



Spring Valley Town Advisory Board

Desert Breeze Community Center
8275 W. Spring Mountain Rd
Las Vegas, NV 89117

January 2, 2019
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 December 11, 2018 (For possible action)

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

IV. Approval of Agenda for January 2, 2019 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)

- None

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-18-0921-SIRIUS PROPERTIES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mesa Vista Avenue and Spanish Ridge Avenue, and between Riley Street and Durango Drive within Spring Valley (description on file). JJ/al/ml (For possible action) 01/22/19 PC
3. **VS-18-0932-S D PARCELS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Rainbow Boulevard, and between Patrick Lane and Post Road within Spring Valley (description on file). SS/sd/ml (For possible action) 01/22/19 PC
4. **VS-18-0991-DIABLO TRIANGLE, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Diablo Drive located between Edmond Street and Lindell Road within Spring Valley (description on file). SS/md/ml (For possible action) 01/23/19 BCC
5. **AR-18-400252 (UC-1056-17)-K H GOLDEN INVESTMENTS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow on-premises consumption of alcohol (service bar).
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a proposed restaurant in an existing office and retail development on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 650 feet west of Lindell Road within Spring Valley. JJ/sd/ml (For possible action) 01/22/19 PC
6. **NZC-18-0920-SIRIUS PROPERTIES, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) alternative residential driveway geometrics.
DESIGN REVIEW for a single family residential development in the CMA Design Overlay District. Generally located on the northeast corner of Riley Street and Spanish Ridge Avenue within Spring Valley (description on file). JJ/al/ml (For possible action) 01/22/19 PC

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
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YOLANDA KING, County Manager

7. **SC-18-0928-CENTURY COMMUNITIES NEVADA, LLC:**
STREET NAME CHANGE to name an unnamed private street, Presley Glen Avenue. Generally located on the east side of Fort Apache Road, approximately 500 feet south of the intersection of Ford Avenue and Fort Apache Road within Spring Valley and Enterprise. JJ/dm/ml (For possible action) 01/22/19 PC

8. **TM-18-500219-SIRIUS PROPERTIES, LLC:**
TENTATIVE MAP consisting of 50 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Riley Street and Spanish Ridge Avenue within Spring Valley. JJ/al /ml (For possible action) 01/22/19 PC

9. **UC-18-0925-CHURCH CROSSING:**
USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower and all associated equipment in conjunction with an existing place of worship on a portion of 14.6 acres in a P-F (Public Facility) Zone. Generally located on the north side of Windmill Lane, 630 feet west of Buffalo Drive within Spring Valley. SS/mk/ja (For possible action) 01/22/19 PC

10. **UC-18-0955-SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY:**
USE PERMIT for a proposed place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.
DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential)(AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. SS/md/ml (For possible action) 01/22/19 PC

11. **WS-18-0953-NEW RAINBOW LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) increase the length of the roofline without articulation.
DESIGN REVIEWS for the following: 1) An office building and 2) A parking garage on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Wagon Trail Avenue (alignment) and Montessouri Street within Spring Valley. SS/jt/ml (For possible action) 01/23/19 BCC

12. **ZC-18-0948-DIABLO TRIANGLE, LLC:**
ZONE CHANGE to reclassify 1.8 acres from R-1 (Single Family Residential) Zone to M-D (Designed Manufacturing) Zone.
DESIGN REVIEWS for the following: 1) proposed warehouse/building; and 2) increase finished grade on 1.8 acres in the CMA Design Overlay District. Generally located on the south side of Diablo Drive, and 620 feet west of Edmond Street within Spring Valley (description on file). SS/md/ml (For possible action) 01/23/19 BCC

VII. General Business

- None

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

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 15, 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/215 BELTWAY

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.

Building Department - Fire Prevention

- No comment.

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

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01/22/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SPANISH RIDGE AVE/RILEY ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0921-SIRIUS PROPERTIES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mesa Vista Avenue and Spanish Ridge Avenue, and between Riley Street and Durango Drive within Spring Valley (description on file). JJ/al/ml (For possible action)

RELATED INFORMATION:

APN:
163-29-701-009

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate government patent easements between 3 feet and 33 feet in width located along the perimeter of the parcel. The applicant indicates the easements are not necessary for the development of the site and that any required utility easements for right-of-way dedications will be provided with the future subdivision of the parcel.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels
South	Office Professional & Public Facilities	R-2 & P-F	Single family residences & Rogers Elementary School
East	Office Professional	C-P	Office complex
West	Office Professional	C-P	Office complex & an undeveloped parcel

Related Applications

Application Number	Request
NZC-18-0920	A request for a nonconforming zone change to reclassify the site to an RUD zone for a residential development is a companion item on this agenda.
TM-18-500219	A tentative map for a residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 30 feet for Mesa Vista Avenue, 30 feet for Riley Street, 30 feet for Spanish Ridge Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE
BLDG 3-577, LAS VEGAS, NV 89134

DRAFT

01/22/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

TENAYA WY/POST RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0932-S D PARCELS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tenaya Way and Rainbow Boulevard, and between Patrick Lane and Post Road within Spring Valley (description on file). SS/sd/ml (For possible action)

RELATED INFORMATION:

APN:
163-34-701-003; 163-34-701-004; 163-34-701-005; 163-34-701-013 through 163-34-701-014

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

BACKGROUND:

Project Description

The plans submitted show the vacation and abandonment of existing 33 foot wide government patent easements on parcels 163-34-701-003, 005, 013, and 014, and a 3 foot wide government patent easement located on parcel 163-34-701-003. An additional parcel 163-34-701-004 does not have any easements to be vacated; however, it is included in this application and upon approval of this application that the applicant will submit a parcel map to combine all of these parcels together. According to the applicant, due to surrounding development, the following government patent easements are no longer needed for roadway and utility purposes:

163-34-701-003: Vacate and abandon 33 foot wide government patent easement located along the east and south property lines and a 3 foot wide government patent easement located along the west property line of the subject parcel.

