

Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 25, 2018

6:30 p.m.

AGENDA

NOTE:

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

Board Members:

Angie Heath Younce – Chair
Dec Gatliff - Vice Chair

John Getter
Darby Johnson, Jr.

Secretary:

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

County Liaison:

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes September 11, 2018 (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

IV. Approval of Agenda for September 25, 2018 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)

- Applications are available until Tuesday, November 13, 2018 for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year term beginning January 2019. (For discussion only)

VI. Planning & Zoning

1. **VS-18-0667-RACCOON ENTERPRISES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment) and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). SS/lm/ml (For possible action) 10/03/18 BCC
2. **VS-18-0670-RAINBOW & SUNSET INVESTMENTS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and between Rainbow Boulevard and Santa Margarita Street and a portion of a right-of-way being Rainbow Boulevard located between Sunset Road and Post Road within Enterprise (description on file). SS/lm/ml (For possible action) 10/16/18 PC
3. **VS-18-0671-JRJ INVESTMENTS, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Laredo Street located between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SB/lm/ml (For possible action) 10/16/18 PC
4. **NZC-18-0478-LHSFS SUNSET HOLDINGS, LLC:**
HOLDOVER ZONE CHANGE to reclassify 18.9 acres from an R-3 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced parking.
DESIGN REVIEW for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley (description on file). SS/pb/ml (For possible action) 09/18/18 PC
5. **UC-18-0692-UNITED INVESTMENTS, LLC:**
USE PERMITS for the following: 1) automobile minor paint/body shop; and 2) vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; 2) allow alternative street landscaping; 3) eliminate parking lot landscaping; and 4) reduce the separation from a vehicle repair use to a residential use in conjunction with an automobile sales business on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road, 325 feet west of Lindell Road within Spring Valley. SB/mk/ml (For possible action) 10/16/18 PC

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

6. **ET-18-400190 (UC-0726-08) -NP DURANGO, LLC:**
USE PERMITS FOURTH EXTENSION OF TIME to commence the following: 1) modifications to a previously approved resort hotel/casino; 2) addition of an office and retail plaza with incidental commercial uses; and 3) deviations to development standards.
DESIGN REVIEWS for the following: 1) final plans on a previously approved resort hotel/casino with ancillary uses; and 2) an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. SB/lm/ml (For possible action) 10/17/18 BCC
7. **ZC-18-0681-GK ACOUISIONS, LLC, ET AL & STANLEY 015 REALTY, LLC:**
ZONE CHANGE to reclassify 7.3 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.
USE PERMIT for the offices as a principal use.
WAIVER OF DEVELOPMENT STANDARDS for increased building height.
DESIGN REVIEW for a proposed office building and parking garage on a 3.7-acre portion of 7.3 acres in a CMA Design and MUD-2 Overlay Districts. Generally located on the southwest corner of Roy Horn Way Tomsik Street with Spring Valley (description on file). (For possible action) 10/17/18 BCC
8. **ZC-18-0695-RAINBOW QUAIL, LLC:**
ZONE CHANGE to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to C-1 (Local Business) Zone and C-1 (Local Business) (AE-60) Zone.
DESIGN REVIEWS for the following: 1) proposed medical office building; and 2) site and building signage in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard and the south side of Quail Avenue within Spring Valley (description on file). SS/dg/ml (For possible action) 10/17/18 BCC

VII. General Business

Discuss and take public input regarding the suggestions for FY 2019/2020 budget request(s). For possible action)

- 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: October 9, 2018

- X. Adjournment

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

10/03/18 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

BUFFALO DR/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0667-RACCOON ENTERPRISES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Teco Avenue, and between Buffalo Drive and Pioneer Way (alignment) and portion of a right-of-way being Buffalo Drive located between Sunset Road and Teco Avenue within Spring Valley (description on file). SS/lm/ml (For possible action)

RELATED INFORMATION:

APN:

163-34-401-012, 013, & 014 (previously not notified)

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation of 33 foot wide government patent easements along the northerly, easterly, and southerly boundaries of APN 163-34-401-012 and along all boundaries of APN 163-34-401-014. Pedestrian access easements for driveways on Sunset Road near the west property line and on Buffalo Drive on APN: 163-34-401-013 are also being requested to be vacated. The plans also show the vacation of a 5 foot wide portion of Buffalo Drive between Sunset Road and Teco Avenue. The applicant indicates that the easements and portions of the right-of-way for a detached sidewalk are no longer needed with the companion development of the properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-00873-03 (WC-0192-04)	Waiver of condition of a zone change requiring right-of-way dedication (Tioga Way)	Approved by BCC	August 2004
TM-0251-04	1 lot commercial subdivision	Approved by PC	June 2004
ZC-0083-04	Reclassified 10 acres from R-E zone and M-D zone to C-2 zone for a shopping center	Approved by BCC	February 2004
ZC-0873-03	Reclassified 2.5 acres from R-E zone to M-D zone	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Business and Design/Research Park	R-E & M-D	Undeveloped
South	Business and Design/Research Park	C-2	Retail center & Undeveloped
East	Commercial General	C-2 & R-E	Undeveloped & Communication tower
West	Commercial General	M-D	Office warehouse (IGT)

