

IV. Approval of Agenda for November 26, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Item

1. Updates from Commissioner Brown's office – County Liaison will provide information on recent citizen concerns, zoning applications, annexation and inter-local updates with the City of Las Vegas and other issues impacting residents in the Lone Mountain area

VI. Planning & Zoning

1. **ET-19-400131 (NZC-0511-12)-TETON CAPITAL MANAGEMENT, LLC: ZONE CHANGE FOURTH EXTENSION OF TIME** to reclassify 3.5 acres from R-E Zone to C-1 Zone. Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain. MK/tk/jd (For possible action)

2. **UC-19-0864-TETON CAPITAL MANAGEMENT, LLC: USE PERMITS** for the following: 1) a project of regional significance; 2) mini-warehouse building; and 3) vehicle rental.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to arterial streets; 2) alternative screening for outside vehicle rental; 3) modified driveway design standards; and 4) reduce driveway distances from the intersection.

DESIGN REVIEWS for the following: 1) retail center with a mini-warehouse building and vehicle rental; and 2) increase finished grade on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/rk/jd (For possible action) 12/18/19 BCC

VII. General Business

None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: December 10, 2019

X. Adjournment

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

Mountain Crest Neighborhood Services Center, 4701 N Durango Drive, Las Vegas, NV 89129

Jones Tack & Feed, 6515 Lone Mountain Road, Las Vegas, NV 89130

Rainbow Library, 3150 N Buffalo Drive, Las Vegas, NV 89128

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

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



Lone Mountain Citizens Advisory Council

November 12, 2019

MINUTES

Board Members:	Teresa Krolak-Owens – Chair – PRESENT Evan Wishengrad – Vice Chair – PRESENT Kimberly Burton – PRESENT	Chris Darling – PRESENT Dr. Sharon Stover – PRESENT
Secretary:	Dawn vonMendenhall, clarkcountycac@hotmail.com	
Town Liaison:	Sue Baker, Sue.baker@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
The meeting was called to order at 6:30 p.m.
- II. Public Comment
None
- III. Approval of October 29, 2019 Minutes

Moved by: SHARON
Action: Approved subject minutes as submitted
Vote: 5/0 - Unanimous
- IV. Approval of Agenda for November 12, 2019

Moved by: CHRIS
Action: Approved agenda as submitted
Vote: 5/0 - Unanimous
- V. Received updates pertaining to correspondence with landscape person from the City of Las Vegas and free items left at Mt. Crest Community Center by Trader Joe's each week.

VI. Planning & Zoning

1. **VS-19-0763-GLK HOLDINGS I, LLC: VACATE AND ABANDON** a portion of a right-of-way being Darling Road located between Hualapai Way and Grand Canyon Drive within Lone Mountain LB/tk/jd 11/19/19 PC

**Action: DENIED for the following: 1) adjoining property owner not in agreement with request & vacation may have a negative impact on his ability to use his property as desired, 2)self-imposed hardship – property could be developed so there would be no commercial traffic on Darling Road
Moved by: EVAN
Vote: 5/0 – Unanimous**

2. **UC-19-0834-NORWOOD JOHNNY: USE PERMITS** for the following: 1) allow accessory structures not architecturally compatible with the principal building (single family residence); 2) waive applicable design standards for an existing accessory structure and 3) allow a proposed accessory structure (carport) to exceed one-half the footprint of the principal dwelling. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce front setback (carport); 2) reduce the side setback (carport); 3) reduce separation between a detached accessory structure and the principal residence; 4) allow alternative decorative fence; and 5) modify driveway design standards in conjunction with a single family residence on 0.5 acres in an R-E (RNP-I) Zone. Generally located on the north side of Verde Way and the west side of Riley Street within Lone Mountain. LB/lm/ja (For possible action) 12/03/19 PC

**Action: DENIED as board could not support reduced setbacks, possible encroachment into sight visibility zone, height of carport and lack of landscape buffer for the shipping container.
Moved by: CHRIS
Vote: 4/1 (member who voted to approve would have approved #4a & 4b)**

3. **WC-19-400140 (UC-0689-03) -J B H VEGAS RENTAL, LLC: WAIVER OF CONDITION** of a use permit requiring all other lots to have a minimum of 16,000 square feet in conjunction with an existing single family residence within a detached single family residential planned unit development on 0.4 acres in an R-E Zone. Generally located on the south side of Apple Dew Avenue, 130 feet west of Silver Spirit Street within Lone Mountain. MK/jt/ja (For possible action) 12/03/19 PC

**Action: APPROVED subject to all staff conditions
Moved by: CHRIS
Vote: 3/2 (members opposed felt smaller lot might adversely affect property value should the owner decide to sell in the future)**

VI. General Business

None

VIII. Public Comment

None

IX. Next Meeting Date

The next regular meeting will be November 26, 2019

X. Adjournment

The meeting was adjourned at 8:28 p.m.

