



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 9, 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

Dee 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 25, 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 October 9, 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-18-0671-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

2. **VS-18-0679-MY LAND, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Butler Street (alignment) and Gagnier Boulevard within Spring Valley (description on file). SS/sd/ml (For possible action) 10/16/18 PC

3. **VS-18-0715-STATE OF NEVADA WATER, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Oquendo Road, and between Jerry Tarkanian Way and Quarterhorse Lane (alignment) and a portion of a right-of-way being Partick Lane located between Jerry Tarkanian Way and Quarterhorse Lane (alignment) within Spring Valley (description on file). SB/ja/ml (For possible action) 11/07/18 BCC

4. **DR-18-0744-VALLEY HOSPITAL MEDICAL CENTER, INC.:**

DESIGN REVIEW for an existing modular building addition in conjunction to an existing hospital (Spring Valley Hospital) on a portion of 34 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/jor/ml (For possible action) 11/06/18 PC

5. **UC-18-0712-TRADE D, LLC:**

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a recreational facility (indoor playground) within an existing shopping center on a portion of 2.8 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard, 485 feet north of Russell Road within Spring Valley. SS/pb/ml (For possible action) 11/06/18 PC

6. **UC-18-0718-O'NEIL-CHANG FAMILY TRUST, ET AL & CHANG, RUBY S. TRS:**

USE PERMITS for the following: 1) a proposed minor training facility (physical fitness); and 2) a proposed recreational facility (senior activities) in conjunction with an existing office facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow commercial access onto a residential street; and 2) alternative landscaping.

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

DESIGN REVIEW for modifications to an existing office facility on 0.8 acres in a C-P (Office & Professional) Zone. Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley. SB/pb/ml (For possible action) 11/06/18 PC

7. **WS-18-0728-LI, TOMMY & TRAN, SANDY:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for proposed room additions in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone in the CMA Design Overlay District. Generally located on the west side of High Noon Lane, 100 feet south of Spring Ranch Parkway within Spring Valley. SS/pb/ml (For possible action) 11/06/18 PC
8. **WS-18-0730-CASTRO, MARIA FERNANDA PERALTA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the side street (corner) setback; and 2) reduce the setback to a right-of-way for an existing addition to an attached single family residence in an R-3 (Multiple Family Residential) Zone. Generally located on the southwest corner of Kenwood Street and Verdugo Street within Spring Valley. SS/jt/ml (For possible action) 11/06/18 PC
9. **DR-18-0745-OREC LV, LLC:**
DESIGN REVIEWS for the following: 1) a proposed walk-up restaurant building with drive-thru (Dutch Brother's Coffee); and 2) alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action) 11/07/18 BCC
10. **ET-18-400210 (ZC-0477-15)-DIAMOND ARROYO LTD:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) cross access.
DESIGN REVIEW for an office/warehouse complex in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/tk/ml (For possible action) 11/07/18 BCC
11. **WC-18-400211 (ZC-0279-15)-OREC LV, LLC:**
WAIVER OF CONDITIONS of a zone change requiring development per plans submitted on July 23, 2015 on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay. Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action) 11/07/18 BCC
12. **WS-18-0720-BUFFALO LAS VEGAS LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a proposed freestanding sign; 2) allow a freestanding sign with an animated (video) unit where not permitted; and 3) increase the animated sign area for a proposed freestanding sign.
DESIGN REVIEW for a proposed freestanding sign with an animated (video) unit on 10.0 acres in a U-V (Urban Village) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Rafael Rivera Way, 450 feet south of Tioga Way (alignment) within Spring Valley. SS/jor/ml (For possible action) 11/07/18 BCC

13. **ZC-18-0719-STATE OF NEVADA WATER, LLC:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased building height; 2) modified street standards; and 3) non-standard improvements within the right-of-way. **DESIGN REVIEWS** for the following: 1) an office building; 2) alternative parking lot landscaping; and 3) increased finished grade in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Patrick Lane and Jerry Tarkanian Way within Spring Valley (description on file). SB/gc/ml (For possible action) 11/07/18 BCC
14. **ZC-18-0723-GOLDEN SPRING MOUNTAIN, LLC:**
ZONE CHANGE to reclassify 2 acres for a shopping center from C-1 (Local Business) Zone to C-2 (General Commercial) Zone for a shopping center. Generally located on the south side of Spring Mountain Road and the west side of Duneville Street within Spring Valley (description on file). SB/jor/ml (For possible action) 11/07/18 BCC

VII. General Business

- Discuss, take public input and make recommendations regarding suggestions for FY 2019/2020 budget request (s). (For Possible action).
- Select one Town Advisory Board member to serve as a jury member for the James Regional Sports Complex artwork project. (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 30, 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



Spring Valley Town Advisory Board

September 25, 2018

MINUTES

Board Members: John Getter – **PRESENT** Darby Johnson, Jr. – **PRESENT**
 Dee Gatliff – Vice Chair – **PRESENT** Angie Heath Younce – Chair – **PRESENT**

Secretary: Carmen Hayes, 702 371-7991, chayes70@yahoo.com **PRESENT**

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov **PRESENT**

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

Current Planner: Greg Cervan

Angie Heath Younce called the meeting to order at 6:32pm

II. Public Comment

None

III. Approval of September 11, 2018 Minutes

Moved by: John Getter

Action: Approved

Vote: 4/0 Unanimous

IV. Approval of Agenda for September 25, 2018

Moved by: Dee Gatliff

Action: Approved after noting General Business would be heard after Informational Items.

Vote: 4/0 Unanimous

V. Informational Items

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

Mike Shannon announced 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 being January 2019.

John Getter announced Democrat Justin Jones and Republican Tisha Black will face each other in a debate with questions submitted by voters on October 15, 2018 at the Windmill Library, 7060 West Windmill Lane at 6:00pm.

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

Motion by: Dee Gatliff
Action: Approved with staff recommendations
Vote: 4-0 Unanimous
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

Motion by: Angie Heath Younce
Action: Approved with staff recommendations
Vote: 4-0 Unanimous
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

HOLD to the October 9, 2018 Spring Valley TAB meeting due to applicant being a no show.
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

Motion by: John Getter
Action: Approved with staff conditions and DENIAL of waiver #2

Vote: 4-0 Unanimous

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

Motion by: John Getter

Action: Approved with staff conditions and additional condition no new or used auto sales on-site

Vote: 4-0 Unanimous

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

Motion by: John Getter

Action: Deny

Vote: 4-0 Unanimous

7. **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 a C-2 (General Commercial) Zone and M-D (Designed Manufacturing) Zone 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) 10/17/18 BCC

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

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

Motion by: Dee Gatliff

Action: Approved with staff recommendations

Vote: 4-0 Unanimous

VII General Business

Requested public input regarding FY 2019/2020 budget and received no recommendations.

VIII Public Comment

An inquiry was made when the Board would hear VS-18-0671.

IX. Next Meeting Date

The next regular meeting will be October 9, 2018 at 6:30pm

X Adjournment

Moved by: Angie Heath Younce

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 7:30 p.m.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

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-1)	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

10/16/18 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAFAEL RIVERA WY/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0679-MY LAND, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and Rafael Rivera Way and between Butler Street (alignment) and Gagnier Boulevard within Spring Valley (description on file). SS/sd/ml (For possible action)

RELATED INFORMATION:

APN:
176-04-101-012

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements of 33 feet wide and located along the western and eastern property lines along with a 3 foot wide easement along the northern property line of the subject parcel. The applicant indicates that the easements are no longer required and approval of this application will allow for the development of this parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0362	Reclassified 4.5 acres from R-E to C-2 zoning for a proposed commercial building	Approved by BCC	September 2018
NZC-0608-13	Reclassified 4.5 acres from R-E to M-D zoning	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Business and Design/Research Park	C-2	Undeveloped
East	Commercial General	C-2	Offices
West	Commercial General	C-2	Offices

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No objection.