Related Applications

Application Number	Request
ZC-18-0659	A zone change to reclassify 2.5 acres from R-E zone to C-2 zone with a waiver of development standards and design review is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to 50 feet to back of curb for Buffalo Drive, 30 feet for Teco Avenue and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BOYD GAMING CORPORATION

CONTACT: BOYD GAMING CORPORATION, 6465 S. RAINBOW BLVD, LAS VEGAS, NV 89118

DRAFT

2

10/16/18 PC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

RAINBOW BLVD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0670-RAINBOW & SUNSET INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Post Road, and between Rainbow Boulevard and Santa Margarita Street and a portion of a right-of-way being Rainbow Boulevard located between Sunset Road and Post Road within Enterprise (description on file). SS/lm/ml (For possible action)

RELATED INFORMATION:

APN:

163-35-401-012

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This is a request to vacate and abandon the east 5 feet of the west 60 feet of Rainbow Boulevard. There is also a request to vacate and abandon a public drainage easement located in the westerly portion of the site.

The applicant states that the right-of-way and easement are no longer needed for the development of the site.

Prior Land-Use Requests

Application Number	Request	Action	Date
DR-18-0272	Retail center	Approved by BCC	May 2018
WC-18-400082 (ZC-1762-06)	Waiver of conditions of a zone change requiring the east elevation of Building Pad #1 and east elevation of retail building to closely match west elevations and include tile veneer on columns; and right-of-way dedication to include 30 feet for Teco Avenue and related spandrel for an approved retail center	Approved by BCC	May 2018
ZC-1762-06	Reclassified the site to a C-2 zone for a proposed shopping center	Approved by BCC	February 2007

8

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Office building
South	Commercial General	C-2	Undeveloped parcel, convenience store & gasoline station
East	Commercial General	M-D	Undeveloped parcel approved for an office/warehouse development
West	Commercial General	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RAINBOW & SUNSET INVESTMENTS, LLC
CONTACT: RIETZ CONSULTING, INC, 3060 E. POST RD, STE 110, LAS VEGAS, NV
89120

DRAFT

10/16/18 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

EL CAMINO RD/LAREDO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0671-JRJ INVESTMENTS, INC.:

VACATE AND ABANDON a portion of a right-of-way being Laredo Street located between El Camino Road and Mann Street (alignment) within Spring Valley (description on file). SB/lm/ml
(For possible action)

RELATED INFORMATION:

APN:

163-11-502-002

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This is a request to vacate and abandon a spandrel area at the northwest corner of the intersection of Laredo Street and El Camino Road.

The applicant indicates that this is a remnant area discovered after the vacation and abandonment of El Camino Road was recorded for the development to the northwest of the intersection.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0358-15	Reclassified 1.8 acres to C-2 zone with use permit for an automobile maintenance/repair facility and waiver of condition requiring no buildings within 250 feet of the south property line	Approved by BCC	September 2015
WS-0794-03	Off-site improvements and increased screen wall in conjunction with an approved automobile and service facility	Approved by PC	July 2003
VS-0059-03	Vacated a portion of El Camino Road	Approved by BCC	February 2003
ZC-1495-02	Established the C-2 zoning (north approximate 325 feet) and C-P zoning (south approximate 280 feet) for the vehicle (automobile) sales and service facility (AutoNation)	Approved by BCC	December 2002



Prior Land Use Requests

Application Number	Request	Action	Date
VS-1493-02	Vacation of a portion of Mann Street	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Vehicle (auto) dealership
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
East	Commercial General	C-2 & C-P	Vehicle (auto) dealership & portion undeveloped
West	Commercial General	C-P & C2	Vehicle (auto) dealership

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 that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JRJ INVESTMENTS, INC.

**CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV
89102**

DRAFT

09/18/18 PC AGENDA SHEET

MULTI-FAMILY RESIDENTIAL
(TITLE 30)

UPDATE
SUNSET RD/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-18-0478-LHSFS SUNSET HOLDINGS, LLC:

HOLDOVER ZONE CHANGE to reclassify 18.9 acres from an R-3 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced parking.

DESIGN REVIEW for a proposed multi-family residential development in the CMA Design and MUD-3 Overlay Districts.

Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley (description on file). SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:

176-04-501-001; 176-04-501-002; 176-04-501-010; & 176-04-501-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height up to 39 feet where 35 feet is the standard per Table 30.40-3 (a 10.5% increase).
2. Reduce parking to 577 spaces where 645 spaces is the minimum per Section 30.60.025 (a 13.4% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8146 Rafael Rivera Way
- Site Acreage: 18.9
- Number of Units: 384
- Density (du/ac): 20.3
- Project Type: Multi-family residential apartments
- Number of Stories: 3
- Building Height: 39 feet

4

- Open Space Required/Provided: 38,400/39,644
- Parking Required/Provided: 645/577

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on June 6, 2018, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. Twelve people attended the meeting. The neighbors expressed concerns about traffic, parking on the streets, and access to Sunset Road (the neighbors requested it be relocated to Cimarron Road). The applicant has fulfilled all provisions of Title 30 regarding pre-submittal and submittal of a nonconforming zone boundary amendment.

