



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

December 11, 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](http://www.clarkcountynv.gov).

**Board Members:**

Angie Heath Younce – Chair  
Dec Gatliff - Vice Chair

John Getter  
Darby Johnson, Jr.

**Secretary:**

Carmen Hayes 702-371-7991 [chayes70@yahoo.com](mailto:chayes70@yahoo.com)

**County Liaison:**

Mike Shannon 702-455-8338 [mds@clarkcountynv.gov](mailto: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.

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

- III. Approval of Minutes November 27, 2018 (For possible action)
- IV. Approval of Agenda for December 11, 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)
    - Desert Diamonds Baseball Complex Dedication at 11:30am on December 22, 2018 at Mountains Edge Regional Park, 8101 Mountains Edge Parkway.
    - Clark County Water Reclamation District is proposing changes to the Services Rules related to Sewer use, access and charges. The rates and charges impact capital improvements that currently include 62 projects representing a \$1.4 billion investment over the coming 15 years. Comments accepted on-line at [rates@cleanwaterteam.com](mailto:rates@cleanwaterteam.com) until December 14, 2018. Board of trustees public hearing at 10:00 a.m. on December 18, 2018 in Commission Chambers at 500 South Grand Central Parkway, Las Vegas, Nevada.

VI. Planning & Zoning

- 1. **VS-18-0884-ROOHANI, ELHAM & ROOHANI, KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** excess 215 Beltway right-of-way located between Sunset Road and the 215 Beltway, west of Rainbow Boulevard within Spring Valley (description on file). SS/sd/ml (For possible action) 01/08/19 PC
- 2. **VS-18-0892-STATE OF NEVADA WATER, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Quarterhorse Lane (alignment) and Jerry Tarkanian Way, and between Oquendo Road and Patrick Lane within Spring Valley (description on file). SB/tk/ml (For possible action) 01/08/19 PC
- 3. **ET-18-400239 (VS-0558-16)-SW RANCH APTS LEASEHOLD, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of a right-of-way being Fort Apache Road located between Post Road and Sunset Road within Spring Valley (description on file). SB/sd/ml (For possible action) 01/09/19 BCC
- 4. **ET-18-400240 (UC-0671-16) -LEGACY JONES, LLC:**  
**USE PERMIT FIRST EXTENSION OF TIME** for a congregate care facility with accessory commercial uses. **DESIGN REVIEW** for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard, 300 feet south of Patrick Lane within Spring Valley. SS/sd/ml (For possible action) 01/08/19 PC

5. **SC-18-0899-8428 WARMS SPRINGS, LLC:**  
**STREET NAME CHANGE** to name an unnamed private street, Advanced Way, between Arby Avenue and Gagnier Boulevard. Generally located on the west side of Gagnier Boulevard and the south side of Arby Avenue within Spring Valley. SS/dm/ml (For possible action) 01/08/19 PC
  
6. **UC-18-0908-LLV SPRING MOUNTAIN, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on 2.0 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road, 244 feet west of Duneville Street within Spring Valley. SB/jor/ml (For possible action) 01/08/19 PC
  
7. **UC-18-0909-TROPICANA SR DEVELOPMENT COMPANY, LLC:**  
**USE PERMIT** for on-premises consumption of alcohol (supper club) in conjunction with an existing assisted/independent living facility on 5.0 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the east side of Conquistador Street and the south side of Tropicana Avenue within Spring Valley. SB/jor/ml (For possible action) 01/08/19 PC
  
8. **WS-18-0879-UNITED INVESTMENTS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the animated wall sign (video message unit) area; 2) allow a proposed animated wall sign (video message unit) where not permitted; and 3) reduce the minimum sign separation.  
**DESIGN REVIEW** for an animated wall sign (video message unit) in conjunction with a retail store on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the north side of Spring Mountain Road and the west side of Hauck Street within Spring Valley. SB/jor/ml (For possible action) 01/08/19 PC
  
9. **WS-18-0890-THEISGEN CHRISTOPHER:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks from property lines; and 2) reduce setback from a right-of-way for an existing shed in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Troy Place, 150 feet south of Bullion Boulevard within Spring Valley. SS/pb/ml (For possible action) 01/08/19 PC
  
10. **UC-18-0911-OAKEY2016, LLC:**  
**USE PERMIT** to redesign an existing school.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; 2) reduce accessory structure setback; 3) reduce gate setback; 4) allow non-decorative screening; 5) unscreened mechanical equipment; 6) trash enclosure setback; 7) off-site improvements (curb, gutter, sidewalk, and partial paving); 8) traffic study; 9) allow existing driveways to remain on-site.  
**DESIGN REVIEW** to redesign an existing school on a 2.0 acre portion of a 4.2 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Oakey Boulevard and Red Rock Street within the Spring Valley Planning Area. SB/jor/ml (For possible action) 01/09/19 BCC
  
11. **WS-18-0882-BELTWAY ONE DEV GROUP, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height of a freestanding sign; and 2) increase animation area for a freestanding sign.  
**DESIGN REVIEW** for modifications to an existing freestanding sign in conjunction with a commercial

development on a 4.2 acre portion of a 14.5 acre site in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jerry Tarkanian Way, 380 feet north of Oquendo Road within Spring Valley. SB/rk/ml (For possible action) 01/09/19 BCC

VII. General Business

- None

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

IX. Next Meeting Date: January 2, 2019

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

RIGHT-OF-WAY  
(TITLE 30)

RAINBOW BLVD/MARTIN AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-18-0884-ROOHANI, ELHAM & ROOHANI, KHUSROW FAMILY TRUST:**

**VACATE AND ABANDON** excess 215 Beltway right-of-way located between Sunset Road and the 215 Beltway, west of Rainbow Boulevard within Spring Valley (description on file).  
SS/sd/ml (For possible action)

**RELATED INFORMATION:**

**APN:**

176-03-501-013

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon a 15 foot wide, 445 foot long portion of the 215 Beltway right-of-way along Rainbow Boulevard and an existing 215 Beltway right-of-way that is approximately 13,761 square feet. The existing right-of-way was related to the Rainbow 215 project. According to the applicant, this is excess land that was acquired by the County at the time of the design of the 215 Beltway. The right-of-way land shown to be vacated is no longer needed for future development.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	Business and Design/Research Park	C-2	Undeveloped/Neighborhood Shopping Center/Public Right of Way-215
East	Business and Design/Research Park	C-2	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

Public Works needs this right-of-way to access the slopes adjacent to Rainbow Boulevard and Rafael Rivera Way (215 Beltway) for maintenance. Staff cannot support this vacation.