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

APPLICANT: PANATTONI DEVELOPMENT COMPANY

CONTACT: MICHAEL ARGIER, PANATTONI DEVELOPMENT, 3773 HOWARD HUGHES PKWY, STE 140-S, LAS VEGAS, NV 89169

3

11/07/18 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

JERRY TARKANIAN WY/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-18-0715-STATE OF NEVADA WATER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Oquendo Road, and between Jerry Tarkanian Way and Quarterhorse Lane (alignment) and a portion of a right-of-way being Patrick Lane located between Jerry Tarkanian Way and Quarterhorse Lane (alignment) within Spring Valley (description on file). SB/ja/ml (For possible action)

RELATED INFORMATION:

APN:

163-32-201-019

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the eastern and southern boundaries of the property and a 5 foot wide portion of Patrick Lane between Jerry Tarkanian Way and the flood channel to the west of the site. The applicant indicates that the easements are no longer needed for development of the project, and the vacation of a 5 foot wide portion of the right-of-way is necessary to construct a detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	General Commercial	R-E & R-4	Flood control channel & an approved multiple family residential development (NZC-18-0476)
South	Commercial General	R-2	Single family residential development
East	Residential Urban Center (18 to 32 du/ac)	M-D	215 Beltway & undeveloped
West	Commercial General	R-E & R-2	Flood control channel & single family residential development

Related Applications

Application Number	Request
ZC-18-0719	A zone boundary amendment to reclassify 0.9 acres to C-1 zoning for an office building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of 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 corner spandrel, proposed dedicated right turn lane and additional right-of-way along Jerry Tarkanian Way to match property to the north;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JULIET COMPANIES, LLC

**CONTACT: RIETZ CONSULTING, INC, 3060 E. POST RD, STE 110, LAS VEGAS, NV
89120**

DRAFT

11/06/18 PC AGENDA SHEET

MODULAR BUILDING ADDITION
(TITLE 30)

RAINBOW BLVD/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-18-0744-VALLEY HOSPITAL MEDICAL CENTER, INC.:

DESIGN REVIEW for an existing modular building addition in conjunction to an existing hospital (Spring Valley Hospital) on a portion of 34 acres in a C-P (Office & Professional) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Rainbow Boulevard and Hacienda Avenue within Spring Valley. SS/jor/ml (For possible action)

RELATED INFORMATION:

APN:

163-26-301-013 ptn

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: 5400 S. Rainbow Boulevard
- Site Acreage: 34 (portion)
- Project Type: Modular building addition (existing)
- Number of Stories: 1
- Building Height: 15 feet 7 inches
- Square Feet: 5,000
- Parking Required/Provided: 1,026/1,588

Site Plan

The site plan depicts an existing modular building attached to the east side of the main building of an existing hospital (Spring Valley Hospital). An 8 foot wide modular corridor serves as the connecting hallway from the main building to the modular building. North of the modular building is an existing heliport. The existing modular building is located 180 feet west of Redwood Street. There is an existing parking lot south of the modular building and east of Redwood Street.

Landscaping

Existing landscaping will remain on the property. Additional landscaping is not a part of this request.

Elevations

The existing modular building is rectangular in shape, with an overall height of 15 feet and 7 inches, with a 3:12 roof pitch. The removable metal wall panels are a tan and cream color. The panels are 8 feet high and screen the mechanical equipment located between the modular building and the main hospital building. An insulated metal skirt encompasses the bottom of the building and is consistent in color with the existing wall panels. The staircase location on the east side of the modular building has not changed. No changes are proposed to the existing modular building.

Floor Plans

The proposed floor plans depict six repair and maintenance work stations and work areas on the west side of the existing modular building. The center of the modular building features restrooms, a breakroom, kitchenette, storage rooms for parts and supplies, two offices, utility room, electrical and data room, testing equipment room, and an equipment sequester room. An area for equipment staging is located within the east side of the modular building. The building is currently designed to be a 24 bed outpatient observation unit. The changes to the floor plan will accommodate the hospital's medical equipment calibration and maintenance for the biomedical engineering department.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Spring Valley Hospital would like to continue to use the modular building as a different function for the hospital. Due to hospital's increase in patient care, the hospital has been planning to design and build an additional inpatient care tower. The hospital's growth has made it difficult to designate space for the biomedical engineering department. The new use of the modular building would allow Spring Valley Hospital to use the building as a medical equipment calibration office and maintenance for their biomedical engineering department.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-1293-17	Administrative design review for hospital addition	Approved Administratively	December 2017
DR-0208-15	Spring Valley Hospital building addition	Approved by BCC	May 2015
DR-0871-14	Modular Building	Approved by BCC	December 2014
WS-0387-09	Increased height for a hospital addition	Approved by PC	July 2009

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0378-08	Parking lot expansion	Approved by BCC	May 2008
DR-0488-07	Renovation & addition to the hospital	Approved by PC	June 2007
UC-0034-06	Heliport	Approved by BCC	December 2006
ADR-1426-05	New medical building	Approved Administratively	January 2006
WS-0701-01	Increased building height	Approved by BCC	September 2001
ZC-189-89, UC-246-89, & VC-437-89	Reclassified the property to C-P zoning with a use permit for a hospital & a variance to increase building height	Approved by BCC	August 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3	Multi-family complex
South	Office Professional	R-E & C-P	Undeveloped, office building, & single family residences
East	Public Facilities & Residential Suburban (up to 8 du/ac)	P-F & R-1	Grant Sawyer Middle School & single family subdivision
West	Residential Suburban (up to 8 du/ac) & Commercial General	R-3 & C-1	Multi-family complex & shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

No changes to the modular building have occurred since approval of the original design review. The modular building is in good condition and has been properly maintained. Although the building is modular, the use of the building has been imperative to Spring Valley Hospital's growth. Staff finds that since the modular building is existing and there are plans to construct a new inpatient tower, staff recommends a review period to assess the condition of the modular building and evaluate whether the modular building is still needed for continued use.

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 commence and review.
- 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; 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

- No comment.

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.