SHOPPING CENTER
(TITLE 30)

GRAND TETON DR/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400131 (NZC-0511-12)-TETON CAPITAL MANAGEMENT, LLC:

ZONE CHANGE FOURTH EXTENSION OF TIME to reclassify 3.5 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

Generally located on the northeast corner of Grand Teton Drive and Buffalo Drive within Lone Mountain (description on file). MK/tk/jd (For possible action)

RELATED INFORMATION:

APN:

125-10-405-006 through 125-10-405-008

LAND USE PLAN:

LONE MOUNTAIN - MAJOR DEVELOPMENT PROJECT

BACKGROUND:

Project Description

General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 35 maximum
- Square Feet: 111,123
- Parking Required/Provided: 445/558

Site Plans/History

The original plans were approved for 15 retail buildings of varying sizes distributed throughout an 11.6 acre site, which previously extended from Buffalo Drive to the Monte Cristo Way alignment along Grand Teton Drive. Since the original approval, the eastern 8.1 acres (the area from Tioga Way to the Monte Cristo Way alignment) was sold to a home developer and subsequently annexed into the City of Las Vegas. Only a 3.5 acre portion of the original site remains in unincorporated Clark County. There have been three extensions of time granted for the zone change approved for the 3.5 acre site in October 2014 and November 2016 and December 2017 respectively.

The portion of the original shopping center that remains on the 3.5 acre site includes 5 buildings. Two buildings with a patio area between the buildings are located near the corner of Grand Teton

Drive and Buffalo Drive. The 3 other buildings are oriented east/west with 1 building along Grand Teton Drive set back behind parking spaces and 2 other buildings located behind the front building.

Landscaping

The overall approved plans depict a 15 foot wide landscape area with detached sidewalks along Buffalo Drive and Grand Teton Drive per Title 30. A 20 foot wide landscape area is shown along the north property line and a 25 foot wide landscape area is shown along the east property line. The landscaping along the north and east property lines will include a decorative block wall. Enhanced landscaping is depicted adjacent to the proposed buildings and within the pedestrian areas. Larger landscape areas with trees, shrubs, and groundcover will be located at the ends of the buildings. Parking lot landscaping is provided per Title 30. The landscape materials consist of several types of 24 inch box trees including Mondel Pines and palms, along with several types of 5 gallon shrubs.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0511-12 (ET-0147-17):

Current Planning

- 6 months to submit a design review as a public hearing for the property;
- 2 years to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 additional feet to back of curb for Grand Teton Drive and associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Listed below are the conditions approved with NZC-0511-12 (ET-0133-16):

Current Planning

- Until October 22, 2017 to submit a Design Review as a public hearing for the property.
- Applicant is advised that a substantial change in circumstance or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the conditions approved with NZC-0511-12 (ET-0098-14):

Current Planning

- Until October 22, 2016 to complete;
- Enter into a new negotiated development agreement prior to building permits.
- Applicant is advised that a new design review may be required; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Building/Fire Prevention

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

Listed below are the conditions approved with NZC-0511-12:

Current Planning

- Resolution of Intent until September 1, 2014 to coincide with DA-1053-06;
- No business shall be open 24 hours a day east of Tioga Way (alignment);
- A special use permit will be required for any communication tower;
- Applicant shall construct a new block wall on the project's north and east property lines at a height of 6 feet upon construction of project;
- Construct an intense landscape buffer, 10 feet wide, on the north and east property line wall upon construction of project, as submitted by applicant;
- Utilize low intensity lighting in the form of high pressure sodium or Narrow-Spectrum Amber LED's;
- Compliance with DA-1053-06;
- Should DA-1053-06 expire prior to development, enter into a new standard development agreement with the County 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;
- Design review as a public hearing on significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside dining at this location may require future land use applications; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Apply to vacate Tioga Way and Pioneer Way, construct a gate around the newly vacated area at the “turnaround” and provide gate access;
- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include turnaround cul-de-sac at south end of Tioga Way and Pioneer Way;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Vacate any unnecessary rights-of-way and/or easements;
- Traffic study to also address the dedication and construction of bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Clark County Water Reclamation District

- Applicant is advised that the parcel is County property but serviced through an interlocal agreement with another sewer utility agency.