**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:

- 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ELHAM ROOHANI**

**CONTACT: ELHAM ROOHANI, 28 GARDEN SHADOW LN, LAS VEGAS, NV 89135**

2

01/08/19 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

QUARTERHORSE LN/OQUENDO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-18-0892-STATE OF NEVADA WATER, LLC:**

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

RELATED INFORMATION:

APN:  
163-32-201-018

LAND USE PLAN:  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

This application is a request to vacate and abandon the 33 foot wide patent easement located on the north, east and west portion of the subject parcel. This request is due to the development of the surrounding area street patterns which have been established and the patent easement is no longer needed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-18-0476	Reclassified from R-E to R-4 with waivers of development standards to increase building height and provide alternative landscaping with a design review	Approved by BCC	September 2018
NZC-0577-15	Reclassified the property directly to the north of this site to R-4 zoning	Approved by BCC	November 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-4	Multiple family residential development
South	Commercial General	R-E	Flood control channel
East*	Residential Urban Center (from 18 to 32 du/ac)	M-D	Undeveloped parcels

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Commercial General	R-2	Mapped single family residential lots

\*Directly to the east is the 215 Beltway.

**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: PICERNE OQUENDO, LLC**

**CONTACT: DENNIS WERTZLER, 7080 LA CIENEGA #200, LAS VEGAS, NV 89119**

**DRAFT**



3

01/09/19 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

FT APACHE RD/POST RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-18-400239 (VS-0558-16)-SW RANCH APTS LEASEHOLD, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** a portion of a right-of-way being Fort Apache Road located between Post Road and Sunset Road within Spring Valley (description on file). SB/sd/ml (For possible action)

RELATED INFORMATION:

APN:  
163-31-801-026; 163-31-813-231

LAND USE PLAN:  
SPRING VALLEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

**BACKGROUND:**

**Project Description**

The original application was requested in order to vacate and abandon an existing 5 foot wide, 623 foot long portion of Fort Apache Road to accommodate a detached sidewalk. The applicant is requesting an extension of time to complete the vacation and recordation of the vacated right-of-way. According to their justification letter, this request is a result of the delay in building permit submittal, which in turn delays both civil approval and recordation of the vacation and parcel map.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0558-16:

Current Planning

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

Public Works-Development Review

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

- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
- Applicant 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.

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; show on and off-site fire lane, turning radius, and turnarounds; show fire hydrant locations both on-site and within 750 feet; dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire protection may be required for this facility.

**Prior Land Use Requests (North & South Parcel)**

Application Number	Request	Action	Date
ZC-0557-16	Reclassified 1.1 acres from R-E zone to R-4 zone, waived standards to increase building height, and a design review for an expansion to an existing multiple family residential development	Approved by BCC	September 2016
VS-0558-16	Vacated and abandoned a portion of right-of-way being Fort Apache Road located between Post Road and Sunset Road – expired	Approved by BCC	September 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	R-E	Undeveloped
South	Commercial General	C-2	Shopping center
East	Public Facilities	C-1	Undeveloped pad site on the Southern Hills Hospital & Medical Center
West	Residential Urban Center – 18 to 32 units per acre	R-5	Multiple family residential development

**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. Using the criteria set forth in Title 30, no substantial

changes have occurred at the subject site since original approval. The applicant has shown progress by submitting for the requisite permits that are currently in review and County records indicate no current violations on either parcel. Staff can support an extension of time for 1 year.

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until December 19, 2019 to record.
- 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 re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: OVATION DEVELOPMENT CORPORATION**

**CONTACT: IMPULSE CIVIL ENGINEERING, 7485 WEST AZURE DR, SUITE 226, LAS VEGAS, NV 89130**



4

01/08/19 PC AGENDA SHEET

CONGREGATE CARE FACILITY  
(TITLE 30)

JONES BLVD/PATRICK LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-18-400240 (UC-0671-16) -LEGACY JONES, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for a congregate care facility with accessory commercial uses.

**DESIGN REVIEW** for a congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Jones Boulevard, 300 feet south of Patrick Lane within Spring Valley. SS/sd/ml (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-36-301-003 & 006

**LAND USE PLAN:**  
SPRING VALLEY - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Congregate care facility
- Number of Beds: 143
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 56,357
- Parking Required/Provided: 59/81

Site Plan

The approved plan depicts a congregate care facility consisting of 1 building located in the central portion of the parcel. Parking for the facility is located along the north, south, east and west sides of the building with access to the site provided by 2 driveways from Jones Boulevard. The building is set back approximately 34 feet from the east (rear) property line, 60 feet from the west (front) property line, and a minimum of 57 feet from the north and south (side) property lines. A small storage structure located on the northeast corner of the site that is set back approximately 10 feet from the east property line and 25 feet from the north property line. The overall building is constructed around 6 courtyard areas.

### Landscaping

The approved plans depict a minimum 15 foot wide landscape area with a detached sidewalk adjacent to Jones Boulevard consisting of trees, shrubs and groundcover. The approved landscape area along the east property line is 6 feet wide and will consist of a single row of large evergreen trees. The landscaped areas along the north, south and east property lines are 10 feet in width and consist of 2 off-set rows of large evergreen trees. Additional landscape areas consisting of trees, shrubs and groundcover are located adjacent to the building and within the courtyard areas.

### Elevations

The building is 1 story with a maximum building height of 34 feet. The building has a pitched roof with clay tile for roofing material and the roof line varies in height from approximately 22 feet to 34 feet. The exterior of the building has a stucco finish painted in earth tone colors. The main entrance of the facility faces to the east and is located in the center of the building elevation.