Site Plan

The plan depicts a multiple family residential development consisting of 384 units with a density of 20.3 dwelling units per acre. The proposed development consists of 16 buildings for the residential units distributed throughout the complex. There are 32 individual garages distributed between the residential buildings. The clubhouse and pool area are centrally located on the site. Parking is distributed throughout the site and includes covered parking areas, garages, and long term bicycle parking areas. Access to the site is from Sunset Road and Rafael Rivera Way and will be gated. The southeastern 2.4 acres of the site will remain in a C-2 zone and is reserved for future development.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along both Sunset Road and Cimarron Road and a 15 foot wide landscape area adjacent to an attached sidewalk is located along Rafael Rivera Way. A 10 foot wide landscape area with intense landscaping is located along the east property line. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the buildings. A total of 39,644 square feet of open space is provided including the pool area, outdoor fitness area, and BBQ area centrally located on the site. Landscape materials include trees, shrubs, and groundcover.

Elevations

The residential buildings are all 3 story with flat roofs behind parapet walls and a varied roofline ranging in height from 34 feet to 39 feet. The exterior walls have a smooth plaster finish painted in shades of gray and burgundy. The residential buildings are designed with various pop-outs, recesses, metal railing, vertical details, and varying roof heights on all sides of the buildings to break-up the vertical and horizontal lines of the buildings. The clubhouse is a single story building with a flat roof behind parapet walls and a varied roofline ranging in height from 23 feet to 35 feet, 8 inches and a façade similar to the residential buildings.

Floor Plans

The residential buildings consist of 48 studio units; 192, one bedroom units; 108, two bedroom units; and 36, three bedroom units. There are 3 separate garage buildings with 32 parking spaces. The clubhouse includes a leasing office, game room, fitness area, and other accessory uses.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the Spring Valley Land Use Plan was last updated in 2014 and there have been multiple changes in the area including multifamily projects to the east and west. The site is located at the intersection of Sunset Road which has a 100 foot right-of-way and Cimarron Road with an 80 foot right-of-way; therefore, this request is compatible with the existing development in the area. The applicant also states that public utilities and services are available and the requested use will not result in any additional impacts on the surrounding infrastructure. The applicant also indicates that the request conforms to several Urban Specific Policies related to site design that is compatible with the adjacent land use and off-site circulation patterns and access to mass transit. The waiver of development standards for increased height is minimal and will allow 3 story buildings and provide shielding for the mechanical units on the roof. The reduction in parking is appropriate because the studio apartments will have only one resident and will not require additional parking. The development will have many amenities and be compatible with the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0482-15	Vacation of rights-of-way for Valadez Street and Wagon Trail Avenue for the northeastern parcel	Approved by PC	September 2015
ZC-0528-07	Reclassified the southwest parcel to C-2 zoning	Approved by BCC	June 2007
ZC-1778-05	Reclassified the southeastern parcel and the adjacent parcel to the east to C-2	Approved by BCC	January 2006
ZC-1029-96	Reclassified the northern parcels to R-3 zoning	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Business and Design/Research Park	R-E & M-D	I-215 Beltway & undeveloped
East	Business and Design/Research Park & Commercial General	C-2 & M-D	Commercial automotive & undeveloped
West	Business and Design/Research Park	R-4 & M-D	Office & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

The 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 that this location is an ideal transitional parcel. The nonconforming zone boundary amendment process allows for identification of land use trends or changes in a particular area that may not be consistent with the planned land use designation for the site. Although this site is planned for commercial and light industrial uses, there is a mixture of commercial, industrial, and residential uses existing in the area. In addition, no substantial or negative impacts have been associated with the multiple family developments in the area surrounding this site. Additionally, the location of this site, the fact that it is adjacent to a mixture of uses, and has access to an arterial street (Sunset Road), make this site suitable for multiple family uses.

- 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.*

This site is surrounded by a mixture of uses and zoning designations. The site abuts an existing automotive commercial use and undeveloped land to the east, an established multiple family development further east, vacant land zoned R-4 and an existing office complex to the west, and an established R-2 residential subdivision to the north. Additionally, the site is within the MUD-3 Overlay District that would conditionally allow higher residential densities than what is proposed with this request. Therefore, the land use and density for this application is consistent and compatible with the land uses in the area.

- 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 service providers who have replied to staff indicated that there will be no substantial adverse effects on public facilities and services. The project has fully integrated recreational facilities on-site which include a clubhouse, pool, exercise area, and open space, thus reducing impacts to Clark County recreational facilities. Urban Specific Policy 56 specifically states that to minimize impacts on necessary public services and facilities, multiple family developments should be encouraged to locate adjacent to a mix of other land uses including commercial, office, educational, institutional, recreational, and other appropriate urban uses.

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

Land Use Goal 2 of the Comprehensive Master Plan encourages the provision of opportunities for a mix of uses such as commercial, office, recreational, entertainment, public facilities, multiple family residential and other activities within close proximity to each other, both vertically and horizontally, which are connected and integrated. This proposal is adjacent to office uses, future employment centers, and in close proximity to an entertainment/retail complex that has been approved less than half a mile to the west on Sunset Road. Additionally, this proposal is consistent with a number of Urban Specific Policies including Policy 57 which encourages multiple family developments to locate near transit (or where it may become available) along with pedestrian and road networks that can accommodate higher residential densities.