Applicant's Justification

The applicant states that since the original approval, there has been new ownership to the subject property. They are asking for a 3 year extension to fully complete the design and to properly submit all technical permits and proper land use applications as needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400177 (NZN-0511-12)	Waived conditions for a zone change for the following, applicant shall construct a block wall on the projects north and east property line, construct an intense landscape buffer, vacate Tioga Way and Pioneer Way, and a right-of-way dedication	Approved by BCC	October 2018
WS-18-0471	Waived development standards for alternative landscaping and to allow alternative commercial driveway geometrics with a design review for a retail center	Approved by BCC	October 2018
NZN-0511-12 (ET-0147-17)	Third extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2017
NZN-0511-12 (ET-0133-16)	Second extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	November 2016
NZN-0511-12 (ET-0098-14)	First extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2014
NZN-0511-12	Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2012

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0219-09	Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue	Approved by BCC	May 2009
DA-1053-06	Development Agreement -- expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	City of Las Vegas	C-V	Arbor View High School
East	City of Las Vegas	R-1	Undeveloped
West	City of Las Vegas	R-PD4	Single family homes

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval in 2012, the County has entered into an interlocal agreement with the City of Las Vegas for the northwest establishing a joint position on corporate boundaries, planning, and public facilities/service provision. This parcel is subject to that interlocal agreement. Although staff would not generally support an extension request such as this, there is a new property owner as well as continued discussion with staff and the neighborhood related to the development of this property for commercial uses consistent with the C-1 Zone. Therefore, staff can support this extension request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 3, 2022 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TETON CAPITAL MANAGEMENT, LLC

CONTACT: LEBENE AIDAM-CHENE, BROWN, BROWN & PREMSRIRUT, 520 S. FOURTH STREET, #200, LAS VEGAS, NV 89101

COMMERCIAL DEVELOPMENT
(TITLE 30)

BUFFALO DR/GRAND TETON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0864-TETON CAPITAL MANAGEMENT, LLC:

USE PERMITS for the following: 1) a project of regional significance; 2) mini-warehouse building; and 3) vehicle rental.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping adjacent to arterial streets; 2) alternative screening for outside vehicle rental; 3) modified driveway design standards; and 4) reduce driveway distances from the intersection.

DESIGN REVIEWS for the following: 1) retail center with a mini-warehouse building and vehicle rental; and 2) increase finished grade on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/rk/jd (For possible action)

RELATED INFORMATION:

APN:

125-10-405-006 through 125-10-405-008

USE PERMITS:

1. Project of regional significance.
2. Allow mini-warehouse in a C-1 zone.
3. Allow 5 vehicle rental trucks in a C-1 zone.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Alternative landscaping adjacent to arterial streets (Buffalo Drive & Grand Teton Drive) where landscaping per Figure 30.64-17 is required.
2. Alternative screening conditions for outside vehicle rental along a public street.
3.
 - a. Allow a minimum 31 foot commercial driveway throat depth along a public street (Buffalo Drive) where a 75 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 59% reduction).
 - b. Allow a minimum 10 foot commercial driveway throat depth along a public street (Grand Teton Drive Drive) where a 75 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 87% reduction).
4. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 147 feet along Buffalo Drive where 190 feet is the minimum per Chapter 30.52 (a 23% reduction).

DESIGN REVIEWS:

1. A proposed a retail center with a mini-warehouse building and vehicle rental.
2. Increase the finished grade for a commercial development to 36 inches where 18 inches is the standard per Section 30.32.030 (a 100% increase).