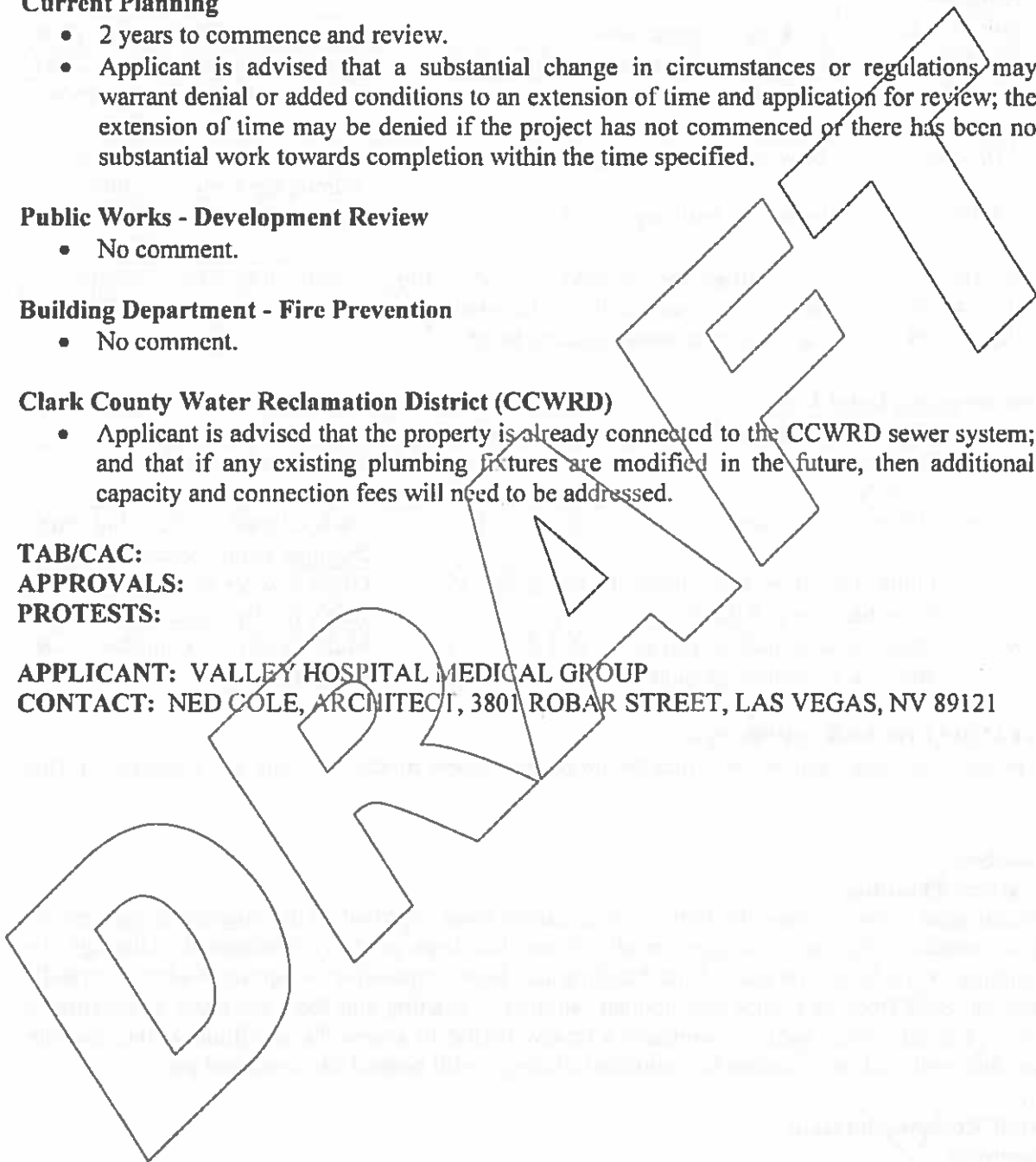
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VALLEY HOSPITAL MEDICAL GROUP

CONTACT: NED COLE, ARCHITECT, 3801 ROBAR STREET, LAS VEGAS, NV 89121



11/06/18 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

JONES BLVD/RUSSELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0712-TRADE D, LLC:

USE PERMIT to allow on-premises consumption of alcohol (service bar) in conjunction with a recreational facility (indoor playground) within an existing shopping center on a portion of 2.8 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard, 485 feet north of Russell Road within Spring Valley. SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:
163-26-818-001 ptn

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 5963 S. Jones Boulevard, Suites 114-115
- Site Acreage: 2.8
- Project Type: Service bar in conjunction with a recreational facility (indoor playground)
- Number of Stories: 1
- Square Feet: 4,948 (lease area)
- Parking Required/Provided: 135/147

Request

The existing recreational facility (indoor playground) was approved by action of UC-0874-14 in December 2014. The purpose of this request is to allow a service bar selling beer and wine in conjunction with the existing restaurant area.

Site Plans

The plans show a tenant space with an existing recreational facility (indoor playground) located in the northwestern portion of the building, specifically Suites 114 and 115. The "L" shaped building is in a shopping center and located along the north and west boundaries of the site. Access to the site is from both Jones Boulevard and Russell Road.

Landscaping

There are no changes proposed to the existing landscaping.

Elevations

The photos show a 1 story building with stucco and stone veneer finish, decorative columns, arches, comices, aluminum storefront systems, and parapet and pitched tile roofing.

Floor Plans

The plans depict a 4,948 square foot lease area consisting of a playground area, dining area, kitchen area, office, storage room, bathrooms, and a lobby/parent waiting area.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates tenant improvements are in process and a service bar will serve an 800 square foot dining area in conjunction with the existing recreational facility (indoor playground). All alcoholic beverages will be served to customers in the dining area. The proposed use will be harmonious and compatible with adjacent development and existing land uses and will not require additional public services, utilities, or parking accommodations.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0792-17	Comprehensive sign package (wall signage)	Approved by BCC	November 2017
DR-0311-17	Comprehensive sign package	Approved by BCC	June 2017
UC-0389-15	Second hand sales	Approved by PC	June 2015
UC-0874-14	Recreational facility (indoor playground)	Approved by PC	December 2014
WS-1097-08	Allowed temporary signs to be displayed for a 90 day period - expired	Approved by BCC	February 2009
UC-1901-05	Allowed an on-premises consumption of alcohol establishment (supper club) within 200 feet of a residential use - expired	Approved by PC	January 2006
ZC-1363-02 (WC-0042-04)	Waived condition of a zone change requiring all signage to be monument style and incorporate common design elements for a shopping center	Approved by BCC	March 2004
ZC-1363-02 (WC-0098-03)	Waived conditions of a zone change requiring a 2:1 setback, architectural style, storefronts facing the street, and landscaping for a shopping center	Approved by BCC	June 2003
ZC-1363-02	Reclassified the property from R-E to C-1 zoning	Approved by BCC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Undeveloped
South	Commercial Neighborhood	C-1	A portion of the shopping center
East	Residential High (8 du/ac to 18 du/ac)	RUD	Single family residential
West	Residential Low (up to 3.5 du/ac)	R-D	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 does not anticipate any negative impacts to the existing development in terms of parking or a change in the character of the complex by adding a service bar to the existing recreational facility. The proposed business will not intensify the existing use on the property. The recreational facility and accessory restaurant exist within a C-1 zone and Title 30 requires that a service bar be approved with a use permit. Staff finds similar uses have been previously approved at this location, with no known impacts to the immediate area.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of an adult use, a liquor or gaming license or any other County issued permit, license or approval; 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

- No comment.

Building Department - Fire Prevention

- No comment.

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: ADVENTURE INDOOR PLAYGROUND, LLC

CONTACT: ALLISON GIGANTE, KOLESAR & LEATHAM, CHTD., 400 S. RAMPART BLVD., SUITE 400, LAS VEGAS, NV 89145

DRAFT

11/06/18 PC AGENDA SHEET

MINOR TRAINING/RECREATIONAL FACILITY
(TITLE 30)

JONES BLVD/PALMYRA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0718-O'NEIL-CHANG FAMILY TRUST, ET AL & CHANG, RUBY S. TRS:

USE PERMITS for the following: 1) a proposed minor training facility (physical fitness); and 2) a proposed recreational facility (senior activities) in conjunction with an existing office facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow commercial access onto a residential street; and 2) alternative landscaping.

DESIGN REVIEW for modifications to an existing office facility on 0.8 acres in a C-P (Office & Professional) Zone.

Generally located on the west side of Jones Boulevard and the south side of Palmyra Avenue within Spring Valley. SB/pb/ml (For possible action)

RELATED INFORMATION:

APN:

163-11-804-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow commercial access onto a residential street (Palmyra Avenue) where not allowed per Table 30.56-2.
2.
 - a. Allow an existing 6 foot wide landscaping area adjacent to an existing attached sidewalk along Jones Boulevard where landscaping per Figure 30.64-17 is required.
 - b. Eliminate the landscaping along Palmyra Avenue where landscaping per Figure 30.64-13 is required.
 - c. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
 - d. Eliminate landscaping adjacent to a residential use where landscaping per Figure 30.64-11 is required.

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3111 S. Jones Boulevard
- Site Acreage: 0.8

- Project Type: Training and recreational facility in conjunction with an existing office facility
- Number of Stories: 2
- Building Height: 23 feet (principal office building/recreational facility)/25 feet (accessory building/training facility)
- Square Feet: 6,040 (principal office building/recreational facility)/2,325 (accessory building/training facility)
- Parking Required/Provided: 32/35

Site Plans

The plans depict an existing office facility consisting of a 6,040 square foot office building located on the eastern portion of the site and a 2,325 square foot accessory building (garage) located on the western portion of the site. A portion of the principal office building is being converted into a recreational facility (senior activities) and the accessory building is being converted into a minor training facility (physical fitness). A proposed one-way drive aisle along the northern portion of the site will connect the existing parking area on the eastern side of the principal building to the existing parking area on the western portion of the site north of the accessory building. Additional parallel parking spaces are located on the north side of the drive aisle. The site has access to Jones Boulevard and Palmyra Avenue via 3 existing driveways.