### Floor Plan

The approved plan depicts a 56,357 square foot congregate care facility consisting of 143 beds with 68 rooms for the residents, dining facilities, therapy areas, administrative office, storage and support and common areas for the residents. The facility will also provide a 212 square foot beauty shop (accessory commercial use) for the residents.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-0671-16:

#### Current Planning

- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Right-of-way dedication to include 45 feet for Jones Boulevard.



#### Department of Aviation

- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant must provide a copy of the recorded noise disclosure form to future occupants, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future occupants, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Clark County Department of Aviation when property sales/leases commence;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit a "Property Owner's Shielding Determination Statement" to the Clark County Department of Aviation and request written concurrence from the Department;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Clark County Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Clark County Department of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the occupants wish to have their buildings purchased or soundproofed.

#### Building/Fire Prevention

- Applicant is advised that the turning radii within the site drive aisles are to have an inside radius of at least 28 feet and outside radius of at least 52 feet.

#### Applicant's Justification

The applicant states that there has been no significant changes in the area that would make the proposed use incompatible with its surroundings, and the project is still consistent with existing

zoning and planned land use of the property. In addition, the applicant has made considerable investment and progress with the project, including a drainage study that has been completed and approved (PW16-55990-DS), an acceptance letter for mitigation fee determination (PW17-865-MIT), submission of building and grading permits and a Shielding Statement completed and accepted by Clark County Department of Aviation. According to the applicant this project is expected to commence in early 2019. The applicant requests an additional 3 years, to allow for scheduling priorities and processing requisite permits.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0064-17	Vacated and abandoned 33 foot wide government patent easement along the north, south, east and west property lines	Approved by PC	March 2017
UC-0671-16	Use permit and design review for a congregate care facility with accessory commercial uses	Approved by PC	November 2016

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Office Professional	C-P	Approved for congregate care facility (ZC-18-0456)
East	Rural Neighborhood Preservation	R-E (RNP-1)	Undeveloped
West	Public Facilities	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**

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. Currently, there are no open violations on either parcel. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has made progress with submission of permits and approvals. Staff can support an extension of time for an additional 2 years.

**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 November 15, 2020 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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: LEGACY JONES, LLC**

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



01/08/19 PC AGENDA SHEET

STREET NAME CHANGE  
(TITLE 30)

ARBY AVE/GAGNIER BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
SC-18-0899-8428 WARMS SPRINGS, LLC:

**STREET NAME CHANGE** to name an unnamed private street, Advanced Way, between Arby Avenue and Gagnier Boulevard.

Generally located on the west side of Gagnier Boulevard and the south side of Arby Avenue within Spring Valley. SS/dm/ml (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-04-412-002 through 176-04-412-008; 176-04-412-010

**LAND USE PLAN:**  
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**  
**General Summary**

- Site Address: 8420, 8428, 8434, 8440 W. Warm Springs Road
- Project Type: Street name change

Request

This request is to name an existing curved private street, Advanced Way. Staff has identified 8 parcels abutting this private drive.

Applicant's Justification

The applicant is requesting to name a private street along the north side of their property that their medical office buildings takes direct access from. The current addresses are assigned to Warm Springs Road where there is no access and is located a block south of the buildings. This has caused confusion for their patients when trying to find the buildings. The applicant is applying for this application with the intent to have their addresses changed from Warm Springs Road to Advanced Way.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2, R-E	Commercial development & vacant land
South	Public Facilities & Business and Design/Research Park	R-E, C-2	NV Energy substation & commercial development

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park and Office Professional	C-2, C-P	Various commercial developments
West	General Commercial	C-2	Various commercial developments

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

The City of Las Vegas Combined Fire Communication Center has approved the proposed street name of Advanced Way. The street name also meets the guidelines within the Las Vegas Valley Street Name and Address Assignment Policy. Staff supports this application to name the unnamed private street which was constructed by off-site improvement plans approved by Clark County Public Works. The proposal to change the street name at the intersection of Capovilla Avenue and Gagnier Boulevard from Capovilla Avenue to Advanced Way is consistent with the requirements in the Las Vegas Valley Street Naming and Address Assignment Policy. The policy states, "A street which leaves its alignment by more than 150 feet may retain the name of the original alignment, if it continues in the same general direction." Therefore, since this unnamed private street leaves its alignment by more than 150 feet but does not continue in the same general direction as the Capovilla Avenue alignment, it may have a different name. Staff also supports the applicants request to change their address upon approval of this application through the address change process.

**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**

- Subject to Advanced Way;

- An address change application will be required to request an address change for existing addresses.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements.

**Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RANDALL YEE**

**CONTACT: MARIO MOYA, ADVANCED ORTHOPEDICS, 8420 W. WARM SPRINGS ROAD #100, LAS VEGAS, NV 89113**

DRAFT





6

01/08/19 PC AGENDA SHEET

SERVICE BAR  
(TITLE 30)

DUNEVILLE ST/SPRING MOUNTAIN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-18-0908-LLV SPRING MOUNTAIN, LLC:**

**USE PERMIT** for on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant on 2.0 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Spring Mountain Road, 244 feet west of Duneville Street within Spring Valley. SB/jor/ml (For possible action)

---

RELATED INFORMATION:

APN:  
163-13-103-003

LAND USE PLAN:  
SPRING VALLEY – COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 5808 Spring Mountain Road, Suite 104
- Site Acreage: 2
- Project Type: Service bar in conjunction with an existing restaurant
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 2,944
- Parking Required/Provided: 196 (required) /348 (provided)

Site Plan

The site plan depicts 3 existing buildings within a commercial complex on the northwest corner of Spring Mountain Road and Duneville Street. The applicant's lease space is located within the east-west oriented rectangular building facing Spring Mountain Road. Access to site is from a centrally located driveway from Spring Mountain Road and an additional driveway from Duneville Street.

Landscaping

Changes to the existing landscaping are not a part of this request.

Elevations

The existing commercial center is constructed of concrete tilt up panels painted grey and white with maroon colored accents. There are store front aluminum windows and doors that make up the front façade of the building which faces Spring Mountain Road. To break up the parapet roof, dark grey arch parapets were added to give the building additional character.