LAND USE PLAN:

LONE MOUNTAIN - MAJOR DEVELOPMENT PROJECT

BACKGROUND:

Project Description

General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.4
- Project Type: Commercial development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 29
- Square Feet: 7,200 (retail building)/3,200 (restaurant w/ drive-thru)/49,282 (mini-warehouse footprint)
- Parking Required/Provided: 88/92

Site Plans

The plans depict a commercial development consisting of 3 buildings, which include an in-line retail building, a fast food restaurant and 2 story mini-warehouse facility. The application also includes a use permit for 5 vehicle rental trucks in front of the mini-warehouse building along Grand Teton Drive. The buildings are located in the central portion of the site with parking and drive aisles to the north, south, east, and west. More specifically, the proposed mini-warehouse is located on the eastern half of the project site and the retail buildings are located on the western half of the site. The development has frontage along Buffalo Drive, Grand Teton Drive, and Tioga Way. Buffalo Drive and Grand Teton Drive are arterial streets and Tioga Way is a local street. The fast food restaurant and retail building will have service windows along the west side of the buildings with queuing located to the north and west. Access to the site is provided by a driveway from Buffalo Drive and a driveway from Grand Teton Drive. Access gates to the mini-warehouse facility are located within the interior of the site beyond the customer parking area.

Landscaping

The plans depict minimum 15 foot wide landscape areas with detached sidewalks along each of the streets that are adjacent to the site. The landscape areas adjacent to Buffalo Drive and Grand Teton Drive depict 1 row of trees where Figure 30.64-17 requires 2 off-set rows of trees. The plans depict a 20 foot wide landscape area consisting of 2 off-set rows of evergreen trees located along the northern boundary of the site. Additional landscape areas are located within the parking area and adjacent to the buildings. The site will provide an 8 foot high wall along the north property line and a 6 foot high wrought iron fence along the east property line. Additionally, the site design is complying with a previous condition of approval requiring a 3 foot high decorative CMU pony wall along Grand Teton Drive. The requirement will somewhat

screen the rental trucks along Grand Teton Drive; however, due to their location they still can technically be seen from public right-of-way.

Elevations

The mini-warehouse is a 2 story building with a maximum height of 29 feet. The building will range in height from 25 feet to 29 feet at its highest point. The proposed building has unified and consistent modern architecture with different surface planes and building height variations. The materials include EFIS concrete panel walls with varying color schemes. Accents consist of recessed lines, glazed window accents, and metal roll-up doors on the east and west sides of the building. The fast food restaurant and in-line retail building are 1-story and will range in height from 22 feet to 26 feet and will be similar in design. The exterior building materials consist of EFIS concrete panel walls with varying color schemes, fiber cement panel accents, decorative metal awnings, and aluminum window treatments. The roofs of the buildings are flat with parapet walls at various heights. The west elevations of the fast food restaurant and retail building show a drive-thru window.

Floor Plans

The mini-warehouse building totals 98,564 square feet with storage units of various sizes. The office is located in the southwest portion of the building which consists of leasing office area, managers unit, and restroom. The units range in size from 25 square feet to 300 square feet. The floor plans for the 2 retail pad sites total 10,400 square feet. The plans indicate that the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant believes that the commercial development will benefit the community by providing additional amenities and a variety of uses that will activate the intersection positively. The applicant also indicates the self-storage use is quiet and a low traffic generator that will fit in well with the surrounding development. Furthermore, the project will provide an extensive landscape buffer around the perimeter of the site including an 8 foot high wall along the north property line. There is also a 3 foot decorative block wall provided along Grand Teton Drive that will comply with previous conditions as well as provide an enhanced feature to the site and help screen the truck rental use from public right-of-way. The waivers to reduce the driveway departure distances and throat depth are due to the size of the property, which limits the ability to provide the required distances and depths.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0471	Retail center consisting of 3 buildings and waivers for alternative landscaping and commercial driveway geometrics	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0511-12 (ET-0147-17)	Third extension of time to reclassify 3.5 acres to C-1 zoning	Approved by BCC	December 2017
NZC-0511-12 (ET-0133-16)	Second extension of time to reclassify 3.5 acres to C-1 zoning	Approved by BCC	November 2016
NZC-0511-12 (ET-0098-14)	First extension of time to reclassify 3.5 acres to C-1 zoning	Approved by BCC	October 2014
NZC-0511-12	Zone change to reclassify 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2012
VS-0219-09	Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue	Approved by BCC	May 2009
DA-1053-06	Development Agreement – expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac)	R-E & R-E (RNP-I)	Undeveloped parcels & single family residences
South	City of Las Vegas	C-V & C-1	Arbor View High School & office buildings
East	City of Las Vegas	R-1	Single family residences
West	City of Las Vegas	R-PD4	Single family residences