Summary

Zone Change

The bulk and density of the proposed development is consistent with adjacent land uses and less dense than what would otherwise be permitted within the MUD-3 Overlay District. It is consistent with many of the policies of the Comprehensive Master Plan and provides for the orderly growth of the area. It provides a seamless transition between the existing single family residential homes to the north and the multi-family residential, office and retail uses to the west.

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 increase in building height is minimal and will not adversely affect the area adjacent to this property as the existing buildings to the west range in height from 28 feet to 57 feet. Therefore, staff can support this request.

Waiver of Development Standards #2

As currently proposed, 1.5 parking spaces per unit are being provided for a 384 multi-family residential development consisting of the following: 48 studios; 192, one bedroom units; 108, two bedroom units; and 36, three bedroom units. Additionally, the parking requirements for resident parking based on the mix of units proposed totals 561 spaces which is only 16 spaces less than the total number of spaces proposed (577). Staff finds that a 13.4% reduction in parking is excessive and would not allow for sufficient on-site visitor parking thereby resulting in potential off-site impacts to surrounding streets and properties. Therefore, staff cannot support this request.

Design Review

The plans, as submitted, depict a development that complies with the Urban Specific Goals of the Comprehensive Master Plan related to Multiple Family Residential development. The buildings and overall project are sensitive to the planned and approved land uses with regard to scale, use of materials, and bulk. The project offers recreational opportunities to the residents and a design that is cohesive with the natural environs.

Department of Aviation

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

Staff Recommendation

Approval of the zone change, waiver of development standards #1, and the design review; and denial of waiver of development standards #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 3, 2018 at 9:00 a.m., unless otherwise announced.

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:

- Resolution of Intent to complete in 3 years;
- Provide a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the south and west property lines;
- A parcel map to separate the residential zoned portion of the project from the commercial zoning shall be recorded prior to building permits being issued;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 55 feet to back of curb for Sunset Road, 35 feet to back of curb for Cimarron Road, additional right-of-way along Rafael Rivera Way to match property to the east 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.

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show a minimum 24 foot fire lane; and to change dead end over 150 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwatercam.com and reference POC Tracking #0243-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 8 cards

PROTEST: 44 cards

PLANNING COMMISSION ACTION: August 21, 2018 – HELD – To 09/04/18 – per the applicant.

PLANNING COMMISSION ACTION: September 4, 2018 – HELD – To 09/18/18 – per the applicant to return to the Spring Valley Town Board.

APPLICANT: CALIDA RESIDENTIAL, LLC

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

10/16/18 PC AGENDA SHEET

VEHICLE REPAIR/MINOR PAINT/BODY SHOP SPRING MOUNTAIN RD/LINDELL RD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0692-UNITED INVESTMENTS, LLC:

USE PERMITS for the following: 1) automobile minor paint/body shop; and 2) vehicle repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking, 2) allow alternative street landscaping; 3) eliminate parking lot landscaping; and 4) reduce the separation from a vehicle repair use to a residential use in conjunction with an automobile sales business on 0.5 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Spring Mountain Road, 325 feet west of Lindell Road within Spring Valley. SB/mk/ml (For possible action)

RELATED INFORMATION:

APN:

163-13-203-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 16 spaces where 57 spaces are required (a 71% reduction).
2. Reduce street landscaping width to 3 feet where a minimum of 15 feet is required (an 80% reduction).
3. Eliminate parking lot landscaping where 1 medium tree every 8 spaces or 1 large tree every 6 spaces is required.
4. Reduce the separation from a vehicle repair use to a residential use to 115 feet where a minimum of 200 feet is required (a 42.5% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.5
- Project Type: Automobile sales/minor paint/body shop and vehicle repair
- Number of Stories: 2
- Square Feet: 10,167
- Parking Required/Provided: 57/16

History & Site Plan

The subject business is currently existing and operating with an active business license #NV20131264773 at the subject site. Two land use applications (UC-1395-07 and UC-0365-13) were approved for similar requests with conditions to review in 1 year as public hearing, hours of operation to be limited to 8:00 a.m. to 6:00 p.m., and various other conditions. Both of the previous applications are expired. This situation was found out when the potential owner applied to change and transfer ownership of the business.

Site Plans

The plans show an existing commercial building on the property being used as automobile sales, automobile minor paint/body shop, and vehicle repair business (Universal Motorcars NNG LLC). Access to the site is from Spring Mountain Road via 1 ingress and 1 egress point. Eight automobile display spaces are located in front of the building. The side and rear yards of the property are gated and secured from the front yard but will remain open during business hours. A total of 16 parking spaces are provided where 57 spaces are required. The majority of the parking is at the rear of the building, but 5 parallel parking spaces are located to the west and to the front of the building. Drive aisles are one-way and circulate counterclockwise around the building. Residential uses exist approximately 115 feet south of the subject building; however, there is a parking lot for the adjacent parcel to the west between the subject business and the residential development located on the south.

Landscaping

The photos submitted with this application show an existing 3 foot wide street landscape area located along Spring Mountain Road with sporadic shrubs and gravel. There is no parking lot landscaping proposed since the existing parking areas are completely paved. There are 6 existing shrubs along the front of the building.

Elevations

The photos show a 2 story building constructed of CMU block and painted white. Black awnings are located over the front first story windows and doors. There are 4 overhead roll-up doors on the east side of the building and 2 overhead roll-up doors on the west side of the building.