163-34-701-005: Vacate and abandon 33 foot wide government patent easements located along the east, west and south property lines of the subject parcel.

163-34-701-013 & 14: Vacate and abandon 33 foot wide government patent easements located on the north, south, east and west property lines of the subject parcel.

3.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0206	Reclassified 16.5 acres from R-E zone to M-D zone in CMA Design Overlay District	Approved by BCC	September 2018
VS-0295-08	Vacated and abandoned 33 foot wide government patent easement and portion of right-of-way being Post Road – expired	Approved by BCC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban & Open Land.	R-2 & R-E	Single family residential/undeveloped
South	Business and Design/Research Park & Office Professional	R-E & M-D	Undeveloped/manufacturing & storage facilities
East	Business and Design/Research Park & Office Professional	C-P & M-D	Undeveloped
West	Business and Design/Research Park	M-D & R-E	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

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

- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for Patrick Lane or 35 feet to back of curb with detached sidewalk, 30 feet for Belcastro Street with a portion of a cul-de-sac at the proposed south end, a portion of a cul-de-sac at the proposed west end of Sobb Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S D PARCELS, LLC

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

01/23/19 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

DIABLO DR/EDMOND ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-18-0991-DIABLO TRIANGLE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Diablo Drive located between Edmond Street and Lindell Road within Spring Valley (description on file). SS/md/ml (For possible action)

RELATED INFORMATION:

APN:
163-25-701-006; 163-25-801-011

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

BACKGROUND:
Project Description

This application is to vacate and abandon a portion of Diablo Drive measuring 8,214 square feet in area. The applicant states that with the improved flood channel to the west, Diablo Drive will not be a through street. The right-of-way located between the cul-de-sac and flood channel is proposed to be vacated. The applicant indicates the vacation of the right-of-way is not needed for future development and will not have an adverse impact on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0384-07	Vacated and abandoned a portion of right-of-way being Diablo Drive – expired	Approved by BCC	August 2007
DR-0383-07	An office/warehouse complex – expired	Approved by BCC	August 2007
NZC-0815-04	Reclassified the project site from an R-1 zone to an M-1 zone for an office/warehouse complex – expired	Approved by BCC	November 2004

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South & West	Residential Suburban (up to 8 du/ac)	R-1	Drainage channel
East	Business and Design/Research Park	M-D	Warehouse/office complex currently being developed

Related Applications

Application Number	Request
ZC-18-0948	A zone change to reclassify 1.8 acres from R-1 (Single Family Residential) Zone to M-D (Designed Manufacturing) Zone; and design reviews for a proposed warehouse building and to increase finished grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of 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

- Drainage study and compliance;
- Right-of-way dedication to include a portion of a cul-de-sac at the proposed west end of Diablo Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JASON KUCKLER

CONTACT: JASON KUCKLER, BRASS CAP DEVELOPMENT, 7115 BERMUDA ROAD,
LAS VEGAS, NV 89119

DRAFT

01/22/19 PC AGENDA SHEET

SERVICE BAR
(TITLE 30)

SPRING MOUNTAIN RD/LINDELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-18-400252 (UC-1056-17)-K H GOLDEN INVESTMENTS, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW to allow on-premises consumption of alcohol (service bar).

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a proposed restaurant in an existing office and retail development on a portion of 1.2 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Spring Mountain Road, 650 feet west of Lindell Road within Spring Valley. JJ/sd/ml (For possible action)

RELATED INFORMATION:

APN:
163-13-203-004

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 68 spaces where a minimum of 80 spaces are required per Chapter 30.60 (a 15% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 5645 and 5685 W. Spring Mountain Road
- Site Acreage: 1.2
- Project Type: Service bar
- Square Feet: 2,000 (restaurant)
- Parking Required/Provided: 80/68

Site Plans & Project Scope

The approved plans depict a proposed restaurant in a suite within an office and retail development. The existing suite is located in the larger of the 2 buildings located on the property. No changes are required or planned to the site design. The approved request was for a service bar.

Landscaping

All street and site landscaping exists and no new landscaping is either required or proposed.

Elevations

The existing building is 2 stories with stucco siding and a glass storefront.

Floor Plans

The plans show a proposed 2,000 square foot restaurant with a kitchen, office, restrooms, seating, and dining area.

Signage

No additional signage is proposed with this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1056-17:

Current Planning

- 1 year to commence and review to ensure the parking is adequate and additional mitigation measures are necessary;
- 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; 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

- Vacate existing access easements at driveways and re-dedicate pedestrian access easements per new driveway requirements.

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.

Applicant's Justification

The applicant states that although the shopping center has insufficient parking spaces to accommodate the existing restaurant (2000 square foot) with a service bar there have been no parking issues. The shopping center currently only has one other tenant (Insurance Broker) that occupies 1,768 square feet of the total 14,912 square foot building site. The adjacent office tenant has office hours from 8:00 a.m. to 5:00 p.m. and are closed on weekends, which according to the applicant limits the overall shortage of parking spaces during peak hours. In addition, the property has 6 foot concrete block walls on the south, east and west property lines limiting ingress/egress to the property from Spring Mountain Road, which in turn prevents traffic flow into adjacent residential neighborhoods and reduces overall impacts on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1056-17	On-premises consumption of alcohol (service bar), with a waiver of development standards for reduced parking in conjunction with a proposed restaurant	Approved by PC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West & East	Commercial General	C-2	Retail stores/building & construction supplied & services
South	Residential Suburban	R-1 (5 units per acre)	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

Title 30 standards of approval for an application for review 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 approval in 2018 the applicant has obtained a requisite business license and tenant improvement permits. Review of County records show no issues related to Public Response complaints and building enforcement on the property; therefore, staff recommends approval of the application for review.