Landscaping

An existing 6 foot wide landscape area is located along an existing sidewalk adjacent to Jones Boulevard and a large landscape/garden area is located on the central portion of the site between the 2 buildings. This area will be used by customers of the recreational facility as a sitting/walking area. No landscaping is provided along the western property line adjacent to a residential use and along the northern property line adjacent to Palmyra Avenue. There are no interior parking lot trees being provided in the western parking area.

Elevations

The plans depict an existing 2 story, 23-foot high office building and an existing 2 story 25 foot high accessory building. Both buildings are constructed with similar building materials including shingle roofs, brick veneer, and wood siding painted with similar colors. Modifications to the principal office building include roof repair and raising the height of the western portion of the building to match the eastern portion.

Floor Plans

The principal office building is 2 stories with offices, reception area, library, recreation area, kitchen, and restrooms. The accessory building is 2 stories with a training facility on the first floor and an office and changing room on the second floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the training facility will be located in the accessory building and will provide instruction in health and fitness. The western portion of the first floor of the principal

office building will be used as a recreational facility where seniors can meet and engage in individual and group activities. The eastern portion of the building will continue to be used as offices. The buildings are being improved but will maintain their existing appearance. Although there will be no perimeter and parking lot landscaping, additional trees will be planted in the central garden area between the buildings. The exterior of the buildings will remain similar to the existing appearance.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0468-16	Allowed commercial access onto a residential street with a design review for the existing garage	Approved by PC	March 2017
UC-0261-03	Minor school that will be teaching design of book making and stationery product in conjunction with an existing dental office	Approved by PC	March 2003
DR-180-92	To construct and maintain a detached garage in conjunction with an existing dental office – expired	Approved by PC	January 1993
ZC-289-86	Reclassified this site to a C-P zone for proposed dental office	Approved by BCC	January 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Rural Neighborhood Preservation	C-P & R-E (RNP-I)	Office uses & single family residence
South	Office Professional	C-P	Office uses
East	Public Facilities	C-P	Private school
West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residence

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.

Use Permit #1

The concern with this type of use is to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking to accommodate the intended patrons. Staff finds that on-site parking will accommodate the proposed use since a minor training facility does not increase the demand for parking more than originally provided. Additionally, similar

uses have been approved on the site without a negative impact. Therefore, staff does not anticipate any negative impacts on the adjacent properties from a minor training facility at the subject location.

Use Permit#2

Staff finds that a recreational facility is appropriate at this location and is compatible with the land uses in the immediate area, which mostly consist of offices and a private school along Jones Boulevard. The senior activities will be conducted within an existing building which is adequately served by public improvements, facilities, and services. Adequate parking is provided within the complex to support the use. The use will provide a recreational use within the area which complies with Land Use Goal 2 of the Comprehensive Master Plan which encourages a mix of uses within close proximity to each other. Therefore, staff can support the request.

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 subject driveway has existed since 1992 when the subject property was approved to construct and maintain a detached garage in conjunction with a dentist office. In March 2017 a similar request was approved to bring the existing garage up to Code. Furthermore, the office complex fronts on and has access to a major street (Jones Boulevard), which can accommodate high traffic volumes. Therefore, staff has no objection to this request.

Waiver of Development Standards #2

The landscape area and attached sidewalk along Jones Boulevard exists and are compatible with the existing landscaping to the north and south along the west side of Jones Boulevard. Therefore, staff can support this portion of the request. However, staff cannot support the other request to eliminate landscaping. The parking lot layout is being modified to add a drive aisle and additional parallel parking spaces along the northern portion of the site removing all of the existing landscaping in the area. Staff finds the removal of all landscaping in the area is excessive. Furthermore the plans depict 3 additional parking spaces so there is room to provide modified landscaping along the north property line such as landscape island fingers between the parallel parking spaces. The previously approved plans provide a 10 foot wide landscape area along the western property line adjacent to an existing residential use and there is sufficient room on the site to provide this buffer. If the previously approved buffer was provided along with the landscape island fingers addressed above, the requirement for interior parking lot trees would be met. Staff finds waivers of development standards #2b, #2c, and #2d conflict with Urban Specific Policy 73 of the Comprehensive Master Plan, which states that interior parking lot trees should be provided and maintained for shade and visual relief. Therefore, staff cannot support this request.

Design Review

Staff finds that the modifications to the principal building are compatible with the existing building and the development in the surrounding area and can support the request. However, the modifications to the parking areas and drive aisles are contingent upon approval of waivers of development standards #2b, #2c, and #2d which staff cannot support, therefore, staff recommends denial.

Staff Recommendation

Approval of the use permits, waivers of development standards #1 and #2a; and denial of waiver of development standards #2b, #2c, #2d and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Provide 7 landscape island figures with 7 large trees along the north property line;
- 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

- No comment.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0542-2018 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RUBY CHANG
CONTACT: RUBY CHANG, 3179 TONYRAM CIRCLE, LAS VEGAS, NV 89146

DRAFT

7

11/06/18 PC AGENDA SHEET

REAR SETBACK
(TITLE 30)

HIGH NOON LN/SPRING RANCH PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0728-LI, TOMMY & TRAN, SANDY:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear yard setback for proposed room additions in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone in the CMA Design Overlay District.

Generally located on the west side of High Noon Lane, 100 feet south of Spring Ranch Parkway within Spring Valley. SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:

163-25-314-017

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear yard setback to 5 feet where 20 feet is required per Table 30.40-2 (a 75% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5459 High Noon Lane
- Site Acreage: 0.2
- Project Type: Single family addition
- Number of Stories: 1
- Building Height: 13 feet (additions)/18 feet (residence)
- Square Feet: 273 (additions)/2,324 (residence)

Site Plans

The plans depict a 90 square foot addition (den), a 140 square foot addition (bathroom), and a 43 square foot addition (foyer) to an existing 2,324 square foot single family residence. The proposed den addition is located at the southwest corner of the residence and is set back 5 feet from the west (rear) property line and 5 feet from the south (side) property line. The proposed bathroom addition is set back 5 feet from the west (rear) property line and the proposed foyer addition is located on the eastern side of the residence and meets the front setback requirement.

Access to the project site is granted via an existing residential driveway located along High Noon Lane.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required with this request.

Elevations

The plans depict an existing 1 story single family residence with an overall height of 18 feet consisting of a concrete tile roof with a 5:12 roof pitch. The proposed room additions have an overall height of 11 feet, 11 inches and consist of a concrete tile roof with a flat roof. The exterior of the existing residence and room additions consist of stucco.

Floor Plans

The plans depict a 90 square foot addition (den), a 140 square foot addition (bathroom), and a 43 square foot addition (foyer) to an existing 2,324 square foot single family residence.

Applicant's Justification

The applicant states that the proposed additions are compatible with the existing residence. There is an existing covered patio along the western side of the residence attached to the rear of the residence and portions of the patio cover area will be enclosed. The proposed additions will have the same setback as the existing patio cover.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0515-99	Reduced the rear setback for a patio cover in conjunction with an existing residence	Approved by PC	May 1999
ZC-1344-93 & UC-1375-93	Reclassified the site from R-F to R-1 zoning with a use permit to allow 204 planned development lots	Approved by BCC	October 1993

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Staff finds the proposed setback reduction will have minimal to no impact on the surrounding residential development. The proposed additions have the same setback as the existing patio cover which was previously approved on the site and are architecturally compatible with the existing residence and the adjacent residential development; therefore, staff recommends approval.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Building Department - Fire Prevention

- No comment.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

CONTACT: TOMMY LI, 5459 HIGH NOON LANE, LAS VEGAS, NV 89118



11/06/18 PC AGENDA SHEET

SETBACKS
(TITLE 30)

KENWOOD ST/VERDUGO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-18-0730-CASTRO, MARIA FERNANDA PERALTA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the side street (corner) setback; and 2) reduce the setback to a right-of-way for an existing addition to an attached single family residence in an R-3 (Multiple Family Residential) Zone.