Floor Plans

The plans show a 10,167 square foot building consisting of a 2,241 square foot second story mezzanine area used for office space, parts, and storage; a 2,241 square foot interior frontage space area for office and retail display; a 1,945 square foot ground floor warehouse; and a 3,740 square foot vehicle repair area. The repair area has 4 bays.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting use permits for automobile minor paint/body shop and vehicle repair in order to continue with the business as is in operation. Furthermore, the applicant states that vehicles being worked on at any given time will be kept indoors in order to keep the property

clean and orderly. Anticipated hours of operation will follow the times as previously approved which are from 8:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturdays. The applicant also states that 16 parking spaces should be adequate since the applicant believes only 3 parking spaces per bay are needed which will leave 4 parking spaces available for employees. Furthermore, a vehicle repair business has operated at this location previously with no issues. Additionally, the applicant states that there are no gasoline or diesel fluids stored on the site and the building is equipped with a paint booth, frame machine, and 2 vehicle lifts.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0365-13	Automobile repair, paint and body shop and waivers to reduce parking, reduce street landscape width, and eliminate parking lot landscaping subject to 1 year to commence and review as a public hearing - expired	Approved by PC	August 2013
UC-1395-07	Automobile repair and waivers to reduce parking, reduce street landscape width, and eliminate parking lot landscaping subject to 1 year to commence and review as a public hearing - expired	Approved by PC	January 2008
VC-0452-99 (ET-0086-01)	First extension of time	Approved by PC	April 2001
VC-0452-99	Reduce parking and street landscape width for a vehicle customizing facility subject to 2 years for review of the parking variance	Approved by PC	May 1999

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Use Permits

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.

Staff finds that the requested uses are currently in operation and are compatible with the adjacent and surrounding uses. According to Business License records, the property has been used for various automobile related uses since 1994. Additionally, automobile repair uses have been previously approved on the site (UC-0365-13 and UC-1395-07) with no recorded complaints filed with the Clark County Public Response Office related to the use. Staff finds that if any impacts exists from the automobile minor paint/body shop the impacts would not be any different from impacts of a vehicle repair shop. There are similar uses along Spring Mountain Road currently operating with no complaints or issues. Staff finds that the requested uses

comply with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complimentary and of similar scale and intensity to provide appropriate connectivity of uses. Therefore, staff can support this requests.

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.

Although the reduction in parking is large, similar reductions in parking have been approved on this site for automobile related uses (including vehicle repair and vehicle sales) in the past without any reported problems. Furthermore, the required parking is calculated based on the whole building area, where vehicle repair only occupies a 3,740 square foot area of the building.

Staff finds that waivers of development standards #2 and #3 to reduce street landscape width and eliminate parking lot landscaping represent existing conditions on the site and these waivers were previously approved for the site. Therefore, the existing site conditions are acceptable. However, all landscaping within the existing street landscape area will require improvements to enhance the site; therefore, staff recommends re-establishing live landscaping (shrubs and groundcover) within the area.

Staff can support waiver of development standards #4 to reduce the separation of a vehicle repair use from a residential use located on the south side. As noted above, a vehicle repair use was previously approved and is still in operation on this site without any complaints. The overhead bay doors face east and west and do not face directly onto the residential uses. Furthermore, the parking lot of an adjacent commercial parcel to the south separates the subject property from the residential properties to the south. In addition, 2 separate block walls (the southern property line wall and the property line wall along the adjacent commercial property) will further provide a buffer and screen the use from residential developments.

**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

- 2 years to review as a public hearing;
- Auto repair hours of operations limited to 8:00 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturday;
- Plant small trees 20 feet on center and shrubs to cover 50% of the existing street landscape area;
- Gates to remain open during business hours;
- 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 application for review, and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Applicant is advised that operational permits may be required for this facility; that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to show fire hydrant locations on-site and within 750 feet; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that 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: NINA GROZAV

CONTACT: NINA GROZAV, 7384 LAGOON BLUE ST, LAS VEGAS, NV 89139

10/17/18 BCC AGENDA SHEET

COMMERCIAL RETAIL & RESORT HOTEL/CASINO
(TITLE 29)

215 BELTWAY/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-18-400190 (UC-0726-08) -NP DURANGO, LLC:

USE PERMITS FOURTH EXTENSION OF TIME to commence the following: 1) modifications to a previously approved resort hotel/casino; 2) addition of an office and retail plaza with incidental commercial uses; and 3) deviations to development standards.

DESIGN REVIEWS for the following: 1) final plans on a previously approved resort hotel/casino with ancillary uses; and 2) an office and retail plaza consisting of 8 buildings with associated structures and water features on approximately 71.0 acres in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community.

Generally located between the 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. SB/lm/ml (For possible action)

RELATED INFORMATION:

APN:
176-05-601-028

USE PERMITS:

1. Permit modifications for a resort hotel/casino consisting of 726 hotel rooms in 2 towers, with 86,883 square feet of casino floor space, and all associated public areas and structures that were previously approved for 1,000 hotel rooms in 2 towers, with 120,000 square feet casino floor space, and all associated public areas and structures.
2. Permit an office and retail plaza with incidental commercial uses consistent with the uses permitted in the C-2 zoning district.
3. Permit deviations to development standards.