Floor Plan

The floor plan depicts an existing restaurant which includes a cashier station, seating areas, coffee roasting room, restrooms, and a kitchen.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant would like to expand the type of service they provide their customers by adding a service bar as a permitted use in their restaurant. The applicant states that their fellow tenants have approved service bars, and they would like to follow suit. The hours of operation are 9:00 am to 11:00 p.m., 7 days a week.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0626-17	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant (Ramen Noodle)	Approved by PC	September 2017
UC-0716-15	On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant	Approved by PC	December 2015
ZC-1594-95	Reclassified the site from R-E Zoning to C-1 Zoning, use permit for a variety of office uses, trade school, and retail uses, and variance to allow warehouse space	Approved by BCC	December 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North, & West	Commercial Neighborhood	C-1	Commercial center
South	Commercial/General	C-1	Office
East	Commercial Neighborhood	C-1	Retail

**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 finds that the request for a service bar is a compatible use within the complex. Abutting lease spaces have previously approved use permits for service bars (UC-0626-17 and UC-0716-15) with no reported problems. Staff also determines that the service bar will not impact the surrounding properties in a negative manner. Staff is in support of this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- 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; 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.

#### **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: JANG HYUN KIM**

**CONTACT: YEJI MUN, 6480 SPRING MOUNTAIN ROAD, LAS VEGAS, NV 89146**



01/08/19 PC AGENDA SHEET

SUPPER CLUB  
(TITLE 30)

CONQUISTADOR ST/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0909-TROPICANA SR DEVELOPMENT COMPANY, LLC:

USE PERMIT for on-premises consumption of alcohol (supper club) in conjunction with an existing assisted/independent living facility on 5.0 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District.

Generally located on the east side of Conquistador Street and the south side of Tropicana Avenue within Spring Valley. SB/jor/ml (For possible action)

---

RELATED INFORMATION:

**APN:**

163-30-101-003

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4940 S. Conquistador Street
- Site Acreage: 5
- Number of Units: 153
- Density (du/ac): 15.3 (provided) /25 (allowed)
- Project Type: Supper club in conjunction with an assisted/independent living facility
- Number of Stories: 3
- Building Height (feet): 42
- Square Feet: 155,610
- Parking Required/Provided: 91/97

Site Plan

The site plan depicts a previously approved assisted/independent living facility on the southeast corner of Tropicana Avenue and Conquistador Street. Access to the site is located on the northeast corner of the property via a driveway from Tropicana Avenue and a centrally located driveway along Conquistador Street. Parking is located on the north, west, and south sides of the property. The main entrance and porte-cochere are centrally positioned on the west side of the building. The entire west side of the facility is parallel to Conquistador Street and the north and middle wings are parallel to Tropicana Avenue. The southeast wing of the facility is oriented to

be parallel to the west side of the building. The design of the building encompasses the pool area on the north half of the building, and a courtyard on the south half. The overall area for the 3 story facility is 155,610 square feet.

Landscaping

Landscape plans have been previously approved for the subject property. Changes to the landscaping is not a part of this request.

Elevations

The existing assisted/independent living facility has 3 stories with a maximum height of 42 feet. To break up the roof line, the building was designed to have varying heights and gables for architectural enhancement. The exterior wall finish includes painted stucco and additional design features such as pop-outs, recesses, and arches.

Floor Plans

The facility has a total building area of 155,610 square feet. The plans depict a total of 153 units. The first floor consists of 57 residential units, dining facilities, recreational areas, common areas, and employee areas. The second and third floors will consist of 96 residential units. The restaurant and bistro are centrally located within the first floor of the facility.

Per the first floor plan, the restaurant includes a large dining room, 2 private dining rooms, a dining patio, and the kitchen area. Immediately to the south, there is a bistro and a bistro patio. The dining patio is adjacent to the pool to the north and the bistro patio is adjacent to the courtyard to the south. Both patio areas cannot be seen from the right-of-way since the building was designed to screen the pool area and the courtyard.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the business goals of the facility are to provide residents with amenities such as transportation, programmed events, salon and spa services, maintenance and housekeeping, and a full dining experience which includes on-premises consumption of alcohol. The applicant has also entered into a food and beverage agreement with Sodexo America, L.L.C. The proposed business hours will be from 7:00 a.m. to 9:00 p.m., 7 days a week. With approval of the supper club use permit, the applicant is anticipating to hire 35 employees for this portion of the facility.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0272-16	Vacated and abandoned government patent easements - recorded	Approved by PC	June 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0550-15	Assisted/independent living facility, waivers of conditions from ZC-1644-02 which included hours of operation, right-of-way dedication of 50 feet for Tropicana Avenue, and access to Conquistador Street for the previously approve mini-warehouse, waiver for increased building height, access to a local street, cross access, ingress/egress, shared parking easements, and a design review for the proposed assisted/independent living facility	Approved by BCC	October 2015
ZC-1644-02 (ET-0012-06)	First extension of time to reclassify the site to a C-1 zone for a shopping center and mini-warehouse facility – time limit removed	Approved by BCC	February 2006
ZC-1644-02	Reclassified the site to a C-1 zone for a shopping center and mini-warehouse facility	Approved by BCC	January 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-5	Vacant
South	Residential Suburban (8 du/ac)	R-2	Single family residential
East	Commercial Neighborhood	C-1	Vacant
West	Commercial General & Commercial Neighborhood	R-2	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 finds the facility already offers a variety of amenities that are ideal for an assisted/independent living facility. The proposed supper club use will not adversely impact the surrounding properties. Staff finds that the supper club will be an addition to the accessory commercial uses within the property; therefore, staff is in support of this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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; 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.

**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: TROPICANA SR DEVELOPMENT COMPANY, LLC**

**CONTACT: RYAN SAXE, KOLESAR & LEATHAM, 400 S. RAMPART BOULEVARD,  
SUITE 400, LAS VEGAS, NV 89145**



8

01/08/19 PC AGENDA SHEET

ANIMATED WALL SIGN  
(VIDEO MESSAGE UNIT)  
(TITLE 30)

SPRING MOUNTAIN RD/HAUCK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0879-UNITED INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the animated wall sign (video message unit) area; 2) allow a proposed animated wall sign (video message unit) where not permitted; and 3) reduce the minimum sign separation.

DESIGN REVIEW for an animated wall sign (video message unit) in conjunction with a retail store on 1.8 acres in a C-1 (Local Business) Zone.