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

- Remove the time limit.

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:

PROTEST:

APPLICANT: CHOM SU HWANG

CONTACT: JAMES YU, 2560 MONTESSOURI ST, STE 208, LAS VEGAS, NV 89117

DRAFT

01/22/19 PC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

SPANISH RIDGE AVE/RILEY ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-18-0920-SIRIUS PROPERTIES, LLC:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to RUD (Residential Urban Density) Zone for a single family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) alternative residential driveway geometrics.

DESIGN REVIEW for a single family residential development in the CMA Design Overlay District.

Generally located on the northeast corner of Riley Street and Spanish Ridge Avenue within Spring Valley (description on file). JJ/al/ml (For possible action)

RELATED INFORMATION:

APN:
163-29-701-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 12 feet (6 foot screen wall with a 6 foot retaining wall) where a maximum of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Reduce the separation for a driveway to the back of curb radius for a street intersection to 9 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 33.3% reduction).

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 50 residential lots/8 common lots
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 2,450/3,083
- Project Type: Single family residential development

- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,430 to 1,645
- Open Space Required/Provided: 10,000 square feet/10,981 square feet

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 5 acres from an R-E zone to an RUD zone for a single family residential development. The applicant conducted a neighborhood meeting at 3625 Town Center Drive on November 3, 2018, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 5 of the abutting property owners attended this meeting.

Site Plans

The plans depict a single family residential development consisting of 50 lots on 5 acres with a density of 10 dwelling units per acre. The site has frontage along Mesa Vista Avenue to the north, Riley Street to the west, and Spanish Ridge Avenue to the south. Access will be provided from Spanish Ridge Avenue for 3 lots, Riley Street for 15 lots, and Mesa Vista Avenue for 5 lots. Access to the remaining 27 lots will be provided by a 38 foot wide private street within the interior of the development. Access to the private street will be provided from Spanish Ridge Avenue. Sidewalks will not be provided along the private street. The applicant indicates that the proposed 12 foot high wall is located along the eastern boundary of the site.

Landscaping

The plans depict 8 common lots with a total area of 10,981 square feet. The plans indicate that 6 of the common lots are 6 foot wide landscape areas that are between 279 square feet and 576 square feet in area. These landscape areas are located along the side streets of the corner lots within the development. Landscaping within these common lots will consist of trees, shrubs and groundcover. The plans depict an 8,721 square foot common lot in the central portion of the development to be used as a neighborhood park. The final common lot has an area of 2,260 square feet and is located on the northern portion of the site, connecting the private street in the interior of the development to Mesa Vista Avenue.

Elevations

Plans were submitted for 4 different home models. Each home model is 2 stories with a maximum height of 25 feet with a pitched roof with concrete tile roofing material. The exterior of the buildings is a combination of a stucco finish painted in earth tone colors with stone veneer with window fenestrations.

Floor Plans

The home models are between 1,430 square feet to 1,645 square feet in area with options for 2 to 4 bedrooms. The plans indicate that 3 of the models will have a 2 car garages and the fourth model will have a 1 car garage.

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with existing developments in this area. An existing office complex to the east limits design options for grading and drainage; therefore, the increase in retaining wall height along the east property line is necessary to properly grade the site. Clark County is the only jurisdiction in the Las Vegas Valley that require a 12 foot minimum separation between a residential driveway and the back of curb radius to an intersection. All other jurisdictions allow a 6 foot minimum separation, which is less than the request for this project.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels
South	Office Professional & Public Facilities	R-2 & P-F	Single family residences & Rogers Elementary School
East	Office Professional	C-P	Office complex
West	Office Professional	C-P	Office complex & an undeveloped parcel

Related Applications

Application Number	Request
VS-18-0921	A request to vacate easements is a companion item on this agenda.
TM-18-500219	A tentative map for a residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

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

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

To the south and southeast of this site is an existing single family residential development that is zoned R-2; however, the land use plan designates this site for Office Profession and Commercial Neighborhood development. Approximately 2,100 feet to the southeast there is a five acre parcel designated Commercial General in the land use plan that has been reclassified to an R-2 zone

(NZN-18-0258). Since 2013 several parcels located between Russell Road and Mesa Vista Avenue and between Durango Drive and the 215 Beltway that are designated for commercial development in the land use plan have been reclassified into residential zoning districts and have been developed or approved for single family and multiple family residential developments. The trend in this area is for additional residential development and less commercial development. The proposed zone change to RUD for single family residential development is consistent and compatible with existing and approved development in this area and is appropriate for this location.

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

There are 2 undeveloped parcels to the north that are zoned R-E and planned for Residential Suburban development (up to 8 du/ac). To the south and southeast is an existing single family residential development zoned R-2 with a density of 8 du/ac. Approximately 275 feet to the east is a multiple family residential development zoned R-3 with a density of 18 du/ac. The abutting parcels to the east and west consist of existing office complexes and undeveloped parcels that are zoned C-P and designated Office Professional in the land use plan. To the southwest is Rogers Elementary School in a P-F zone. The Board has found that office complexes and elementary schools are compatible uses to single family residential developments. Therefore, staff finds that the density and intensity of the proposed project, a single family residential development with a density of 10 du/ac, is compatible with existing and planned land uses in the surrounding area.