DEVIATIONS:

1. Increase the wall height at a portion of the site to 12 feet where screen walls are allowed at a maximum height of 6 feet.
2. Modify parking stall dimensions near diamond planters on 1 side to 9 feet by 14 feet 9 inches where a typical stall is required to be 9 feet by 19 feet in Title 29.
3. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

SPRING VALLEY – MAJOR DEVELOPMENT PROJECT – (RHODES RANCH) – UP TO LIMITED RESORT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 71
- Number of Units: 726 rooms
- Project Type: Resort hotel/casino and commercial retail development
- Building Height: Up to 216 feet
- Parking Required/Provided: 3,934/6,205

Site Plans

The approved plans show that Durango Station will have 2 hotel towers at a height of 145 feet and 216 feet (previous maximum heights shown at 155 feet and 216 feet) and include 726 hotel rooms (previous maximum hotel rooms shown at 1,000). The casino was approved for a maximum casino square footage consisting of 120,000 square feet. Also included within the site is a retail plaza consisting of 8 buildings located at the northwest portion of the site. The retail buildings are centered along an outdoor pedestrian realm which includes benches, planters, water features that use reclaimed water, enhanced pavers, and open space areas where people can gather. The pedestrian realm also fully connects the retail component with the other uses on the property by using walking paths and courtyards in the design. The retail buildings will total 139,071 square feet and range in size from 5,613 square feet to 26,877 square feet. The elevations depict varying roof lines generally being 40 feet in height consisting of a variety of facade walls which change color, texture, and design. Also shown on plans is a 6 level "north" parking garage located between the new retail area and the hotel/casino. Parking for the resort and retail area is provided by 2 parking garages including 1,993 and 2,055 parking spaces respectively, and 2,157 surface parking spaces (excluding 320 diamond spaces) which are distributed throughout the site within extensive parking lots located along the street frontages. The parking requirement for this project is 3,934 spaces which this site exceeds.

Applicant's Justification

The applicant states that there have been no significant changes to the subject site or in the vicinity that would make the proposed use incompatible with the area. The applicant intends to go forward with the project when market conditions are appropriate; therefore, requests additional time to commence.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0726-08 (ET-0073-15):

Current Planning

- Until September 3, 2018 to commence;
- Enter into a Development Agreement prior to permits;
- 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.

Building/Fire Prevention

- Applicant is advised that Fire Prevention does not have any objection to the requested extension of time.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all on-site sewers shall be private, public sewers shall only be allowed in the public streets; and that CCWRD has no exception to the request for an extension of time.

Listed below are the approved conditions for UC-0726-08 (ET-0082-13):

Current Planning

- Until September 3, 2015 to commence;
- Conformance to all relevant previous conditions of approval.
- Applicant is advised 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; active odor control treatment of wastewater liquid and vapor will be required as part of this project; all onsite sewers shall be private; public sewers shall only be allowed in the public streets; and that CCWRD has no exception to the request for an extension of time.

Listed below are the approved conditions for UC-0726-08 (ET-0134-10):

Major Projects - Planning

- Until September 3, 2013 to commence;
- Enter into a Development Agreement prior to Certificate of Occupancy for any structures;
- All applicable standard conditions for this application type.
- Applicant is advised 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.

Listed below are the approved conditions for UC-0726-08:

Major Projects - Planning

- Non-public hearing design review for the pedestrian flow and connectivity between some of the parking areas and the different elements of the project;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Major Projects – Engineering

- Update drainage study and compliance;
- Update traffic study and compliance;
- Full off-sites to include paved legal access;
- Right-of-way dedications to include dedication and construction of third travel lane along Beltway frontage road;
- Sign a License And Maintenance Agreement for any non-standard improvements within right-of-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;
- Any applicable vacations to be recordable prior to final map technical review;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Applicant's Justification

The applicant states that the development of the gaming industry has moved toward more non-gaming amenities in association with hotel-casinos, and that the commercial component of the proposed development is critical to the project. The applicant intends to go forward with the project when market circumstances and internal capital programs are available; therefore, requests additional time to commence.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010
UC-0726-08	Original application for a revised resort hotel/casino with accessory retail commercial	Approved by BCC	September 2008

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	215 Beltway
South	Commercial Tourist & Commercial General & Mixed-Use	H-1, C-2, & R-3	Multi-family & Single Family Residential & Retail Center
East	Commercial General & Residential Urban Center	C-2 & R-4	Undeveloped
West	Residential Suburban & Residential high & Mixed-Use	R-2, & R-3	Single Family Residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis**Current Planning**

Title 29 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 laws or policies affecting the subject property. Using the criteria set forth in Title 29, substantial changes have occurred surrounding the subject site since the original approval. The areas to the west and partially the south were planned for multi-family development when this application was originally approved; however, both the west and part of the south have now been developed with single family detached housing. The houses to the west directly abut the hotel/casino site and thus could require more substantial buffering than was originally approved. In addition, this is the fourth extension request, encompassing more than 10 years, which may require different conditions of approval than were previously in place. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until September 3, 2021 to commence.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that operational permits may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NR DURANGO, LLC

CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101



10/17/18 BCC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

ROY HORN WY/TOMSIK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-18-0681-GK ACQUISITIONS, LLC, ET AL & STANLEY 015 REALTY, LLC.