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

---

RELATED INFORMATION:

APN:

163-13-503-013

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the animated wall sign (video message unit) area to 210 square feet where 100 is required per Table 30.72-1 (a 110% increase).
2. Allow a proposed animated wall sign (video message unit) where not permitted per Table 30.72-1.
3.
  - a. Reduce the minimum separation between an animated wall sign (video message unit) and a residential development to 94 feet where 200 feet is required per Table 30.72-1 (a 53% reduction).
  - b. Reduce the minimum separation between an animated wall sign (video message unit) from any freestanding sign on the same side of the street to 120 feet where 300 feet is required per Table 30.72-1 (a 60% reduction).

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5130 Spring Mountain Road
- Site Acreage: 1.8
- Project Type: Animated wall sign (video message unit)

- Number of Stories: 1 (existing retail building)
- Building Height (feet): 35
- Square Feet: 210 (Animated wall sign (video message unit)) /20,000 (existing retail building)

**Site Plan**

The site plan depicts an existing retail building on the northwest corner of Spring Mountain Road and Hauck Street. East of the retail building is an existing place of worship. There is a driveway entrance from Spring Mountain Road, and 2 additional driveway entrances from Hauck Street. The existing parking lot is on the south and east side of the property. Existing landscaping can be found on the south, west, and east sides of the property, and there is no cross access to the in-line retail buildings to the west. The site plan also depicts an existing freestanding sign facing Spring Mountain Road and is adjacent to the existing driveway entrance.

**Landscaping**

Existing landscaping will remain on-site, and changes to the landscaping are not a part of this request.

**Elevations**

The elevation plans depict an existing retail building with neutral exterior finishes. The retail building design consists of tilt up concrete panels and metal roofing material for the front facade. Aluminum storefront framing and commercial glazing are also a part of the storefront design.

**Signage**

The applicant is proposing an animated wall sign (video message unit) to be installed at the top of the protruding facade at the front entrance of the building. The proposed sign has a width of 30 feet and a height of 7 feet, which is an overall area of 210 square feet. Additionally, the proposed sign will only face Spring Mountain Road.

**Applicant's Justification**

Per the applicant, the sign is energy efficient with a modern design and is proportionate to the overall scale of the existing retail building. The applicant states that the sign will generate a possible increase in sales due to the ability to advertise on the animated wall sign (video message unit). The applicant is in the process of undergoing interior improvements to the building, and they would like to complete the overall design of the new business with the ability to advertise using this type of advertising technology.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0200-10	Reduced parking for a place of worship	Withdrawn	May 2010

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1125-97	Carpet store (household merchandise) and variances for increased lot coverage, waived on-site required parking to be off-site, reduced front setback, and trash enclosure requirements – application for adjacent building to the east	Approved by PC	August 1997
ZC-0052-95	Reclassified the site from R-E zoning to C-1 zoning and a use permit for secondhand sales and furniture – use permit expired	Approved by BCC	February 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High	R-3	Condominium development
South	Commercial Neighborhood	C-1 & C-2	Shopping Center
East	Commercial General	C-2	Shopping Center
West	Commercial General	R-4 & C-2	Condominium development & retail center

**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

Staff finds the proposed animated wall sign (video message unit) is too large for the building compared to the other tenants in the surrounding area. The applicant can propose an animated wall sign (video message unit) that is smaller in scale, or take advantage of seasonal and/or temporary sign permits for the front façade of the building. Comprehensive Master Plan Urban Specific Policy 20 encourages that all signage should be compatible with building styles on-site and also with surrounding development. Additionally, there is an existing freestanding sign on the southwest corner of the subject property which faces Spring Mountain Road. The applicant has the opportunity to apply for proper permits and utilize the freestanding sign. Staff is not in support of this request.

### Waiver of Development Standards #2

Staff determines that the request to allow a proposed animated wall sign (video message unit) where not permitted per Table 30.72-1 is not compatible with the surrounding area. Video message units are primarily utilized in tourist locations (H-1 zone), which are unique areas to Clark County and staff does not support video message units outside of these areas. Although the Code allows static messaging for wall signs, video message units are incompatible; therefore, staff also cannot support this request.

### Waiver of Development Standards #3a

Staff finds that the proposed sign will not face the existing condominium development located behind the subject property. However, there is an existing apartment complex on the southeast corner of Spring Mountain Road and Hauck Street (alignment). Staff finds that residents of the existing apartment complex have clear visibility of the proposed sign and a video message unit can be more impactful since the content is continuously changing; therefore, staff is not in support of this request.

### Waiver of Development Standards #3b

Per the applicant, the existing freestanding sign will be used once the business is ready to open. The existing freestanding sign is large enough to accommodate advertising for any current or future business on-site. Staff finds that the existing freestanding sign and an appropriate wall sign for the front façade are adequate for advertising on-site. Since the applicant is proposing an animated wall sign (video message unit) in addition to using the existing freestanding sign, staff cannot support the proposed separation of 120 feet where 300 feet is required per code.

### Design Review

Staff finds that the applicant has not offered alternative sign proposals to mitigate the waivers of development standards they have requested. Staff cannot support the design review because of the size, location, and minimum separation disputes of the proposed sign.

### **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:

- 4 second maximum for video or graphics followed by a break in message/video;
- No additional electronic message units on-site.
- 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.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PETER KWAN**

**CONTACT: JAIME DE LA VEGA, 6944 ERIN CIRCLE, LAS VEGAS, NV 89145**

**DRAFT**



01/08/19 PC AGENDA SHEET

SETBACKS  
(TITLE 30)

TROY PL/BULLION BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-18-0890-THEISGEN CHRISTOPHER:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks from property lines; and 2) reduce setback from a right-of-way for an existing shed in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the west side of Troy Place, 150 feet south of Bullion Boulevard within Spring Valley. SS/pb/ml (For possible action)

---

RELATED INFORMATION:

APN:

163-23-712-153

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an existing accessory structure to 3 feet where 5 feet is required per Table 30.40-2 (a 40% reduction).
- b. Reduce the interior side setback for an existing accessory structure to 3 feet where 5 feet is required per Table 30.40-2 (a 40% reduction).
2. Reduce the setback from a right-of-way (Torrey Pines Drive) to an existing accessory structure to 3 feet where 10 feet is required per Section 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: 4669 Troy Place
- Site Acreage: 0.2
- Project Type: Existing accessory structure in conjunction with an existing single family residence
- Number of Stories: 1
- Building Height: 12 feet, 3 inches
- Square Feet: 108 (accessory structure)/1,650 (single family residence)

**Site Plans**

The plans depict an existing single family residence centrally located on the site with an existing accessory structure located on the southwestern portion of the site. The structure is 3 feet from the patio cover attached to the principal residence, 3 feet from the southern (interior side) property line, and 3 feet from the western (rear) property line adjacent to Torrey Pines Drive. An existing block wall is located along the north, west, and south property lines. The site has access to Troy Place to the east.