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

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated that this development would generate 10 additional elementary school students, 5 middle school students and 7 high school students. Rogers Elementary School would serve this development and is currently 290 students over capacity. However, Sawyer Middle School and Durango High School are currently under capacity and can accommodate the additional students. This project will create additional demand for park services in this area, which will be mitigated by an 8,721 square foot private neighborhood park within the development.

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

This project complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. There are existing residential developments in this area that are developed with densities of 8 du/ac and 18 du/ac. The proposed project is a single family residential development with a density of 10 du/ac, which is a transition between these existing developments. Therefore, staff finds the project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential

neighborhoods by encouraging vacant lots within this area to develop at similar densities as the existing area.

Summary

Zone Change

Staff finds that there is a trend which has changed the character and condition of the area which makes this request appropriate for the area. The density and intensity of the proposed project is consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse effect on public services or facilities in this area. The proposed project complies with other goals and policies within the Comprehensive Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary 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 applicant has indicated that the increase in retaining wall height is necessary due to existing conditions in the area in order to grade the site and provide proper drainage. Existing topography may be a unique or special circumstance to allow for the increase in the retaining wall height. However, staff finds the applicant has not demonstrated that other options besides increasing wall height are not viable to provide proper grading and drainage for the site. Therefore, staff finds the applicant has not provided a justification to warrant the approval of this waiver of development standards to increase the wall height.

Design Review

Staff has concerns with the layout of the proposed development. The plans depict Riley Street, Spanish Ridge Avenue and Mesa Vista Avenue as local streets, and the plans depict several of the proposed lots within the development taking access from these streets. These streets provide access to an existing single family residential development, a multiple family residential development, Rogers Elementary School, and several commercial buildings. During the neighborhood meeting abutting property owners indicated that when school is in session there are traffic problems when parents are picking up or dropping off children. These traffic problems would also be present during special events or after hours activities (like back to school night). Additionally these streets will be impacted by traffic from the commercial developments to the west. Staff is concerned that lots fronting onto and taking access from these public streets will be impacted by the traffic from the school and commercial developments making it difficult to access and depart from these lots. Additionally, the lots fronting onto the public streets would generate more pedestrian activity from these lots, which could create pedestrian/vehicle conflicts. Because of these safety concerns, staff does not support the proposed layout of the development.

Public Works - Development Review

Waiver of standards #2

This standard was established to minimize possible traffic accidents at street intersections with vehicles pulling out of driveways too close to the intersection. Staff cannot support this waiver.

Staff Recommendation

Approval of the zone change; and denial of waivers of development standards #1 and #2, and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 20, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Design review as a public hearing for significant changes to the plans.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time, and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Mesa Vista Avenue, 30 feet for Riley Street, 30 feet for Spanish Ridge Avenue and associated spandrels.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; and that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 #0487-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: STORYBOOK HOMES

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE
BLDG 3-577, LAS VEGAS, NV 89134**

DRAFT

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01/22/19 PC AGENDA SHEET

**STREET NAME CHANGE
(TITLE 30)**

FORT APACHE RD/FORD AVE

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-18-0928-CENTURY COMMUNITIES NEVADA, LLC:**

STREET NAME CHANGE to name an unnamed private street, Presley Glen Avenue.

Generally located on the east side of Fort Apache Road, approximately 500 feet south of the intersection of Ford Avenue and Fort Apache Road within Spring Valley and Enterprise. JJ/dm/ml (For possible action)

RELATED INFORMATION:

APN:
List on File.

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES
ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Project Type: Street name change

Request

This request is to officially name a private street currently known as Presley Glen Avenue.

Applicant's Justification

The applicant is requesting to officially name the private street known as Presley Glen Avenue. The street provides access to the new subdivision known as, Edgeview, recorded on PB 156-31.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High, Major Development Project, Residential Suburban and Public Facilities	R-E, R-2	Vacant land & residential subdivision
South	Residential High, Major Development Project, Residential Suburban and Public Facilities	R-E, R-2	Vacant land
East	Public Facilities	R-2	Residential subdivision
West	Residential High	R-E	Vacant land

Clark County Public Response Office (CCPRO)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The official way to name a street is by dedication on a recorded final map or through the street naming application process. The private street is currently recognized as Presley Glen Avenue and was constructed under Clark County Public Works approved off-site plans, PW14-15731 and provides the primary access to a residential subdivision that is under construction. The private street was dedicated by a separate document, Instrument number 20131211:0751 and by a BLM right-of-way Grant, Instrument number 20131211:00754. Therefore, the street was never officially named even though it appears as reference on two adjacent final maps, PB 148-80 and PB 153-49. The Combined Fire Communications Center originally approved the street name when it was shown as reference on PB 148-80. No addresses are affected by this request. Staff recommends approval of this application for the street name to be documented and officially assigned to the alignment.

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 Presley Glen Avenue.
- 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: SLATER HANIFAN GROUP

CONTACT: SHANNON COOPER, SLATER HANIFAN GROUP, 5740 S. ARVILLE STREET #216, LAS VEGAS, NV 89118

DRAFT

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01/22/19 PC AGENDA SHEET

SPANISH RIDGE - RILEY
(TITLE 30)

SPANISH RIDGE AVE/RILEY ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-18-500219-SIRIUS PROPERTIES, LLC:

TENTATIVE MAP consisting of 50 single family residential lots and common lots on 5.0 acres in an RUD (Residential Urban Density) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Riley Street and Spanish Ridge Avenue within Spring Valley. JJ/al/ml (For possible action)

RELATED INFORMATION:

APN:
163-29-701-009

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 50 (residential lots)/8 (common lots)
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 2,450/3,083
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 50 lots on 5 acres with a density of 10 dwelling units per acre. The site has frontage along Mesa Vista Avenue to the north, Riley Street to the west, and Spanish Ridge Avenue to the south. Access will be provided form Spanish Ridge Avenue for 3 lots, Riley Street for 15 lots, and Mesa Vista Avenue for 5 lots. Access to the remaining 27 lots will be provided by a 38 foot wide private street within the interior of the development. Access to the private street will be provided form Spanish Ridge Avenue.