Related Applications

Application Number	Request
ET-19-400131 (NZC-0511-12)	Fourth extension of time to reclassify 3.5 acres to C-1 zoning is a companion item on the November 20, 2019 Board of County Commissioners agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Use Permit**

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

This request is a project of regional significance based on the site location being within 500 feet of jurisdiction of the City of Las Vegas. The proposed mini-warehouse and truck rental use

should not have an adverse or negative impact on the surrounding properties. The project will provide an extensive landscape buffer around the perimeter of the site including an 8 foot high wall along the north property line. There is also a 3 foot decorative block wall provided along Grand Teton Drive that will comply with previous conditions as well as provide an enhanced feature to the site and help screen the truck rental use from public right-of-way. Commercial Policy 66 of the Comprehensive Master Plan states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. Staff finds the mini-warehouse is a less intense use when compared with other commercial uses that are permitted by right in the C-1 zoning district; therefore, staff recommends approval of the use permits.

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

The street landscape areas adjacent to Buffalo Drive and Grand Teton Drive proposed by the applicant are compatible with the street landscape areas that are provided for the abutting developments in the City of Las Vegas. The landscape areas proposed by the applicant will provide a more consistent and uniform streetscape with the existing developments in the area.

Waiver of Development Standards #2

The landscape area adjacent to the truck rental along Grand Teton Drive depicts a 3 foot high decorative CMU pony wall behind 15 feet of landscaping; however, due to sight visibility zones some of these areas only have 1 row of trees. Staff finds planting smaller trees between the applicant's proposed trees, will provide a more dense buffer, which should help sufficiently screen the rental trucks along Grand Teton Drive. Therefore, staff recommends approval of the waivers with an added condition.

Design Reviews #1

The design of the buildings comply with Title 30 and the Comprehensive Master Plan. The site is located in a unique area with different land uses and buildings with various architectural styles. For example there are commercial developments to the southwest with flat roofs and pitched roofs, there is a football field for the high school with bleachers and lights located to the south, and single family residences with various designs are located to the north, east, and west. The design proposed by the applicant is using variations in building heights, setbacks, and landscaping to reduce the visual impact of this project on the abutting developments. Given the variations in land uses and architectural styles in the area, staff finds the project to be compatible with the abutting developments and can support the design review.

However, staff is concerned about the roll-up doors on the east side of the mini-warehouse building. This side of the building is directly across the street from an existing residential

development in the City of Las Vegas. Therefore, based on this concern, staff has added a condition to further screen the roll-up doors from public view.

Public Works - Development Review

Waiver of Development Standards #3

A site redesign would allow for a commercial driveway to meet the minimum standards; therefore, staff cannot support the modified commercial driveway design standards because they are self-imposed hardships.

Waiver of Development Standards #4

The limited frontage on this site will not allow the additional commercial driveway to meet the minimum standards; therefore, staff cannot support the reduction in the distance from the intersection.

Design Review #2

This design review represents the maximum grade difference along 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.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 and #2, and the design reviews; denial of waivers of development standards #3 and #4.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Provide 3 smaller trees in front of the vehicle rental area between the proposed trees along Grand Teton Drive;
- Provide a 6 foot high decorative block wall along the east property line behind the landscape buffer;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for significant changes to the plans;
- Enter into a Development Agreement prior to any permits to mitigate impacts of the project including any issues identified by the Board of County Commissioners;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

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

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Right-of-way dedication to include a additional 5 feet for Grand Teton Drive.
- 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.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed humps not allowed), and any other fire apparatus access roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 125-10-405-006; to connect to municipal sewer and remove the septic system 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 system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sewer connection requests to inquire with the City of Las Vegas to see if the city has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: JOSEPH KENNEDY