Generally located on the southwest corner of Kenwood Street and Verdugo Street within Spring Valley. SS/jt/ml (For possible action)

RELATED INFORMATION:

APN:
163-22-617-071

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street (corner) setback to 3 feet where a minimum of 10 feet is required per Table 30.40-2 (a 70% reduction).
2. Reduce the setback to a right-of-way (Verdugo Street) to 3 feet where a minimum of 10 feet is required per 30.56.040 (d) (a 70% reduction).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 7027 Kenwood Street
- Site Acreage: 0.1
- Project Type: Attached single family residence addition
- Building Height: 8 feet 2 inches
- Square Feet: 204

Site Plan

The site plan depicts an attached single family residence with a front setback of 22 feet from Kenwood Street to the north, zero feet from the west property line, 20 feet from the rear property line to the south, and 3 feet from the east property line along Verdugo Street. Originally the residence was set back 14 feet from the east property line, which complies with Title 30

8

requirements; however a patio cover was constructed to the 3 foot setback, and the patio cover was later enclosed to create the existing room addition.

Landscaping

No landscaping is located between the room addition and Verdugo Street. Instead, a concrete walkway and a block wall separate the room addition from the street.

Elevations

The exterior of the room addition consists of painted stucco to match the single family residence. However, the roof of the addition consists of a flat roof while the residence includes a pitched roof with asphalt shingles.

Floor Plans

The 204 room addition is used as a dining room, play area for children, exercise room, and an area for the family dogs.

Applicant's Justification

According to the applicant, the patio was constructed by a previous property owner; however, the applicant (current property owner) enclosed the patio to create a room addition in 2003 without permits. The applicant is now in the process of making the necessary changes to the property to comply with code and obtain building permits.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/acre)	R-3	Attached single family subdivision

Clark County Public Response Office (CCPRO)

CE-18-05642 is an active violation for building without permits including enclosing the front entryway and enclosing a side patio.

STANDARDS FOR APPROVAL

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

Analysis

Current Planning

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

Staff cannot support the reduced side street setback (corner) and the reduced setbacks to a right-of-way. Setbacks help preserve the aesthetics of a neighborhood, consistent with Urban Specific

Policy 39 in the Clark County Comprehensive Master Plan, which encourages appropriate setbacks in all single family developments. In addition, landscaping cannot be added to soften and improve the aesthetics of the roofline of the addition since a concrete walkway and block wall separate the addition from the street. Lastly, setbacks improve safety by providing visibility to drivers beyond the immediate right-of-way. Therefore, staff cannot support the request.

Although the applicant provided letters of support from property owners to the west and northwest, letters of support were not provided from property owners to the east, who are most impacted by the reduced setbacks. The residences to the east, across Verdugo Street, face the subject property, and as a result, the residents have a direct unobstructed view of the room addition and the reduced setbacks.

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 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to complete with any extension of time to be a public hearing.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 4 letters

PROTESTS:

APPLICANT: Maria Fernanda Castro

CONTACT: Maria Fernanda Castro, 7027 Kenwood Street, Las Vegas, NV 89147

11/07/18 BCC AGENDA SHEET

COMMERCIAL BUILDING
(TITLE 30)

RAINBOW BLVD/DESERT INN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-18-0745-OREC LV, LLC:

DESIGN REVIEWS for the following: 1) a proposed walk-up restaurant building with drive-thru (Dutch Brother's Coffee); and 2) alternative parking lot landscaping on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay.

Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action)

RELATED INFORMATION:

APN:
163-10-814-010

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3235 S. Rainbow Boulevard
- Site Acreage: 0.4
- Project Type: Commercial building
- Number of Stories: 1
- Building Height: 21 feet
- Square Feet: 805
- Parking Required/Provided: 9/9

Site Plans

The plans depict a proposed building (Dutch Brother's Coffee) on a parcel that was originally part of an approved convenience store, gas station, and vehicle wash site. Since that approval, a subsequent record of survey for a 0.4 acre parcel was created for future development. This site will now share access with the Terrible's Chevron site immediately to the south. The subject building is located near the northern portion of the parcel, 54 feet west of Rainbow Boulevard. Dual drive-thru lanes are shown along the south side of the building where vehicles would enter from the interior west side and exit from the east side of the site. Additionally, a walk up order window is shown on the west side of the building. Access to the retail center is from driveways on Rainbow Boulevard and Desert Inn Road.

9

Landscaping

The street landscaping is 30 feet in width behind an attached sidewalk along Rainbow Boulevard. A 6 foot to 20 foot wide landscape planter is located adjacent to the west property line and the north property line. Additional landscaping is located adjacent to the building. The parking lot landscaping will not have traditional landscape fingers at the ends of each parking row; however, in front of the stalls there will be either trees, shrubs, or groundcover.

Elevations

The plans depict a 1 story, 21 foot high restaurant building with a flat roof and parapet walls at varying heights. Building materials consist of EIFS finished walls, horizontal and vertical reveals, metal awnings, and aluminum storefront systems. A drive-thru window is shown on the south elevation. No outside dining area is proposed with this project.

Floor Plans

The plans show an 805 square foot restaurant that will consist of an order window, kitchen, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site can accommodate up to 16 vehicles via a drive-thru that will have double stacking lanes. Furthermore, the overall project complies with previous conditions of approval and Title 30 requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0279-15	Original application that reclassified the subject site from C-P to C-1 zoning for a convenience store, gas station, and vehicle wash on 1.4 acres	Approved by BCC	July 2015
ZC-1036-97	Reclassified the subject site and the adjacent parcels to the north from R-E to C-P zoning	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Commercial Neighborhood	C-P	Offices
South & West	Office Professional	C-P	Offices
East	Public Facilities	P-F	Detention basin

Related Applications

Application Number	Request
WC-18-400211 (ZC-0279-15)	A waiver of conditions of a zone change requiring development per plans submitted on July 23, 2015 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the size of this parcel and the layout and design of the building and drive-thru lanes will have a negative impact on internal circulation and possibly the adjacent right-of-way. The site will share access with the Terrible's Chevron site immediately to the south. Dual drive-thru lanes are shown along the south side of the building which vehicles would enter from the interior west side and exit from the east side of the site. When the vehicles exit the drive-thru, they will then proceed near an ingress/egress driveway along Rainbow Boulevard. Also in this area of the development is an egress tunnel for the car wash on the Terrible's Chevron site directly to the south. The parking in conjunction with the current layout and design also present constraints for the installation of parking lot islands. Therefore, staff finds this request does not comply with Urban Land Use Policy 75 of the Comprehensive Master Plan which encourages the physical and functional integration of surrounding buildings, along with existing and/or proposed pedestrian paths and streets when considering the location of the buildings on the site. Therefore, staff cannot support the proposed layout.

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 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- Traffic study and compliance.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0550-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OREC LV, LLC

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

DRAFT

11/07/18 BCC AGENDA SHEET

OFFICE/WAREHOUSE COMPLEX
(TITLE 30)

BADURA AVE/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-18-400210 (ZC-0477-15)-DIAMOND ARROYO LTD:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced parking; and 2) cross access.

DESIGN REVIEW for an office/warehouse complex in the CMA Design and MUD-3 Overlay Districts.

Generally located on the south side of Badura Avenue, 450 feet west of Tenaya Way within Spring Valley. SS/tk/ml (For possible action)

RELATED INFORMATION:

APN:

176-03-302-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 33 spaces where 201 spaces are required (an 83.6% reduction).
2. Waive requirements for perpetual cross access ingress/egress and shared parking easements with adjacent properties.