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped parcels
South	Office Professional & Public Facilities	R-2 & P-F	Single family residences & Rogers Elementary School
East	Office Professional	C-P	Office complex
West	Office Professional	C-P	Office complex & an undeveloped parcel

Related Applications

Application Number	Request
VS-18-0921	A request to vacate easements is a companion item on this agenda.
NZC-18-0920	A request for a nonconforming zone change to reclassify the site to an RUD zone for a residential development 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

This request meets the tentative map requirements as outlined in Title 30; however, since staff does not support the design review for this development and staff cannot support the tentative map.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 20, 2019 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Mesa Vista Avenue, 30 feet for Riley Street, 30 feet for Spanish Ridge Avenue and associated spandrels.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names;
- Streets shown as "A", "B" and "C" shall have the suffix of Court.

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 #0487-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE
BLDG 3-577, LAS VEGAS, NV 89137**

01/22/19 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

WINDMILL LN/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0925-CHURCH CROSSING:

USE PERMIT for increased height of an existing communication tower.
DESIGN REVIEW for additional antenna arrays and lattice on an existing communication tower and all associated equipment in conjunction with an existing place of worship on a portion of 14.6 acres in a P-F (Public Facility) Zone.

Generally located on the north side of Windmill Lane, 630 feet west of Buffalo Drive within Spring Valley. SS/mk/ja (For possible action)

RELATED INFORMATION:

APN:
176-09-801-008 ptn

USE PERMIT:
Increase the height of an existing communication tower to 90 feet (a 12.5 % increase) where 80 feet is permitted per Table 30.44-1.

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 7950 W. Windmill Lane
- Site Acreage: 14.6 (portion)
- Project Type: Increase height of a communication tower
- Communication Tower Height (feet): 90

Site Plans & History

The plans depict an existing communication tower (stealth monopine) with an existing height of 78 feet, with associated ground equipment located on a landscape island on the north side of the place of worship building within the parking lot. The tower is 439 feet from the single family residence on north side of Mesa Verde Lane, 306 feet from the north property line, 430 feet from the west property line, and 233 feet from the east property line all adjacent to undeveloped parcels master planned for public facilities (park and school). The communication tower and associated equipment are enclosed by an 8 foot high decorative block wall. This request is to

allow a 12 foot increase in height of the existing tower, making the top of the steel tower 90 feet. The height increase will allow the tower to accommodate 4 antenna arrays, and 6 panels.

Elevations

The plans show an existing communication tower at a height of 78 feet to the top of the steel. The tower will be increased to 90 feet to the top of the steel. The tower is located on the north side of the existing place of worship building which was approved for an overall height of 80 feet to the top of the religious symbol (spire).

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that this request will allow the tower to accommodate additional antenna arrays, and all associated equipment will be painted to match the existing tower. The applicant adds that the communication tower is in compliance with all Federal requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0208-13	Place of worship and lighting in conjunction with an existing place of worship	Approved by PC	June 2013
VS-0322-12	Vacated and abandoned a portion of right-of-way being Mesa Verde Lane located between Buffalo Drive and Warbonnet Way (alignment)	Approved by PC	September 2012
DR-0176-11	Expansion of the existing place of worship	Approved by PC	June 2011
UC-0305-09	Expansion for a place of worship	Approved by PC	June 2009
ZC-0127-09	Reclassified the site to P-F zoning	Approved by BCC	April 2009
UC-0972-08	Increased the height of a place of worship	Approved by PC	November 2008
UC-0395-05	Increased building height for a place of worship	Approved by PC	April 2005
UC-1355-03 (WC-0088-04)	Waived dedication requirement for Warbonnet Way	Approved by PC	April 2004
UC-1355-03	Place of worship	Approved by PC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facility & Commercial General	R-E & R-2	Undeveloped parcels future park & single family residential development
South	Residential Medium (3 du/ac to 14 du/ac)	RUD	Residential
East	Public Facility	R-E	Undeveloped parcel future school
West	Public Facility	R-E	Undeveloped parcel future park

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit & Design Review

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.

The existing communication tower (stealth monopine) is located on the north side of the place of worship building, on a landscaped island. Staff finds that the proposed increase of the existing communication tower is needed in order to accommodate a new collocation of additional antenna arrays. Additionally, the increased monopine tower, antennas, and all exposed mounting hardware will match the existing towers and antennas in terms of color and materials. Moreover, the site was approved to increase a religious symbol to 80 feet; therefore, this increase is consistent with the structures and building on the site and will not have any negative impacts to the adjacent area. Staff finds that the height increase will allow for additional antenna arrays that will provide better and more efficient wireless service to the customers in the area. Therefore, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed

in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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: SPRINT PCS

CONTACT: GWENDOLYN FISCHER, CROWN CASTLE, 200 SPECTRUM CENTER DRIVE, SUITE 1700, IRVINE, CA 92618

01/22/19 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

PATRICK LN/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0955-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:

USE PERMIT for a proposed place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.

DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential)(AE-60) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. SS/md/ml (For possible action)

RELATED INFORMATION:

APN:
163-36-301-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the driveway departure distance (driveway off-set) from Jones Boulevard for a driveway along Patrick Lane to 44 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 24.2% reduction).
2.
 - a. Reduce throat depth for a commercial driveway along Patrick Lane to 19 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 74.7% reduction).
 - b. Reduce throat depth for a commercial driveway along Jones Boulevard to 25 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 66.7% reduction).