CONTACT: PLIRIS DESIGN STUDIO, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>10.30.19</u> PLANNER ASSIGNED: <u>RIC</u> ACCEPTED BY: _____ FEE: <u>\$1600.00</u> CHECK #: <u>2015/2016/2017</u> COMMISSIONER: <u>MK.</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? Y/ <input checked="" type="checkbox"/> N PFNA? Y/ <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC.19-0864</u> TAB/CAC: <u>Lone Mtn.</u> TAB/CAC MTG DATE: <u>11/26/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/18/19</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>LM MDP</u> NOTIFICATION RADIUS: _____ SIGN? Y/ <input type="checkbox"/> N LETTER DUE DATE: <u>NZC. 0511-12</u> COMMENCE/COMPLETE: _____
PROPERTY OWNER	NAME: <u>Teton Capital Management, LLC</u> ADDRESS: <u>3755 Breakthrough Way, Suite #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: <u>N/A</u> E-MAIL: <u>jkennedy@jakrec.com</u>	
APPLICANT	NAME: <u>Joseph A. Kennedy</u> ADDRESS: <u>3755 Breakthrough Way, Suite #250</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-405-3102</u> CELL: <u>N/A</u> E-MAIL: <u>jkennedy@jakrec.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>Lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>	

ASSESSOR'S PARCEL NUMBER(S): 125-10-405-006, 125-10-405-007, 125-10-405-008

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Dr & Grand Teton Dr

PROJECT DESCRIPTION: Retail center including a mini storage warehouse

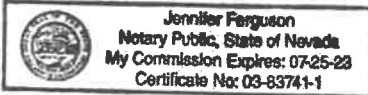
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

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

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME, ON October 16, 2019 (DATE)
 By Joseph A. Kennedy

NOTARY PUBLIC: Jennifer Ferguson



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



October 29, 2019

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 South Grand Central Pkwy
Las Vegas, NV 89155-1841

UC-19-0804

Re: **Justification Letter:** APN: 125-10-405-006,007,008
Design Reviews, Use Permits, Waiver of Standards (Signage is not a part of this Application)

Mr. Kaminski,

We would like to introduce this application as the proposed Commercial Center at Grand Teton and Buffalo which is located on the NE corner of Buffalo Drive and Grand Teton Drive. This project consists of three parcels that are approximately +/-3.44 (gross) acres in size, currently zoned C-1 local business district per ROI-0511-12. The current extension of time will run concurrent with this landuse application.

As the site is located on the NE corner of Buffalo Drive and Grand Teton Drive, access into the site will be off of Buffalo Drive and Grand Teton Drive. The site will consist of three total buildings: A +/-3,200 square foot free standing fast food restaurant with drive-thru, a +/-7,200 square foot retail building which consists of +/-1,800 square feet of restaurant with drive-thru and +/-5,400 square feet of retail, and lastly a two story mini-story warehouse which totals +/-98,564 square feet. The mini-storage warehouse will have a +/-1,600 square foot leasing office and +/-1,200 square foot first floor manager's quarters, and the rentable storage units range in size from 25 square feet to 300 square feet. Per Title 30 requirements, the overall site is required to have 88 parking stalls and 92 parking stalls are provided.

In terms of design, all three buildings on site have a similar contemporary aesthetic and use several of the same colors and materials to illustrate a pleasing and coherent development. The architectural features of the buildings take cues from the more contemporary aesthetic that has precedence on the southeast and southwest intersection of Grand Teton Drive and Buffalo Drive.

The fast food drive-thru building will be flanking the corner of Grand Teton Drive and Buffalo Drive; in order to shield the traffic lights from the drive-thru, a 3' decorative block wall will be installed. Also, for both the stand along drive-thru and the drive-thru restaurant embedded in the in-line retail building, the call boxes have been located so they are facing away from the planned residential to the north. There is also a 3' decorative block wall along Grand Teton Drive that will comply with previous conditions as well as provide an enhanced feature to the site.

The two eastern-most parcels which is where the Mini-Storage is laid out have adjacent existing residences to the north. There is an existing 6' block wall that lies primarily on the northern residences' property lines. In order to provide more separation from the residences to the commercial uses, this application proposes an 8' block wall along the northern property line across all three parcels. Along the northern property line this application proposes an intense landscape buffer with two rows of evergreen trees spaced every 10' while providing a 20' landscape buffer in lieu of the required 10' as illustrated in Title 30. All buildings on site are in compliance with the 2:1 diagonal setback per the intense landscape buffer incorporation. For the Mini-Storage use, there are no storage garage doors facing the residents to the north. There are storage garage doors facing residential to the east, however this application is providing a 6' wrought iron fence and 2 rows of trees along the sidewalk at Tioga Way which are spaced every 20', with each row of landscaping being staggered 10' to screen the project. Tioga Way is also separating the Mini-Storage Use to the residents to the east.