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Office/warehouse complex
- Number of Stories: 1 and 2
- Building Height: 19 feet to 25 feet
- Square Feet: 100,200
- Parking Required/Provided: 201/37



Request

The original request was for a conforming zone change, design review, and waiver of development standards to an M-D zone for a new office/warehouse complex that is designed as a hybrid between a warehouse facility and a mini-warehouse facility with individual units being used as a storage location or an area to work on hobbies away from home. The facility is not intended as a location for business operations like typical office/warehouse facilities and has been designed with wide drive aisles to allow parking in front of each unit similar to a mini-warehouse facility with parking areas provided for visitors.

Site Plans

The approved plans depict an office/warehouse facility consisting of 4 buildings: 3 for the office/warehouse units and 1 as a community center. The original plans depict buildings located along the east and west property lines for warehouse units with the third building for warehouse units and community center located in the center of the site. Access to the site is provided by a driveway from Badura Avenue that will be gated to control access to the site. These gates are set back 50 feet from Badura Avenue. The buildings will be set back a minimum of 70 feet from Badura Avenue and 10 feet from Arby Avenue, which are located along the south property line. A minimum 42 foot wide drive aisle is provided between the warehouse buildings which is intended to allow the unit owners to park in front of their units and still allow 2-way traffic on site. Additional parking for visitors is located to the north of the buildings. The plans depict a dog run to the rear (south) of the community center.

The applicant originally submitted a revised site plan for this project which depicted a total of 157 parking spaces. However, this revised plan depicted 2 parking spaces located in front of each of the roll-up doors for the warehouse units for a total of 120 spaces. Required parking is not permitted in front of roll-up doors within office/warehouse units; therefore only 37 of the parking spaces depicted on the revised plan meet Code requirements and can be counted as parking for the project.

Landscaping

The approved plans depict landscaping at 3 locations on the site. The first is a minimum 25 foot wide landscape area adjacent to Badura Avenue. The approved plans depict an 8 foot high block wall along the south side of this landscape area and this landscape area will consist of a detached sidewalk with trees, shrubs, and groundcover as required by Code. The second landscape area is located along the south side of the site adjacent to Arby Avenue. The original plan depicted an attached sidewalk and the landscape area will be 10 feet wide with plant material consisting of trees, shrubs, and groundcover. The third landscape area is the area around the community center which will consist of trees.

Elevations

Both the community center and the warehouse buildings have flat roofs behind parapet walls. The warehouse buildings will vary in height from 22 feet to 25 feet and the plans indicate solar panels will be mounted on the roofs of these buildings. The exterior of the warehouse buildings will be a combination of stone veneer and stucco finish with aluminum louver accents. The community center will vary in height from 15 feet to 19 feet with the exterior of this building having a similar finish as the warehouse buildings.

Floor Plans

The approved plans depict an office/warehouse facility and community center with a total area of 100,200 square feet. The plans indicate that the facility will consist of 60 warehouse units which range in area from 900 square feet to 2,100 square feet for a total area of 97,200 square feet. The 3 office/warehouse buildings will range in area from 23,100 square feet to 39,900 square feet. The warehouse units will have options for a loft and a private restroom. The community center is approximately 3,000 square feet and will consist of restrooms, a kitchen area, and community room/lounge area.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0477-15:

Current Planning

- A resolution of intent to complete construction in 3 years;
- 2 years for review as a public hearing for the waivers of development standards;
- Per plans submitted on December 1, 2015;
- No retail or wholesale sales on the site;
- No overnight stays in individual units;
- No kitchens, bathrooms, sinks, or wet bars in the units;
- Any auto repair or autobody work is for the personal vehicles of the individual unit owner only;
- Design review as a public hearing on significant changes;
- The waivers of development standards are for this project only, any change in use will void the waivers of development standards;
- 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 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Badura Avenue and 30 feet for Arby Avenue;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Proposed driveways to be commercial curb return driveways per County Standards 222.1 and 225;
- Proposed gates to comply with County Standard 222.1.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection and 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)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Listed below are the approved conditions for WS-0286-17:

Current Planning

- Expunging the waivers of development standards and design review portions associated with ZC-0477-15;
- 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 35 feet to back of curb for Badura Avenue and 30 feet for Arby Avenue.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Signage

Signage is not a part of this request

Applicant's Justification

The applicant states that this project is under a resolution of intent (ZC-0477-15) and is set to expire on December 3, 2018, the project is currently under construction, and will not be completed by the expiration date.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0213-17	Industrial subdivision	Approved by PC	January 2018
WS-0286-17	Waived cross access with waivers of conditions for zone change (ZC-0477-15)	Approved by BCC	June 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0287-17	Vacated and abandoned patent easements	Approved by PC	June 2017
ZC-0477-15	Reclassified the site from R-E to M-D zoning for an office/warehouse complex with waivers of development standards for reduced parking and cross access	Approved by BCC	December 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped parcels & office complexes
South & West	Business and Design/Research Park	C-2 & R-E	Undeveloped parcels
East	Business and Design/Research Park	C-2	Undeveloped parcels

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, the applicant has been working diligently to complete the project. The project site is currently under construction and the project will not be completed before the expiration date; therefore, staff can support a 2 year extension.

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 December 5, 2020 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: DIAMOND ARROYO LTD

CONTACT: DIAMOND ARROYO LTD, 5052 S. JONES BLVD, SUITE 110, LAS VEGAS, NV 89118

DRAFT

11

11/07/18 BCC AGENDA SHEET

COMMERCIAL BUILDING
(TITLE 30)

RAINBOW BLVD/DESERT INN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-18-400211 (ZC-0279-15)-OREC LV, LLC:

WAIVER OF CONDITIONS of a zone change requiring development per plans submitted on July 23, 2015 on 0.4 acres in a C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay.

Generally located on the west side of Rainbow Boulevard, 150 feet north of Desert Inn Road within Spring Valley. SB/rk/ml (For possible action)

RELATED INFORMATION:

APN:
163-10-814-010

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description
General Summary

- Site Address: 3235 S. Rainbow Boulevard
- Site Acreage: 0.4
- Project Type: Commercial building

Site Plan

The previously approved site plan associated with ZC-0279-15 consisted of a convenience store, gas station, and vehicle wash on 1.4 acres. These buildings are located near the southern portion of the site, and since the original approval, a subsequent record of survey for a 0.4 acre parcel was created for future development. Therefore, due to the newly proposed commercial building (Dutch Brother's Coffee), the applicant is requesting to waive a condition of approval from the original application.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0279-15:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Car wash operation open only from 7:00 a.m. to 8:00 p.m.;

- Per plans submitted on July 23, 2015;
- Design review as a public hearing on any significant changes to the approved plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that permits and 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 existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

Due to the redesign of the previous approval the applicant is requesting to waive a condition of approval from the original application.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0279-15	Original application that reclassified the subject site from C-P to C-1 zoning for a convenience store, gas station, and vehicle wash on 1.4 acres	Approved by BCC	July 2015
ZC-1036-97	Reclassified the subject site and the adjacent parcels to the north from R-E to C-P zoning	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Commercial Neighborhood	C-P	Offices
South & West	Office Professional	C-P	Offices
East	Public Facilities	P-F	Detention basin

Related Applications

Application Number	Request
DR-18-0745	A design review for a commercial building and alternative parking lot landscaping is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

At the July 23, 2015 Planning Commission meeting the applicant submitted revised plans for the project. Approval of the project was conditioned to be developed per those revised plans. Since staff does not support the design review application, staff cannot support the waiver of conditions.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

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

DRAFT

11/07/18 BCC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

RAFAEL RIVERA WY/TIOGA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0720-BUFFALO LAS VEGAS LAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a proposed freestanding sign; 2) allow a freestanding sign with an animated (video) unit where not permitted; and 3) increase the animated sign area for a proposed freestanding sign.