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 35

- Square Feet: 10,769
- Parking Required/Provided: 108/108

Site Plans

The plans depict a proposed 1 story place of worship consisting of 10,769 square feet. The place of worship is set back 80 feet from the west and south property lines, 73 feet from the east property line, and 92 feet from the north property line. The proposed place of worship is centrally located within the project site. A proposed 5 foot wide detached sidewalk is located along Jones Boulevard and Patrick Lane and a 5 foot wide pedestrian walkway connects the place of worship to the detached sidewalks. A 5 foot wide pedestrian walkway is also located around the perimeter of the place of worship. The required trash enclosure is located at the southeast corner of the property. The required bicycle parking spaces are located along the west side of the place of worship, in close proximity to the building's entrance. The project requires 108 parking spaces where 108 spaces are provided. Access to the project site is granted via proposed commercial driveways located along Jones Boulevard and Patrick Lane.

Landscaping

The plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Jones Boulevard and Patrick Lane. Twenty-four inch box to 36 inch box trees are proposed within the landscape area along the street frontage. A 10 foot wide intense landscape buffer, with 24 inch box large evergreen trees, is proposed along the east property line. A 15 foot wide intense landscape buffer, with 24 inch box large evergreen trees, is proposed along the south property line. A 6-foot high decorative block wall is also proposed along the east and south property lines. Interior parking lot landscaping is equitably distributed throughout the project site.

Elevations

The overall height of the place of worship ranges between 18.5 feet to 35 feet, the highest point being the ornamental spire and dome. Parapet walls of varying heights are depicted on all building elevations. A singular dome is featured on the north and west elevations of the building, and is located directly above the entrance to the place of worship. The place of worship features an EIFS exterior and includes windows on all elevations.

Floor Plans

The plans depict a 10,769 square foot place of worship featuring an auditorium, vestibule, lobby, multiple offices, lecture hall, kitchen, storage and utility rooms, and restroom facilities.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the proposed place of worship will not have an adverse or negative impact on the surrounding parcels. The proposed commercial driveways are located as far away from the intersection of Jones Boulevard and Patrick Lane to have a minimal impact on traffic on the adjacent roadways. The minimum throat depth is slightly exceeded by the amount of parking for this project and should be adequate to serve the place of worship.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Place of worship
South	Office Professional	R-E	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-I)	Undeveloped
West	Public Facilities	R-E	Undeveloped

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.

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering; a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Other places of worship have been approved and developed in close proximity to residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, 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.

Design Review

Staff finds the architecture and height of the proposed place of worship are designed to minimize impacts to the surrounding residential area. The existing single family residential development, farther to the east of the project site, consists of single story homes. The overall design and height of the proposed place of worship are compatible with the residential neighborhood within the immediate area. Urban Specific 19 states scale relationships between buildings and adjacent developments should carefully be considered. Varying building heights, breaking-up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. The varying heights of the parapet walls assist in breaking-up the mass of the building. The perimeter landscaping surrounding the building meets and/or exceeds

Code requirements; therefore, staff can support the overall design of the place of worship as it meets the goals and policies of the Comprehensive Master Plan and the requirements of the CMA Design Overlay District.

Public Works - Development Review

Waiver of Development Standards #1

Staff supports this waiver for a reduced departure distance from the intersection to the waiver along Patrick Lane. The site is not large enough to accommodate the required departure distance of 190 feet.

Waiver of Development Standards #2a & #2b

The site design allows for smooth transition from the roadway into the site. Additionally, the higher traffic flows for places of worship happen during the weekends when the regular traffic flows are reduced. Staff has no objection to these waivers.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

- 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;
- Full off-site improvements;
- Right-of-way dedication to include the corner spandrel.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way to back of curb 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.

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 to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the 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 Director 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;
- 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 Department of Aviation;
- 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0684-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RUSTAM ROOHANI

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE ST, BUILDING F. STE 120, LAS VEGAS, NV 89183

01/23/19 BCC AGENDA SHEET

OFFICE BUILDINGS
(TITLE 30)

WAGON TRAIL AVE/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0953-NEW RAINBOW LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) increase the length of the roofline without articulation.

DESIGN REVIEWS for the following: 1) An office building and 2) A parking garage on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the southwest corner of Wagon Trail Avenue (alignment) and Montessori Street within Spring Valley. SS/jt/ml (For possible action)

RELATED INFORMATION:

APN:

176-03-501-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 70 feet where 50 feet is the maximum per Table 30.40-4 (a 40% increase).
2. Increase the length of a horizontal roofline to 185 feet without articulation where 100 feet is the maximum per section 30.48.650 (an 85% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 7155 Wagon Trail Avenue
- Site Acreage: 5
- Project Type: Office complex

Office Buildings

- Number of Stories: 4
- Building Height (feet): 70
- Square Feet: 160,000 total (2 buildings at 80,000 each)

Parking Garage

- Number of Levels: 3
- Height (feet): 37
- Parking Required/Provided: 640/648

Site Plan

The site plan depicts 2 office buildings and a parking garage. The office buildings are located on the north and south sides of the parcel, and the parking garage is located near the center. Surface parking is located around the perimeter of the site and around the base of each office building. Enhanced paving is provided at the driveway entrances and where the on-site pedestrian path crosses the vehicular drive aisles. Eight bicycle parking spaces are provided, with 4 bicycle spaces located near the main entrance to each building. A total of 640 parking spaces are required and 648 parking spaces are provided. Access to the site is provided from the cul-de-sac located at the intersection of Montessori Street and Wagon Trail Avenue and from a driveway on Rafael Rivera Way, and future cross access is shown to the parcel to the north and the parcel to the east.