**Elevations**

The plans and pictures submitted with the application show a 12-foot, 3 inch high accessory structure with a pitched roof with black onyx architectural shingles and walls with a stucco finish that is compatible with the existing principal residence.

**Floor Plans**

The plans depict a 9 foot by 12 foot accessory structure.

**Applicant's Justification**

The applicant indicates that the structure is used for personal storage and is designed to complement the existing house with stucco siding and matching roof shingles. It is located in the rear yard and not visible from the front of the house. It was built 3 years ago and is compatible with the area.

**Surrounding Land Use**

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

**Clark County Public Response Office (CCPRO)**

CE-18-14970 is an active neighborhood nuisance complaint regarding construction without a permit.

**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.



Staff finds that these requests are self-imposed hardships. The applicant has not provided compelling justification to warrant approval of this request; however, the structure was built to be compatible with the principal residence which provides mitigation measures to reduce adverse impacts to the side neighbors. Furthermore, the structure is visible from Torrey Pines Drive and the architectural design does not mitigate the impact of the reduced setback to Torrey Pines Drive. Additionally, staff cannot find any evidence of previously submitted land use applications to reduce the setback for accessory structures within the immediate area. Therefore, staff cannot support this request.

**Staff Recommendation**  
Denial.

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

**Clark County Water Reclamation District (CCWRD)**

- No comment.

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

**APPLICANT: CHRISTOPHER THEISGEN**

**CONTACT: CHRISTOPHER THEISGEN, 4669 TROY PLACE, LAS VEGAS, NV 89103**



10

01/09/19 BCC AGENDA SHEET

SCHOOL REDESIGN  
(TITLE 30)

OAKY BLVD/RED ROCK ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-18-0911-OAKEY2016, LLC:

USE PERMIT to redesign an existing school.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) reduce accessory structure setback; 3) reduce gate setback; 4) allow non-decorative screening; 5) unscreened mechanical equipment; 6) trash enclosure setback; 7) off-site improvements (curb, gutter, sidewalk, and partial paving); 8) traffic study; 9) allow existing driveways to remain on-site.

DESIGN REVIEW to redesign an existing school on a 2.0 acre portion of a 4.2 acre site in an R-E (Rural Estates Residential) Zone.

Generally located on the northwest corner of Oakley Boulevard and Red Rock Street within the Spring Valley Planning Area. SB/jor/ml (For possible action)

---

RELATED INFORMATION:

APN:  
163-01-205-002 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Waive landscaping along Red Rock Street where Figure 30.64-13 is the standard (a 100% reduction).
  - b. Waive landscaping along Doc Avenue where Figure 30.64-13 is the standard (a 100% reduction).
2.
  - a. Reduce the side street setback of an existing accessory structure (solar-paneled carport) to zero feet where 10 feet is the standard per Table 30.40-1 (a 100% reduction).
  - b. Reduce the setback from a street (Red Rock Street) for an existing accessory structure (solar-paneled carport) to zero feet where 10 is the standard per Chapter 30.56.040 (a 100% reduction).
3. Reduce the proposed gate setback to zero feet where 18 feet is required per Chapter 30.64.020 (a 100% reduction).
4. Allow non-decorative screening along Oakley Boulevard and Red Rock Street where required per Chapter 30.64.020.
5. Allow unscreened mechanical equipment in conjunction with existing modular buildings where screening is required per Table 30.56-2.

6. Reduce the interior side setback between a proposed trash enclosure and the west property line to zero feet where 5 feet is required per Table 30.40-1 (a 100 % reduction).
7.
  - a. Waive off-site improvements (curb, gutter, sidewalk, and partial paving) on Red Rock Street.
  - b. Waive off-site improvements (curb, gutter, sidewalk, and partial paving) on Doe Avenue.
8. Waive the required traffic study.
9. Allow existing driveways to remain on-site.

**LAND USE PLAN:  
SPRING VALLEY - PUBLIC FACILITIES**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6000 W. Oakey Boulevard
- Site Acreage: 2 (existing school)/4.2 (overall site)
- Project Type: School redesign
- Number of Stories: 1
- Building Height (feet): 16 (main classroom/office buildings)/16 (modular buildings)
- Square Feet: 4,500 (Building A)/2,900 (Building B)/2,900 (Building C)/1,400 (for each Modular Building 1 through 4)/1,920 (Carport A)/2,880 (Carport B)/6,000 (Carport C)
- Parking Required/Provided: 15/21

History

A school was previously approved in 2003 (UC-0949-03) for the subject property. In 2014, UC-0229-14 was approved for additions to the school for an interim period so that the school can transition to a different location. UC-0229-14 expired and the new operator would like to redesign the site with the existing structures and upgrade portions of the property.

Site Plan

The site consists of a 4.2 acre parcel where the north half is undeveloped and the school is located on the southern half of the site. The north property line is adjacent to Doe Avenue and the east property line is adjacent to Red Rock Street. There are existing single family residences north of Doe Avenue and east of Red Rock Street.

Access to the school is from 2 driveway entrances on the southeast side of the site from Red Rock Street. There is an additional driveway entrance on the southwest corner from Oakey Boulevard. Visitors and staff can utilize the provided parking underneath the solar-paneled carports on the east side of the site.