DESIGN REVIEW for a proposed freestanding sign with an animated (video) unit on 10.0 acres in a U-V (Urban Village) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the north side of Rafael Rivera Way, 450 feet south of Tioga Way (alignment) within Spring Valley. SS/jor/ml (For possible action)

RELATED INFORMATION:

APN:

176-03-101-009; 176-03-101-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed freestanding sign to 82 feet where 28 feet is permitted in the CMA Design Overlay District per Section 30.48.680(c) (a 195% increase).
2. Allow a proposed freestanding sign with an animated (video) unit where not permitted per Section 30.48.680(c).
3. Increase animated sign area to 203 square feet where 70 square feet is permitted, per Section 30.48.680(c) (a 190% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Project Type: Freestanding sign with animated (video) unit
- Sign Height: 82 feet
- Square Feet: 871 (overall sign)/203 animated (video) unit

51

Site Plans

The proposed sign is in conjunction with a previously approved mixed use development which includes residential and commercial components. The approved development will consist of 421 residential units. The 4 story apartment buildings are located on either side of a centrally located plaza and private drive aisle. The apartment building to the west (Building 1) will provide 265 units, and the building to the east (Building 2) will provide 156 units. Retail lease spaces are available for future tenants on the first floor of both buildings. Parking garages are also located on the northern side of the subject property. Per the site plans, the sign will be installed 450 feet south of the Tioga Way cul-de-sac, 20 feet north of Rafael Rivera Way. The setback for the proposed sign is 20 feet from the property line, and the sign is proposed to be installed on the sloped side of the property adjacent to Rafael Rivera Way.

Landscaping

Landscaping has been previously approved to include 5 acres of open space with jogging/walking paths. Trees, shrubs, and groundcover will be incorporated throughout the entire site, and the proposed sign will be installed within a landscaped area. Landscaping is not a part of this request.

Signage

The plan depicts a double sided freestanding 82 foot sign with a 203 square foot animated (video unit) oriented toward Rafael Rivera Way. The freestanding sign has an overall square footage of 871 square feet. The design features include an embellishment with letters at a maximum height of 6 feet 7 inches. Colors and materials of the sign include architectural elements that match the previously approved development.

Applicant's Justification

Per the applicant's justification, the animated (video unit) portion of the freestanding sign would allow the leasing company to advertise to future tenants for the commercial and residential spaces. Per the applicant, the visibility of the sign is difficult to see due to Rafael Rivera Way having a finished grade that is higher than the approved mixed-use project. The applicant is proposing to install the sign at the bottom of the embankment which is 22 feet below the finished grade of Rafael Rivera Way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0907-15	Extension of time to vacate and abandon government patent easements and a portion of Tioga Way	Approved by BCC	April 2016
TM-0023-16	Mixed-use project	Approved by BCC	April 2016
UC-0906-15	Modified pedestrian realm, reduced parking, waivers for non-standard improvements within the right-of-way, over length cul-de-sac, and design review for modifications for an approved mixed used development – use permit #2 was withdrawn	Approved by BCC	April 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0830-06	Reclassified the site to a U-V zone for a mixed use development	Approved by BOC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Retail complex, office/warehouse building & an undeveloped parcel
South	Business and Design/Research Park	C-2 & R-E	Undeveloped parcels & 215 Beltway
East	Business and Design/Research Park	M-D	Office/warehouse complex
West	Business and Design/Research Park	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

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

Although the sign is designed to be installed at the bottom of the embankment, 60 feet of the sign can still be viewed by the public from adjacent streets and along the 215 Beltway. The mixed used development will have an even greater view of the sign in its entirety of 82 feet. Per Section 30.48.680(c)(1)(A), the maximum height for signs aligned with the 215 Beltway is 28 feet; therefore, staff cannot support this request. If this application is approved, staff recommends the proposed sign height to be a maximum of 50 feet.

Waiver of Development Standards #2

Per Section 30.48.680(c)(3)(A), animated signs are limited to non-video electronic message units only and may be built in conjunction with a freestanding sign located on collector or arterial streets in the Cooperative Management Agreement (CMA) Design Overlay District. This feature is not compatible with the surrounding signage in the area and does not comply with the animated sign requirements; therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that the maximum square footage for an animated sign within the CMA Design Overlay District is 70 square feet. The proposed sign exceeds the maximum allowable square footage per Section 30.48.680(c)(3)(B); therefore, staff cannot support this request.

Design Review

Although the design elements (color and materials) for the proposed freestanding sign are cohesive with approved mixed-use development, staff cannot support the waivers of development standards; therefore, staff also cannot support the design review.

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 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Maximum sign height of 50 feet;
- Minimum 2.5 second minimum display for text messages and 4 second maximum display for video or graphics followed by a break in message/video;
- 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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BUFFALO LAS VEGAS LAND, LLC

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

DRAFT

13

11/07/18 BCC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

PATRICK LN/JERRY TARKANIAN WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0719-STATE OF NEVADA WATER, LLC:

ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) modified street standards; and 3) non-standard improvements within the right-of-way
DESIGN REVIEWS for the following: 1) an office building; 2) alternative parking lot landscaping; and 3) increased finished grade in the CMA Design and MUD-3 Overlay Districts.

Generally located on the northwest corner of Patrick Lane and Jerry Tarkanian Way within Spring Valley (description on file). SB/gc/ml (For possible action)

RELATED INFORMATION:

APN:
163-32-201-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 40 feet where a maximum of 35 feet is permitted per Table 30.40-4 (a 14.3% increase).
2. Reduce the distance between a driveway along Patrick Lane and an intersection to 151 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 20.5% reduction).
3. Allow non-standard improvements (landscaping and driveway) within the right-of-way (flood channel) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. An office building.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 6 feet where a maximum of 18 inches is permitted per Section 30.32.040 (a 300% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

B

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Office building
- Number of Stories: 2
- Building Height: 40 feet
- Square Feet: 11,397
- Parking Required/Provided: 46/50

Site Plans

This is a conforming zone change request from R-E to C-1 zoning. The plans show a proposed office building located approximately 20 feet from the east property line and 15 feet from the south property line. Access to the site is from a driveway off of Patrick Lane and a driveway off of Jerry Tarkanian Way that goes through the adjacent flood channel right-of-way to the north. Both driveways have enhanced paving. A total of 50 parking spaces are provided where a minimum of 46 spaces are required. Carports will cover a portion of the parking spaces.

Landscaping

Street landscaping consists of a 15 foot to 20 foot wide landscape area with detached sidewalks along both Patrick Lane and Jerry Tarkanian Way. An 8 foot wide landscape area with trees every 20 feet is provided along the northwest property line adjacent to the existing flood channel. Landscaping is also provided within the flood channel right-of-way adjacent to the driveway from Jerry Tarkanian Way and along a portion of Jerry Tarkanian Way. Parking lot landscaping is in compliance with Title 30 with the exception of a missing landscape island in a parking row immediately northwest of the office building.

Elevations

The plans depict a 2 story, 40 foot high, office building. Building materials consist of plaster finish, clear anodized aluminum curtain walls with insulated tinted glazing, and metal fascias. The roof is flat with parapet walls at varying heights.