ZONE CHANGE to reclassify 7.3 acres from R-E (Rural Estates Residential) Zone and C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.

USE PERMIT for the offices as a principal use.

WAIVER OF DEVELOPMENT STANDARDS for increased building height.

DESIGN REVIEW for a proposed office building and parking garage on a 3.7 acre portion of 7.3 acres in the CMA Design and MUD-2 Overlay Districts.

Generally located on the southwest corner of Roy Horn Way and Tomsik Street within Spring Valley (description on file). SS/mk/ml (For possible action)

RELATED INFORMATION:

APN:

176-04-201-013; 176-04-201-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 75 feet where 50 feet is the standard per Table 30.40-1 (a 50% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.3 (zone change and use permit)/3.7 (design review)
- Project Type: Office building and 3 level parking garage
- Number of Stories: 4
- Building Height: 75 feet
- Square Feet: 90,400 (office building)/33,400 (3 level parking garage)
- Parking Required/Provided: 362/363

Site Plans

The plans show 2 parcels: Parcel 176-04-201-015 located on the north side adjacent to Roy Horn Way consisting of 2.3 acres and is zoned C-2; and the southern parcel, 176-04-201-013 is zoned R-E and consists of 5 acres. This request is for a conforming zone change to reclassify both parcels from R-E and C-2 Zones to M-D Zone; a use permit for offices as a principal use and a design review for 3.7 acres of the 7.3 total acres of the site for an office building and parking garage. The remaining portion of parcel 176-04-201-013 is for future development.

The plans depict a proposed 4 story, 90,400 square foot office building located on the northern portion of the site, 117 feet south of Roy Horn Way. South of the office building, is a 3 level parking garage. The parking garage will consist of 290 parking spaces and the remaining 74 parking spaces are located on the northern portion of the site and between the office and garage building. The site has access to Roy Horn Way and Tomsik Street.

Landscaping

The plans depict a minimum 20 foot wide landscape area including a 5 foot wide detached sidewalk along Roy Horn Way, and 24 foot wide landscape area adjacent to a 5 foot wide attached sidewalk along Tomsik Street. A 33 foot wide landscape area including a 10 foot wide detached sidewalk is shown along a proposed private drive aisle labeled as West Village Street located on the south side of the parking garage. The plans also show parking lot landscape fingers located on the north side of the office building and between the parking garage and office buildings. Proposed landscape will include trees, shrubs and groundcovers such as Southern Live Oak, Mediterranean Fan Palm, Crape Myrtle, Big Sagebrush, Pink Fairy Duster, Sweet Bush and a combination of river rocks and gravel.

Elevations

The plans show a 4 story contemporary style building up to 75 feet high, and a 3 level parking garage. The buildings have flat roofs with louvered mechanical screen walls and a varied roof line ranging from 65 feet to 75 feet high. The façade will consist of painted concrete tilt-up panels with reveals, projected window shrouds and an aluminum and glass storefront system. There are glass fins on the exterior of the building that will be edge lit with LED lighting.

Floor Plans

The plans show a 4 story, 90,400 square foot building. The first floor consists of 3 suites, a lobby and bathrooms. The second floor consists of a common lounge, an outdoor lounge, a suite and bathrooms; and the third and fourth floors consist of optional corridor and open area for future customized suites and bathrooms.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the requested zoning conforms to the Spring Valley Land Use Plan. Office as a principal use is compatible with other existing and approved developments in the area and the requested 75 foot high building is similar to other buildings that have been approved along the 215 Beltway and Ron Horn Way.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0048-15	Digital billboard conversion	Approved Administratively	January 2015
ZC-1053-02	Reclassified the northern parcel 176-04-201-015 to C-2 zone to allow an off-premises sign	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	I-215 Beltway & Office complex
South	Business and Design/Research Park	R-E	Undeveloped
East	Business and Design/Research Park	M-D	Approved for an office complex
West	Business and Design/Research Park	C-2 & R-E	Undeveloped parcels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the Spring Valley Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the existing zoning and approved development in the area. Staff finds that the requested zoning also conforms to Urban Specific Policy 99 of the Comprehensive Master Plan that states, in part, business and research park development should be complementary with abutting uses through site planning and building design.

Use Permit

An office as a principal use in an M-D zoning district is not permitted by right and only permitted with discretion subject to consideration of a use permit to ensure compatibility with surrounding uses and ensuring adequate on-site parking. 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.

Staff finds that offices are permitted in the M-D zone with the approval of a special use permit. Additionally, similar uses have been approved on the east side of the subject site and in the immediate area. Staff can support this request since it is consistent and compatible with existing office and commercial uses in the area. Additionally the project complies with Goal 1 of the Comprehensive Master Plan which encourages an implementation of a comprehensive land use plan to promote economic viability, employment opportunities with development that is

compatible with adjacent land uses, and is well integrated with appropriate circulation systems, services, and facilities.

Waiver of Development Standards

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

The requested increase in building height is consistent and compatible with the adjacent buildings on the east side of the subject site, which were approved at 75 foot high. The project is in conformance with Urban Specific Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses. Therefore, staff can support this request.