We respectfully request approval of the following applications for the proposed uses:

Special Use Permit:

1. To allow the use of a Mini-Storage building on site.
2. To allow five rental truck spaces to the south of the Mini-Storage Building.

Special Use Permit Justification:

1. The Mini-Storage project will serve to be a low impact commercial use adjacent to the residential to the north. For example, at a larger facility in the valley, the typical trip count on a weekday the morning peak hour is about 13 cars on average that both enter and exit the facility. 13 cars on average also enter and exit the facility on weekdays in the afternoon peak hour. As the facility proposed in this project will have less square footage than the example given above, we are anticipating even less traffic. As illustrated in this example, this use is a low impact commercial use and should prove to be a good neighbor to the residential to the north.
2. The truck rental use will serve to be helpful to many members of the community. In order to shield the truck rental spaces, a 6' wrought iron fence will be shielding them from the south, as well as the landscape amenity zone directly adjacent to the wrought iron fence. Wrought iron is preferred over solid block as it seems to deter defacement of property. There are also trees flanking each side of the group of five truck rental spaces for further shielding.

Design Reviews:

1. Design of the entire commercial development center.
2. Increase finish floor elevations of buildings on site from the allowed 18" to 36".
3. Allow for alternative landscaping on site.

Design Reviews Justification:

1. A general request to review the design and layout of the entire commercial development.
2. Due to the heavy historical drainage flows along Grand Teton drive, we anticipate needing to increase the finish floor height an additional 18" (totaling 36") above what is required by Title 30. During the design process, we will work to minimize the finish floor height as much as possible.
3. Site visibility zones surrounding the site prohibit trees or shrubs that are greater than 24" in height. The design review for alternate landscaping would be to relocate the trees that would typically be designed within the site visibility zone along Grand Teton Drive and Buffalo Drive and place them in various other locations on site.

Waivers of Standards:

1. Decreasing throat depth along Grand Teton Drive from 75' to 10'-6 ½".
2. Decreasing throat depth along Buffalo Drive from 75' to 31'-3".
3. Decreasing departure distance along Buffalo Drive from 190' to 147'-9".
4. To provide alternative screening along the street frontage for Truck Rental along Grand Teton.

Waiver of Standards Justification:

1. Due to the need to fit the required parking, workable traffic flows on site and fire department access lanes, the throat depth will need to be reduced to 10'-6 ½" in lieu of the 75' required along Grand Teton Drive. The Mini-Storage building was pushed as far northward as possible in order to maximize the throat depth. Grand Teton is a collector street, it has significantly lower traffic counts and don't anticipate traffic building up at this driveway.
2. The throat depth along Buffalo Drive is also restrained by obtaining all required parking and site circulation. In order to prevent cars backing up into Buffalo Drive, the additional driveway along Grand Teton should alleviate traffic entering and exiting off of only the Buffalo Drive Driveway. Additionally, if you were to be driving northward on Buffalo Drive and enter the driveway off of Buffalo, the drive-thru median/separation from incoming traffic will act as type of queuing distance of about 65' as a means of reducing backup along Buffalo Drive.
3. As illustrated on the overall site plan, the departure distance has been reduced from the required 190' to 147'-9". The driveway on Buffalo Drive has been pushed to its' limits to the north due to the constrain of the previously conditioned 20' landscape setback along the northern property line as well as the row of parking spaces to achieve the required parking count.

4. The Application proposes screening for Truck rental through the use of a 6' wrought iron fence and landscape buffer along Grand Teton. The shrubs, as they grow, will further shield the trucks.

The fast food and retail uses will benefit the community by providing additional amenities and a variety of uses that will activate the intersection positively. The Mini-Storage project is a lower impact commercial project that will also benefit the community by providing rentable self-storage units and will be a good neighbor to the adjacent residences to the north as there are typically a low number of visitors to Mini-Storage projects per day. We have worked to comply with all conditions that currently apply to these parcels and we would greatly appreciate the staff's recommendation for approval.

If you have any questions, please feel free to contact us at 702-670-2866 or 702-806-6349.

Thank you,



John Joseph Carroll, Jr.
Principal Architect
LEED AP, NCARB (NV #7512)
Pliris Design Studio