Landscaping

Landscaping complies with all Title 30 standards, including an intense landscape buffer along the western property line, adjacent to the existing multi-family development. In addition, a landscape strip consisting of a minimum width of 15 feet and extending to 26 feet wide with an attached sidewalk is located along Rafael Rivera Way. Landscape strips are also located along the east and north property lines, within the parking lot, and around the base of the office buildings and parking garage. Trees will include Chinese Pistache, Date Palms, Japanese Blueberry, and Chir Pine.

Elevations

Both identical 4 story office buildings will consist of a glazing exterior sloped outward from the base of the buildings to the top. A curved glass corner and a swooping glass inlay feature across the face of each building will provide dramatic visual interest to the modern architectural style. A metal canopy and a sliding glass storefront system will identify the entrance to each building. Both buildings extend to a maximum height of 70 feet, necessitating a waiver of development standards. An additional waiver of development standards is necessary to allow the horizontal roofline to extend more than 100 feet without articulation.

The parking garage will include 3 levels and consist of painted pre-cast concrete. The elevators and stairs, located on the northwest and northeast corners of the structure, will extend to a maximum of 37 feet in height.

Floor Plans

The 80,000 square foot office buildings will consist of a lobby, elevators, stairs, hallway, and restrooms on each floor. Individual office spaces will be built-out at a later date for future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the office complex will provide businesses with convenient access to the 215 Beltway in an upscale facility. The waiver of development standards to increase the height of the buildings will allow for greater architectural enhancements on the buildings for a modern corporate architectural style that will attract out-of-state companies to relocate to the area. Although a waiver of development standards is also necessary to allow more than 100 feet of uninterrupted horizontal roofline, the building plans are broken-up by other design methods including an enhanced horizontal swooping feature that runs diagonally across the face of the buildings, a rounded glass corner on the buildings, and slanted sides. The applicant indicates that these design features meet the intent of the code requirement to break-up the horizontal roofline.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0421-16	Vacated and abandoned patent easements and a portion of right-of-way being Montessori Street	Approved by PC	August 2016
WS-0035-16	Increased wall height with a design review for an equipment shelter with canopy and a CMU wall	Approved by PC	March 2016
TM-0219-15	Commercial subdivision	Approved by PC	February 2016
VS-0341-15	Vacated and abandoned patent easements located along the north, west, and east property lines	Approved by BCC	July 2015
UC-0340-15	Communication tower and associated ground equipment	Approved BCC	July 2015
WS-0607-08	Reduced separation between 2 freestanding signs with a design review for a comprehensive sign package - expired	Approved by BCC	December 2008
UC-0586-08	Increased building height and a design review for a professional office complex and parking garage - expired	Approved by BCC	July 2008
TM-0093-08	1 lot commercial subdivision map - expired	Approved by PC	July 2008
WS-1436-07	Allowed excess fill and a waiver of conditions of ZC-0803-07 - expired	Approved by BCC	January 2008
ZC-0803-07	Reclassified the northern 2.5 acres from R-E zoning to C-2 zoning with waivers of conditions of ZC-2027-97 and ZC-0759-06, increased building height, waivers of development standards for landscape and screening requirements, reduced setbacks and CMA design standards with a design review for an office complex on 5.0 acres	Approved by BCC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0759-06	Reclassified the middle 1.3 acres from R-E to C-2 zoning for future commercial development	Approved by BCC	July 2006
ZC-2027-97	Reclassified the southern 1.3 acres from R-E to C-2 zoning for a convenience store and gasoline station	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	C-2	215 Beltway & shopping center
East	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	R-3	Multi-family residential development

The surrounding area is in the CMA Design and MUD-3 Overlay Districts.

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.

Urban Specific General Land Use Policy 19 of the Comprehensive Master Plan encourages scale relationships between buildings and adjacent developments. Although the proposed 4 story, 70 foot high office buildings are higher than the adjacent 2 story, 24 foot high multi-family buildings, the office buildings are located on the east side of the parcel, approximately 77 feet from the western property line. The parking garage, which is 37 feet tall, is set back 10 feet from the western property line. Therefore, the parking garage creates a transition in scale from the residential buildings to the office buildings, consistent with Policy 19.

In addition, the enhanced modern architecture, which consists of a sloping glass façade, is provided on all sides of the office buildings, consistent with Commercial Policy 78. The policy encourages architectural treatments on all building sides to eliminate blank building elevations and to break-up the building mass. Due to the enhanced architectural design elements and the location of the buildings on the site, staff can support the waivers of development standards to increase the building height and to extend the horizontal roofline beyond 100 feet without

articulation. The design and scale of buildings will create a dramatic presence along the 215 Beltway and will not create any negative visual impacts, which is in part, the intent of the standard height limitations in Code and the intent of the maximum horizontal distance of 100 feet for flat roofs.