Design Review

Staff finds the proposed architectural design of the office building and parking garage has incorporated creative contemporary design concepts and should add to the visual quality of adjoining office and commercial uses along the 215 Beltway and Roy Horn Way. The site design and layout depict an effective vehicular circulation and provides wider sidewalks for effective pedestrian movement. Staff finds that the proposed project meets CMA design and development standards per Code. For example, the plans show similar landscape width and detached sidewalks as the approved office complex on the east side of Tomsik Street; therefore, complying with Urban Specific Policy 12 which encourages the development of detached sidewalks that exceed the 5 foot minimum requirement. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Tomsik Street, corner spandrel, and additional right-of-way along Roy Horn Way necessary to complete 44 feet from back of curb to face of concrete barrier;
- Vacate existing right-of-way along Pamalyn Avenue alignment west of project site and any existing patent easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control, and that a waiver for reduced departure distance from the intersection to the driveway along Tomsik Street is required, and that a waiver for reduced throat depth at the driveway on Tomsik Street is required.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) (503.2.1); to show fire hydrant locations on-site and within 750 feet; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0525-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: G2 CAPITAL DEVELOPMENT

CONTACT: 10 NINE DESIGN GROUP, 801 LAS VEGAS BOULEVARD SOUTH, SUITE 150, LAS VEGAS, NV 89101

8

10/17/18 BCC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

RAINBOW BLVD/QUAIL AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0695-RAINBOW QUAIL, LLC:

ZONE CHANGE to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone and R-E (Rural Estates Residential) (AE-60) Zone to C-1 (Local Business) Zone and C-1 (Local Business) (AE-60) Zone.

DESIGN REVIEWS for the following: 1) proposed medical office building; and 2) site and building signage in the CMA Design Overlay District.

Generally located on the west side of Rainbow Boulevard and the south side of Quail Avenue within Spring Valley (description on file). SS/dg/ml (For possible action)

RELATED INFORMATION:

APN:
163-34-501-018

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Medical office building
- Number of Stories: 1
- Building Height: 22 feet to 26 feet
- Square Feet: 21,200
- Parking Required/Provided: 85/96

Site Plans

The plans depict a proposed 21,200 square foot medical office building centrally located on the site and oriented parallel to Rainbow Boulevard. Parking is located to the east, south, and west of the proposed building. The site has one access on Quail Avenue and one access on Rainbow Boulevard.



Landscaping

The plans depict a 20 foot wide landscape area with a detached sidewalk along Rainbow Boulevard and a 6 foot to 15 foot wide landscape area with attached sidewalk along Quail Avenue. Landscape buffers are provided along the west and south property lines and parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a 22 foot to 26 foot high proposed medical office building that consists of the following architectural elements and materials: 1) stucco finish; 2) stone veneer; 3) aluminum storefront; 4) steel canopies; 5) metal coping; 6) cornice treatment; and 7) standing seam metal roof with varied roofline.

Floor Plans

The plans depict a 21,200 square foot shell building for a medical office building and dialysis center. The specific tenant improvements will be done by the end user.

Signage

Proposed signage consists of 3 wall signs and 1 monument sign. The wall signs are proposed along the east and north elevations facing Rainbow Boulevard and Quail Avenue as follows: 1) 76 square foot and 64 square foot wall signs facing Rainbow Boulevard; and 2) 64 square foot wall sign facing Quail Avenue. The monument sign is located on the northeast corner of the site, oriented for visibility from Rainbow Boulevard and Quail Avenue, and is proposed at 10 feet in height with an approximate sign area of 69 square feet.

Applicant's Justification

The applicant states that the request conforms to the land use plan and the proposed development complies with the CMA Design Overlay District and is an appropriate use for the land and surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Commercial General	R-E & C-2	Undeveloped & shopping center
East	Commercial General	C-1	Undeveloped
South	Commercial General	C-2	Office/retail building
West	Commercial General	R-E	Undeveloped

The immediate area is within the CMA Design Overlay District.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request conforms to the Spring Valley Land Use Plan. Staff finds a commercial zoning district is consistent and compatible with the existing and approved land uses in the area. The request complies with Urban Specific Policy 7 of the Comprehensive Master Plan which recommends, in part, that land uses are complementary and are of similar scale and intensity.

Design Review #1

Staff finds that the project is compliant with all provisions of Title 30 and the Comprehensive Master Plan and is harmonious and compatible with surrounding development. The proposed request is compliant with Urban Specific Policy 2 of the Comprehensive Master Plan that encourages, in part, development that is consistent with existing adjacent development.

Design Review #2

The proposed signage is consistent with other developments along Rainbow Boulevard and complies with Urban Specific Policy 20 of the Comprehensive Master Plan which encourages signage to be compatible with surrounding development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on substantial changes;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Quail Avenue and associated spandrel.
- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones, and 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; that if using rolled curbs, minimum 39 foot widths are required, from back of curb to back of curb; operational permits may be required for this facility; fire protection may be required for this facility; to show fire hydrant locations on-site and within 750 feet; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0528-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CAPITAL WEST DEVELOPMENT

CONTACT: BENJAMIN GIRARDIN, 10 NINE DESIGN GROUP, 801 LAS VEGAS BOULEVARD SOUTH #150, LAS VEGAS, NV 89101

DRAFT