Per the site plan, the applicant is proposing to align Modular Buildings 1 through 4 horizontally in a west to east orientation on the northernmost portion of the development. Modular Building 4 is set back 10 feet from the west property line and Modular Building 1 is set back 20 feet from

the east property line. There are 10 foot separations in between all 4 modular buildings. The 4 modular buildings are set back 35 feet from Building C, the playground, and Carport B.

There are 3 existing classroom buildings on the subject property. Building A is located on the east half of the property and has an area of 4,500 square feet. Building B and Building C are located on the western half of the property and each building has an area of 2,900 square feet.

The subject property has 3 existing solar-paneled carports. Carport A and Carport B are located north of Building A. Carport A has an area of 1,290 square feet and Carport B has an area of 2,880. Carport C is located west of Building B, and has an area of 6,000 square feet. Both Carport A and Carport B combined incorporate 21 parking stalls. Per the plans, Carport C will no longer encompass any parking stalls, but will remain on-site.

There is an existing playground that is centrally located on the subject property. The applicant is proposing to redesign the playground. Per the applicant, they will remove the existing playground equipment and upgrade the area with new playground equipment and the existing shade covers west of Building A will remain on-site.

Along the west property line, there is an existing 6 foot high block wall. There is also an existing 6 foot high black wrought-iron fence located along the north property line, and the north half of the east property line. To ensure safety and security for staff, visitors, and especially the students, the applicant is proposing to install a black chain-link fence with access gates along the southeast property line behind the sidewalk, and along Oakey Boulevard behind the existing landscape planter. Access gates will remain open during business hours, and will be installed east of Carport A and Carport B. The applicant will also install 3 additional access gates, 2 along the existing driveway entrances from Red Rock Street and at the driveway entrance from Oakey Boulevard.

Lastly, the applicant is proposing to install a trash enclosure that meets Title 30 standards and will be placed on the southwest corner of the subject property abutting the driveway from Oakey Boulevard. The trash enclosure will be set back 40 feet from the south property line, adjacent to the existing block wall on the west property line, and adjacent to an existing chain-link fence abutting Carport C.

#### Landscaping

Per the landscape plan, grass will be installed throughout the entire playground. The applicant will maintain the existing trees, and additional shrubs and groundcover will be installed around Buildings A, B, and C. The applicant is proposing to clean up the landscape planter along Oakey Boulevard, and they are proposing to install additional trees, groundcover, and shrubs. Lastly, the applicant is proposing to repave the asphalt along the south and east sides of the site.

#### Elevations

Buildings A, B, and C are 1 story high with a tan colored stucco finish exterior, terracotta colored roof tiles, aluminum framed windows, and blue steel doors. Modular Buildings 1 through 4 are constructed of modular walls with slate grey and blue vertical siding and skirting. The overall height of all 4 modular buildings is 16 feet. There is an existing chain-link fence that

surround the modular buildings, and the applicant is proposing to install a mesh material to visually screen a portion of the modular buildings. Mechanical equipment is attached to the top half of the modular buildings and is not visually screened. ADA ramps and stairs are attached to each modular building. The 16 foot high carports are constructed of steel trusses and beams to support the solar panels which provide shade for parked vehicles.

**Floor Plans**

Building A has 5 classrooms and 3 administrative offices on the southern end of the building. Building B and Building C both have 4 classrooms each. Modular Buildings 1 through 4 serve as additional classroom space.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant is proposing to redesign and upgrade the subject property in order to have an additional location for their bilingual school. The school hours are Monday through Friday from 8:00 a.m. to 6:00 p.m. The school is anticipating 100-150 students to be enrolled at this location. Per the applicant, this property has a lot of potential for growth and the applicant intends on maintaining the school as its primary use. The applicant believes that this school will be an asset to the community.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0229-14	Use permit to expand an existing school, waivers for landscaping, reduced setbacks, trash enclosure, flat roofing, mechanical equipment screening, off-site improvements, traffic study, drainage study, and design review for a school expansion – expired	Approved by BCC	July 2014
UC-0949-03 (ET-0218-06)	First extension of time to review a major school and waiver for street landscaping – time limit removed	Approved by PC	August 2006
UC-0949-03	Major school and waived portions of street landscape requirements	Approved by PC	July 2003
UC-0071-72	School – expired	Approved by BCC	1972

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood (up to 2 du/ac)	R-E	Existing single family residences
South	City of Las Vegas	R-E	Place of worship
West	City of Las Vegas	C-2	Palm Mortuary funeral home

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Use Permit

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

##### Use Permit & Design Review

Staff does not foresee negative impacts with the applicant's intent to redesign the previously approved school for the subject property. The proposed bilingual school will serve as a benefit and a positive alternative to educational options for families in Las Vegas. Staff finds that the proposed rearrangement of the Modular Buildings 1 through 4, landscaping improvements, repaving portions of the site, completing the existing fencing, and installing a trash enclosure will upgrade the proposed school aesthetically and functionally. The proposed school is a use that is not out of character for the surrounding neighborhood. Staff finds that College of Southern Nevada (CSN) – Charleston Campus is 1,600 feet to the west and there is a private school (Las Vegas Junior Academy) that is 100 feet southwest of the proposed school. Staff is in support of the use permit and the design review.

##### 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

Title 30 requires landscaping at the perimeter of a site to promote visual relief between the school and the residential developments along Red Rock Street and Doe Avenue. Landscaping also promotes a complete streetscape for the subject property. Staff finds that waiving landscaping requirements do not promote the reduction of possible noise, glare, dust, heat, assistance in wind control, and minimizing water runoff. Staff is not in support of this request.

##### Waiver of Development Standards #2

Plans show that the solar-paneled carports are existing and do not meet the minimum 10 foot side street setback. Streetscape compatibility is imperative for safety and visual standards per the Clark County Land Use Plan. However, the existing solar-paneled carports have been properly permitted through the Clark County Building Department (BD10-32426 and BD10-35348); therefore, staff can support this request.

### Waiver of Development Standards #3

Staff understands the applicant's need to properly secure the school. The applicant is proposing access gates in conjunction to the proposed chain-link fence. The access gates adjacent to the carports and the driveways along Red Rock Street and the driveway on the southwest corner of the site (along Oakey Boulevard) can impact the overall vehicular ingress to the site. The 18 foot setback for the proposed access gates is required because it minimizes the impact of vehicles queuing in the right-of-way when entering the site. Staff is not in support of this request.