Design Reviews

The layout of the site, landscaping, setbacks, bicycle and vehicular parking, as well as other features, are all Code compliant. In addition, the design is consistent with Business and Design Research Park Policy 96, which in part encourages developments to be designed as centers with limited points of vehicular access and extensive landscaping. The proposed development has 1 access point on the northeast corner from the cul-da-sac of Montessouri Street and Wagon Trail Avenue, and 1 access point on the south side of the site from Rafael Rivera Way. In addition, the extensive landscaping will provide enhanced aesthetics on the site. As a result, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that cross access shall be provided through the recording of perpetual cross access, ingress/egress easements or agreements with adjacent lots for future development that is similar or complementary with consistent levels of intensity and similar parking; 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;
- Commercial curb return driveways per County standards 222.1 and 225.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection

may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0689-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: MILES SANSONE

CONTACT: SUSAN RUSSELL, KIMLEY-HORN, 6671 LAS VEGAS BLVD SOUTH, STE 320, LAS VEGAS, NV 89119

DRAFT

01/23/19 BCC AGENDA SHEET

WAREHOUSE/OFFICE BUILDING
(TITLE 30)

DIABLO DR/EDMOND ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-0948-DIABLO TRIANGLE, LLC:

ZONE CHANGE to reclassify 1.8 acres from R-1 (Single Family Residential) Zone to M-D (Designed Manufacturing) Zone.

DESIGN REVIEWS for the following: 1) proposed warehouse building; and 2) increase finished grade on 1.8 acres in the CMA Design Overlay District.

Generally located on the south side of Diablo Drive, and 620 feet west of Edmond Street within Spring Valley (description on file). SS/md/ml (For possible action)

RELATED INFORMATION:

APN:
163-25-801-011

DESIGN REVIEWS:

1. Proposed warehouse/office building.
2. Increase the finished grade for a proposed warehouse/office building to 36 inches (3 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

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

BACKGROUND:
Project Description

- General Summary
- Site Address: N/A
 - Site Acreage: 1.8
 - Project Type: Warehouse/office building
 - Number of Stories: 1
 - Building Height (feet): 33
 - Square Feet: 20,080
 - Parking Required/Provided: 31/42

Site Plans

The applicant is requesting a conforming zone change from R-1 to M-D zoning for a proposed warehouse/office building. The plans depict a proposed warehouse/office building with incidental office uses with an overall area of 20,080 square feet. The warehouse/office is

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centrally located within the project site and features a depressed loading dock located at the southwest corner of the building. Overhead roll-up doors and loading docks are located on the north and south sides of the building and do not face the public right-of-way. The roll-up doors on the north side of the warehouse are oriented towards the undeveloped parcel to the north; however, an intense landscape buffer with a 6 foot high decorative block wall per Code requirements is provided along the north property line for screening purposes. A 5 foot wide pedestrian walkway is provided along the east side of the warehouse connecting the building to Diablo Drive. The required bicycle spaces are located at the northeast corner of the building's entrance. The required trash enclosure is located at the northwest corner of the project site. A proposed cul-de-sac, terminating at Diablo Drive, serves the proposed development and the previously approved warehouse/office complex adjacent to the east of the project site. Access to the warehouse/office building is granted via a previously approved commercial driveway located along Diablo Drive that was included with ZC-17-1064. Cross access to the adjacent parcel is provided at the northeastern portion of the project site. The warehouse/office building requires 31 parking spaces where 42 parking spaces are provided.

Landscaping

The plans depict a proposed 10 foot wide intense landscape buffer with 24 inch box large evergreen trees located along the north property line. A landscape area with a minimum width of 14.5 feet is located behind a proposed 5 foot wide attached sidewalk adjacent to the southern half of the cul-de-sac bulb. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a maximum building height of 33 feet to the top of the parapet wall. Varying roof lines are depicted on all building elevations. The building will consist of concrete tilt-up paneling with horizontal banding, vertical pop-outs, and will be painted with neutral earth tone colors. Portions of the north, south, and east elevations include aluminum storefront doors and window systems.

Floor Plans

The plans depict a proposed warehouse building measuring 20,080 square feet with incidental office uses.

Signage

Signage is not a part of this application.

Applicant's Justification

Based on preliminary grading plans, the finished floor elevations for the proposed warehouse complex appear to exceed the standard 18 inches above existing grades and undulations.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0384-07	Vacated and abandoned a portion of right-of-way being Diablo Drive - expired	Approved by BCC	August 2007

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0383-07	An office/warehouse complex - expired	Approved by BCC	August 2007
NZC-0815-04	Reclassified the project site from an R-1 zone to an M-1 zone for an office/warehouse complex - expired	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South and West	Residential Suburban (up to 8 du/ac)	R-1	Drainage channel
East	Business and Design/Research Park	M-D	Warehouse/office complex currently being developed

Related Applications

Application Number	Request
VS-18-0991	A vacation and abandonment application to vacate a portion of Diablo Drive 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

This is a request for a conforming zone change and staff finds that the application is compatible with and appropriate for both the project site and the surrounding area. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse/office developments are designed to assure minimal impact on the surrounding areas and land uses. The parcel immediately adjacent to the project site, consisting of 11.5 acres, is zoned M-D. Additionally, 5 parcels within the surrounding area, located across Edmond Street, are also zoned M-D. The parcel to the northeast, across Diablo Drive, is an electrical substation. The parcel located along the southwestern property line is developed as an 80 foot wide drainage channel, which provides a buffer to the existing single family residential development located to the southwest. Staff finds that the request will have a minimal impact on the surrounding area and land uses. Therefore, staff can support this request.

Design Review #1

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Staff finds that the design of the proposed warehouse building complies with the intent and requirements of the CMA Design Overlay District. The building also complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the building through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds that the proposed warehouse building is compatible with and complementary to the previously approved warehouse buildings located immediately to the east of the project site. Therefore, staff can support this request.

Public Works - Development Review

Design review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a portion of a cul-de-sac at the proposed west end of Diablo Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is 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 to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the 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 Director 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;
- 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 Department of Aviation.
- 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0692-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JASON KUCKLER
CONTACT: JASON KUCKLER, BRASS CAP DEVELOPMENT, 7115 BERMUDA ROAD,
LAS VEGAS, NV 89119

DRAFT