl Elementary School is under capacity by 56 students while Sawyer Middle School and Durango High School are over capacity by 252 and 214 students, respectively.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The applicant states the proposed development meets the goals and policies of the Master Plan due to the following reasons: 1) the project site is located in walking distance to various commercial uses to the west, as well as being in close proximity to the Spring Valley Hospital less than a mile away; 2) the project will have internal pedestrian connectivity, as well as easy access to neighboring commercial developments; 3) the project will provide much needed senior housing opportunity, with a wide range of on-site activities for various lifestyles; 4) the site is located adjacent to existing commercial and office uses with quick access to the CC 215 via Rainbow Boulevard. The site is located near public facilities, a major hospital, and mass transit stops to support senior multiple family developments; 5) the applicant is providing 131,672 square feet of open space for the project, which is well in excess of twice the Code requirement; 6) a “trail access walkway” is provided at the northeast corner of the site, near Redwood Street, to allow for additional site recreational opportunities; 7) drought tolerant landscaping is provided; 8) the buildings depict varying elevations and are oriented in various directions to avoid a monotone linear pattern; 9) the site is surrounded by various land uses and is within close proximity to a hospital; and 10) the site is located 1 block off Rainbow Boulevard, a 120 foot

right-of-way which provides for public transportation stops north and south, and, as noted above, a new bus stop will be provided on Russell Road for those desiring to go east and west.

Staff finds the proposed zoning complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Furthermore, the proposed zoning complies with Goal 1.2 that encourages expanding the number of long term affordable housing units available in Clark County.

Summary

Zone Change

Staff finds that there has not been a change in law and policies that make this request appropriate for the area. The reclassification of this site to an R-4 zoning district would allow a density up to a maximum of 39 dwelling units per acre that is incompatible with the developed R-2 zoning district to the east, across Redwood Street. Staff finds that the proposed request does not satisfy all of the requirements of a compelling justification to warrant approval of the nonconforming zone boundary amendment to R-4 zoning; therefore, staff recommends denial.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use for senior housing is consistent with the goals and policies of the Master Plan, as listed below, to provide opportunities for diverse housing options meeting the needs of residents of all ages, income levels and abilities.

- Policy 1.1.1 (Mix of Housing Types) - Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand “middle” housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three and four-plexes, and smaller multiple family complexes.
- Policy 1.1.2 (Housing Access) - Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services.
- Policy 1.1.4 (Supportive Housing) - Encourage housing options that incorporate universal design principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities.
- Policy 1.1.5 (Housing for Vulnerable Populations) - Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness.
- Goal 1.2 – Expand the number of long-term affordable housing units available in Clark County.

- Policy 1.2.3 (Non-Profit Ownership) - Encourage acquisition of housing by non-profit organizations, land trusts, or tenants as a strategy to protect housing from upward pressure on prices and rents.

Staff finds the proposed senior housing use is consistent with the purpose, goals, and policies of the Master Plan. However, since staff is not supporting the nonconforming zone boundary amendment associated with this request, staff cannot support the use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff cannot support the request to increase the height of the multiple family buildings. Immediately to the east of the project site, across Redwood Street, are 5 single-story residences that would potentially be impacted by the height increase. The proposed height of the building is not compatible with the building height of the surrounding residential and commercial uses; therefore, staff recommends denial.

Design Review #1

The senior housing (multiple family development) project provides several amenities including open space, swimming pool, clubhouse, and fitness center. Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights. However, staff is concerned with the overall height, bulk and mass of the building, as there is an existing R-2 single family residential development immediately to the east of the project site, across Redwood Street. Therefore, since staff is not supporting the nonconforming zone boundary amendment, use permit and waiver, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to reducing the throat depth to the security gate call box. Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #2

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

Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this design review.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Septic

- **Applicant is advised that there are active septic permits on APN 163-26-406-002 and -003; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.**

PLANNING COMMISSION ACTION: April 5, 2022 – Approved – Vote: Aye: Stone, Kirk, Waltho, Kilarski, Frasier Abstained: Castello Absent: Nguyen

Current Planning

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Full off-site improvements.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0075-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS: 4 cards, 8 letters

APPLICANT: CENTURA DEVELOPMENT CO., LLC

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