### Waiver of Development Standards #4

The plans show that a proposed chain-link fence will be installed along Oakey Boulevard (behind the landscape planter) and along the portion of the east property line. The Code requires the proposed chain-link fence along Oakey Boulevard and Red Rock Street to be decorative per Chapter 30.64.020. Staff finds that since the school is highly visible from the right-of-way, the site should have visual continuity of fencing material and the black chain-link fence would not be consistent with the existing wrought-iron fence along the north and northeast portion of the site. Staff cannot support this request.

### Waiver of Development Standards #5

Staff understands that there is existing mechanical equipment attached to the top half of all 4 modular buildings and is visually above the existing chain-link fence. The previous approval (UC-0229-14) intended for the modular buildings to be temporary, and in this case the applicant will permanently utilize the modular buildings. Although the applicant is proposing to add mesh screening to the fence, alternative methods of screening may be implemented to screen the exposed mechanical equipment. Staff is not in support of this request.

### Waiver of Development Standards #6

The trash enclosure setback of zero feet does not meet Code standards; however, staff finds that the existing funeral home to the west (Palm Mortuary) is buffered by an existing block wall. Although the proposed location meets the front setback of 40 feet, the location of the trash enclosure will not negatively impact the funeral home to the west. Staff is in support of this request.

### **Public Works - Development Review**

#### Waiver of Development Standards #7

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

#### Waiver of Development Standards #8

A traffic study allows for the proper signalization of the area to provide safer traffic pathways especially around a school where children are present. Staff cannot support this waiver.

#### Waiver of Development Standards #9

For the same reasons that Public works cannot support a waiver of full off-site improvements, staff cannot support this waiver to allow the existing in bad shape pan driveway to remain.



**Staff Recommendation**

Approval of the use permit, design review, waivers of development standards #2 and #6; and denial of waivers of development standards #1, #3, #4, #5, #7, #8, and #9.

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:

- 2 years to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and 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**

- 2 year review for the off-site improvements and the traffic study;
- Execute a Restrictive Covenant Agreement (deed restrictions).

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact the City of Las Vegas.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ZHIYONG MAI**

**CONTACT: ZHIYONG MAI, 6000 W. OAKLEY BOULEVARD, LAS VEGAS, NV 89146**



01/09/19 BCC AGENDA SHEET

FREE STANDING SIGN  
(TITLE 30)

JERRY TARKANIAN WY/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
WS-18-0882-BELTWAY ONE DEV GROUP, LLC:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height of a freestanding sign; and 2) increase animation area for a freestanding sign.

**DESIGN REVIEW** for modifications to an existing freestanding sign in conjunction with a commercial development on a 4.2 acre portion of a 14.5 acre site in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the west side of Jerry Tarkanian Way, 380 feet north of Oquendo Road within Spring Valley. SB/rk/ml (For possible action)

---

RELATED INFORMATION:

APN:  
163-32-111-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of a freestanding sign to 38 feet where 28 feet is allowed in the CMA Design Overlay District per Section 30.48.680(1)(A.) (a 36% increase).
2. Increase animated sign area to 173 square feet where 70 square feet is the maximum allowed in the CMA Design Overlay District per Section 30.48.680(3)(B.) (a 147% increase).

**LAND USE PLAN:**  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 9121 W. Russell Road
- Site Acreage: 4.2
- Project Type: Freestanding sign
- Sign Height (feet): 38
- Square Feet: 173 (animated message unit); 423 (total sign area)

### Site Plans

This request is for modifications (remodel) to an existing freestanding sign located on Jerry Tarkanian Way. The subject parcel is part of an existing commercial center with 8 buildings on 8 parcels between Russell Road and Oquendo Road. The plans show a freestanding sign located in an existing landscape area on the east side of the parcel near the 215 Beltway. The sign will maintain a 22 foot set back from the east property line adjacent to Jerry Tarkanian Way. Access to the site is provided by 1 driveway on Russell Road and 1 driveway on Oquendo Road.

### Signage

The plans depict an existing 28 foot high, 250 square foot freestanding sign located along Jerry Tarkanian Way with no animation. The applicant proposes to remodel the existing sign by adding 173 square feet of animation (message unit) on top of the sign. The modified sign would then total 38 feet and will have a total sign area of 423 square feet.

### Applicant's Justification

The applicant states that the existing foundation and setback will remain basically unchanged, and that the proposed sign changes are complimentary to the area. The applicant also states that the animated sign and increased area are needed to provide tenants the opportunity to advertise their businesses on the premises and alert travelers to its location.

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-0132-12	Design review for a comprehensive sign plan that includes wall signs and freestanding signs in conjunction with an office and retail complex	Approved by BCC	May 2012
WS-1850-04	Office and retail complex with waivers of development standards for alternative landscaping and screening, and allow an attached sidewalk along Russell Road	Approved by BCC	December 2004
DR-0734-03	Shopping center and office complex on 46 acres which included this site with a waiver of condition for a design review on every portion of this project	Approved by BCC	June 2003
ZC-1171-02	Reclassified a total of 46 acres including this complex from R-E to C-P and C-2 zoning	Approved by BCC	October 2002

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Commercial General	C-2	Office buildings & undeveloped parcels
South	Commercial General	R-4	Multi-family development
East*	Commercial General	RUD	Compact single family development

\*Directly to the east is the 215 Beltway.

## **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.

The sign is compatible with the commercial center; however, the sign does not meet the standards for height and for the allowed area for animation. Staff does not support the waivers of development standards for sign height and area in the CMA without mitigating circumstances. In the CMA, the intent is to limit the height of signs to be consistent with a 1 story building, discourage signs which contribute to visual clutter of the streetscape, and ensure the signage enhances the overall development and the immediate area.

##### Design Review

Staff finds that although the design of the sign is compatible with the commercial center, staff can only support the design of the sign at the allowable 28 feet with 70 square feet of animated message unit.

#### **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**

- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MICHAEL NIGRO**

**CONTACT: JACOB GATESON, VISION SIGN INC., 6630 ARROYO SPRINGS #600, LAS VEGAS, NV 89113**

**DRAFT**