Floor Plans

The plans show an 11,397 square foot office shell building. The first floor is 5,956 square feet and the second floor is 5,441 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the additional building height is necessary to screen rooftop mechanical equipment from the 215 Beltway to the east since the Beltway is approximately 7 feet higher than the elevation of Jerry Tarkanian Way. The increased finished grade is necessary since the site is at a lower elevation than the adjacent roadways and needs additional fill to allow access to the adjacent streets. The proposed driveway along Patrick Lane is located as far west as possible

from the intersection, but due to the small size of the lot, the driveway will not be able to meet the minimum distance required per Uniform Standard Drawing 222.1.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-E & R-4	Flood control channel & an approved multiple family residential development (Nzc-18-0476)
South	Commercial General	R-2	Single family residential development
East	Residential Urban Center (18 to 32 du/ac)	M-D	215 Beltway & undeveloped
West	Commercial General	R-E & R-2	Flood control channel & single family residential development

Related Applications

Application Number	Request
VS-18-0715	A request to vacate and abandon government patent easements and a 5 foot wide portion of right-of-way being Patrick Lane is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Current Planning
Zone Change**

The request to C-1 zoning conforms to the Spring Valley Land Use Plan which designates the site as Commercial General. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses in the area. The site is located along the 215 Beltway where commercial zoning is appropriate. Additionally, the site is separated from the single family residential subdivision to the west by a flood control channel. Although the site is planned for Commercial General uses, where C-2 zoning would be a conforming zone change, staff finds the request for C-1 zoning to be more appropriate given the size of the property and the residential uses that have been approved in the area.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the request for increased building height. The site is located along the 215 Beltway where buildings of similar heights are typically located. C-2 zoning would be considered a conforming zone change for the Commercial General planned land uses in the area, which would allow a height of up to 50 feet. The site is also located within the MUD-3 Overlay District which would allow building heights up to 55 feet for a mixed-use project. Additionally, an increase in building height for up to 38 feet was recently approved on the adjacent parcel to the north (NZC-18-0476). Furthermore, the entire building proposed on the subject site is not at a 40 foot height. The roof has varying heights ranging from 31.5 feet to 40 feet.

Design Review #1

Staff finds that the proposed project complies with the CMA Design Overlay District requirements, and is compatible with the surrounding area. A landscape buffer is provided along the flood control channel that will help buffer and screen the site from the residential subdivision to the west. Furthermore, the proposed office building is located as far east and as close to the 215 Beltway as possible to reduce any potential impacts to the residential subdivision to the west. Therefore, the request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourage site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. The request also complies with Urban Specific Policy 78 which encourage architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the general public to improve visual quality.

Design Review #2

Staff can support the request for alternative parking lot landscaping. The number of trees on the site and around the parking area will exceed code requirements. The request is only necessary because one of the parking rows has 7 spaces between landscape islands as opposed to the maximum 6 spaces allowed. The lack of an additional landscape island will not adversely impact the surrounding area and is mitigated by the additional landscaping and trees provided between the building and the parking area.

Public Works - Development Review

Waiver of Development Standards #2

The dimensions of the site do not allow the required departure distance; therefore, staff has no objection to this waiver.

Waiver of Development Standards #3

The proposed design of the site depicts a driveway and landscaping within the adjacent parcel to the north which belongs to Clark County (Flood Channel). The applicant has agreed to purchase a portion of this parcel; therefore, Public Works can support this waiver while the transfer of ownership happens.

Design Review #3

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.**

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;
- Landscape buffer along flood control channel per plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the waivers of development standards and design reviews must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include corner spandrel, proposed dedicated right turn lane and additional right-of-way along Jerry Tarkanian Way to match property to the north;
- Coordinate with Public Works the purchase of a portion of parcel APN 163-32-296-002;
- Purchase of parcel APN 163-32-296-002 to be finalized prior to off-site permit issuance.
- Applicant is advised that only colored paving is allowed as enhance paving, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0552-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

11/07/18 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

SPRING MOUNTAIN RD/DUNEVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0723-GOLDEN SPRING MOUNTAIN, LLC:

ZONE CHANGE to reclassify 2 acres for a shopping center from C-1 (Local Business) Zone to C-2 (General Commercial) Zone for a shopping center.

Generally located on the south side of Spring Mountain Road and the west side of Duneville Street within Spring Valley (description on file). SB/jor/ml (For possible action)

RELATED INFORMATION:

APN:
163-13-202-003

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: 5925 Spring Mountain Road
- Site Acreage: 2
- Number of Lots/Units: 1 lot
- Project Type: Shopping Center
- Number of Stories: 1 story
- Building Height: 33 feet
- Square Feet: 4,500 (Pad A); 5,000 (Pad B); 12,750 (retail shops 1); 10,200 (retail shops 2); 32,450 (total)
- Parking Required/Provided: 163/151 (waiver to reduce parking approved per WS-1025-17)

Site Plan

The site plan depicts an approved shopping center on the site, which includes the C-2 zoned parcel to the west (APN 163-13-202-002). The existing building on the site will be demolished. Per the site plan, Pad B is 5,000 square feet and is located on the northwest corner of the property. Pad A is 4,500 square feet and is located on the northeast corner of the property. Both pad sites face Spring Mountain Road. On the southern end of the subject property are 2 in-line retail buildings also facing Spring Mountain Road, the building to the west is 10,200 square feet and the building to the east is 12,750 square feet. The primary access to the site is from Spring

41

Mountain Road via a 35 foot wide driveway to the subject parcel of this request. Secondary access to the site is from Duneville Street via a 32 foot wide driveway on the southeast corner of the lot. The site plan also depicts 2 pad sites with internal pedestrian walkways, adequate landscaping, bicycle parking, and retail shops on the southern end of the lot. The subject property is currently zoned C-1 (Local Business) and the request is to match the C-2 zoning to the east since both parcels will be combined through a parcel map.

Landscaping

The landscape plan depicts a variety of plants around the entire site of the shopping center. The north property line is encompassed with a variety of plants including but not limited to: 36 inch box Chinese Pistache trees, Thundercloud Sage shrubs, Date Palm trees, Crape Myrtle shrubs, and a variation of groundcover. Landscape island fingers and terminal islands are embellished with an assortment of Desert Museum Hybrid 24 inch box trees, Rosemary groundcover, 5 gallon Gray Senna shrubs, and other assortments of plants. 24 inch box Mondel Pine trees and 5 gallon Waxleaf Privet shrubs will be planted across the south property line which is adjacent to single family residential development.

Elevations

The buildings are 1 story with a maximum height of 32 feet. The buildings have varying rooflines and architectural features which depict a contemporary design. Exterior finishes to the buildings are comprised of stone veneer accents, metal canopies, aluminum window treatments, and metal roof components.

Floor Plans

The plans depict a total building area of 32,450 square feet. The retail buildings to the south total 22,950 square feet. Pad site A has a proposed building that is 4,500 square feet, and the proposed building for Pad B is shown at 5,000 square feet. The previously approved design review articulates that the future floor plans will be modified to meet future tenant needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a conforming zone change to match the parcel to the west (APN 163-13-202-002). The planned land use is Commercial General for both the subject property and the adjoining parcel to the west. Ultimately, the applicant is processing a 1 lot parcel map through Clark County Public Works and would like to have a uniformity in zoning. This would allow future tenants to have more flexibility in the type of uses that will be associated with the shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0363	Waiver for modified street standards	Approved by PC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1025-17	Waiver for reduced parking, allow alternative landscaping, allow non-standard improvement within the right-of-way, and a design review for a shopping center (included parcel to the west)	Approved by PC	January 2018
UC-0819-94	Addition to a government office/facility (police station) on the eastern half of this site	Approved by PC	June 1994
UC-0541-93 & VC-0542-93	A government office/facility (police station) with an outside storage yard on the eastern half of this site	Approved by PC	May 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Office/retail complex
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Commercial General	C-1	Office buildings
West	Commercial General	C-1	Fast food restaurant

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The Spring Valley Land Use Plan designates the subject property for Commercial General which is conforming to the site. The request for a conforming zone change to C-2 zoning accommodates a full series of commercial uses for the site, which helps serve the needs of the surrounding community. The surrounding parcels along Spring Mountain Road are generally zoned commercial. Staff finds that the proposed conforming zone change is compatible with the existing and approved land uses in the area; therefore, staff can support the zone change 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements (landscape) within the right-of-way;
- Proposed driveway along Spring Mountain Road must be design to allow right out movements only, design to be approved by Public Works - Development Review Division.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@ccwrwaterteam.com and reference POC Tracking #0449-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CRAIG MIRELES

**CONTACT: CRAIG MIRELES JMA ARCHITECTURE, 1120 N. TOWN CENTER DRIVE,
SUITE 220, LAS VEGAS, NV 89144**

