



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 15, 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 insert name of contact at phone number and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

Board Members:

Rodney Bell  
Angie Heath Younce  
Yvette Williams

Catherine Godges  
Darby Johnson, Jr.

Secretary:

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

County Liaison:

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

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes January 2, 2018 (For possible action)

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

IV. Approval of Agenda for January 15, 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)

- Introduction of new Town Advisory Board members.

VI. Planning & Zoning

1. **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

2. **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

3. **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

4. **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

5. **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

6. **AR-18-400250 (UC-0538-15)-MOUNTAIN TOP FAITH MINISTRIES:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** to expand an existing place of worship with the addition of a proposed parking lot.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping; 2) on-site paving; and 3) off-site improvements (curb, gutters, streetlights, sidewalks, and partial paving).  
**DESIGN REVIEWS** for the following: 1) a temporary parking lot; and 2) a proposed overflow parking lot in conjunction with an existing place of worship on 5.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Lindell Road, 190 feet south of Eldora Avenue within Spring Valley. JJ/tk/ml (For possible action) 01/23/19 BCC
7. **PA-18-700001-ROOHANI, ELHAM & ROOHANI KHUSROW FAMILY TRUST:**  
**PLAN AMENDMENT** to amend the existing land use category from BDRP (Business and Design Research Park) to CG (Commercial General) on 1.2 acres. Generally located on the northwest corner of Rafael Rivera Way and Rainbow Boulevard within Spring Valley. SS/pd (For possible action) 02/05/19 PC
8. **PA-18-700002-PLOYSONGSANG YONGYUDH & SUNANTHA & SURAGAIRIN PIMSIRI:**  
**PLAN AMENDMENT** to amend the existing land use category from RS (Residential Suburban) to RUC (Residential Urban Center) on 8.4 acres. Generally located on the southeast corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/pd (For possible action) 02/05/19 PC
9. **PA-18-700003-BEHNIA ALI M & MAHIN FAM TR & BEHNIA MAHIN TRS:**  
**PLAN AMENDMENT** to amend the existing land use categories from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) on 29.3 acres. Generally located south of Sunset Road, on the east and west sides of Quarterhorse Lane within Spring Valley. JJ/pd (For possible action) 02/05/19 PC
10. **TM-18-500228-CENTURY COMMUNITIES NEVADA, LLC:**  
**TENTATIVE MAP** consisting of 3 residential lots on 0.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the east side of Gallery Course Drive and the north side of Walkinshaw Avenue (alignment) within Spring Valley. JJ/rk/ja (For possible action) 02/05/19 PC
11. **UC-18-0994-BIEDINGER, TIMOTHY:**  
**USE PERMITS** for the following: 1) allow an accessory structure to exceed one-half the footprint of the principal structure; 2) allow an accessory structure not architecturally compatible with the principal structure; and 3) modified design standards on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located 200 feet south of Palmyra Avenue, 300 feet west of El Camino Road within Spring Valley. JJ/sd/ja (For possible action) 02/05/19 PC
12. **WS-18-0997-SPRING MOUNTAIN, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced street landscape width; 2) parking lot landscaping; 3) waive minimum 5 foot wide sidewalk between buildings and pavement; and, 4) reduced parking.  
**DESIGN REVIEW** for the following: 1) proposed retail buildings; and 2) façade changes, drive thru lane, and an addition to an existing building on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lindell Road and the north side of Spring Mountain Road within Spring Valley. JJ/sd/ja (For possible action) 02/05/19 PC

13. **DR-18-1001-WHITESTONE, LLC & GRAND 215, LLC:**  
**DESIGN REVIEW** for a fast food restaurant with a drive-thru on 1.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road and the south side of the 215 Beltway within Spring Valley. JJ/jor/ja (For possible action) 02/06/19 BCC
14. **ET-18-400271 (UC-1014-17)-CHURCH HAMERE N K M W ST M E O T:**  
**USE PERMIT FIRST EXTENSION OF TIME** to expand an existing place of worship.  
**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).  
**DESIGN REVIEW** for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in a R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. SS/tk/ja (For possible action) 02/06/19 BCC
15. **WC-18-400260 (ZC-0699-99)-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring height of signage shall not exceed the tallest point of the roofline on the buildings for the entire site in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action) 02/06/19 BCC
16. **WS-18-0981-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the maximum sign area for a freestanding sign; 2) increase sign area for an animated sign; and 3) reduce the setback of a freestanding sign.  
**DESIGN REVIEW** for an animated freestanding sign in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action) 02/06/19 BCC
17. **WS-18-0995-D.R. HORTON, INC.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to establish an alternative yard for a single family residential lot.  
**DESIGN REVIEW** for building orientation of 1 single family residence in conjunction with a single family residential development on 0.3 acres in an R-2 (Medium Density Residential District) Zone. Generally located on the east side of Lindell Road and the south side of Jade Crystal Avenue within Spring Valley. JJ/jor/ja (For possible action) 02/06/19 BCC
18. **ZC-18-0970-GRAND FLAMINGO CAPITAL MGMT, LLC:**  
**ZONE CHANGE** to reclassify 10.4 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District.  
**DESIGN REVIEW** for a proposed mixed-use development. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/pb/ja (For possible action) 02/06/19 BCC

**VII. General Business**

1. Appoint Chair and Vice-Chair (for possible action)
2. Review Bylaws (for possible action)
3. Approve 2019 TAB meeting calendar (for possible action)

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

**IX. Next Meeting Date:** January 29, 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  
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair  
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM  
YOLANDA KING, County Manager



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)

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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 |
| ZC-112-96          | Reclassified the property to C-1 zoning for an office and retail development   | Approved by BCC | August 1996  |

**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

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)

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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                           |

### 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 20131211:06754. 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**



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)

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**RELATED INFORMATION:**

**APN:**  
176-09-801-008 ptn

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

**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-E 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<br>(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.

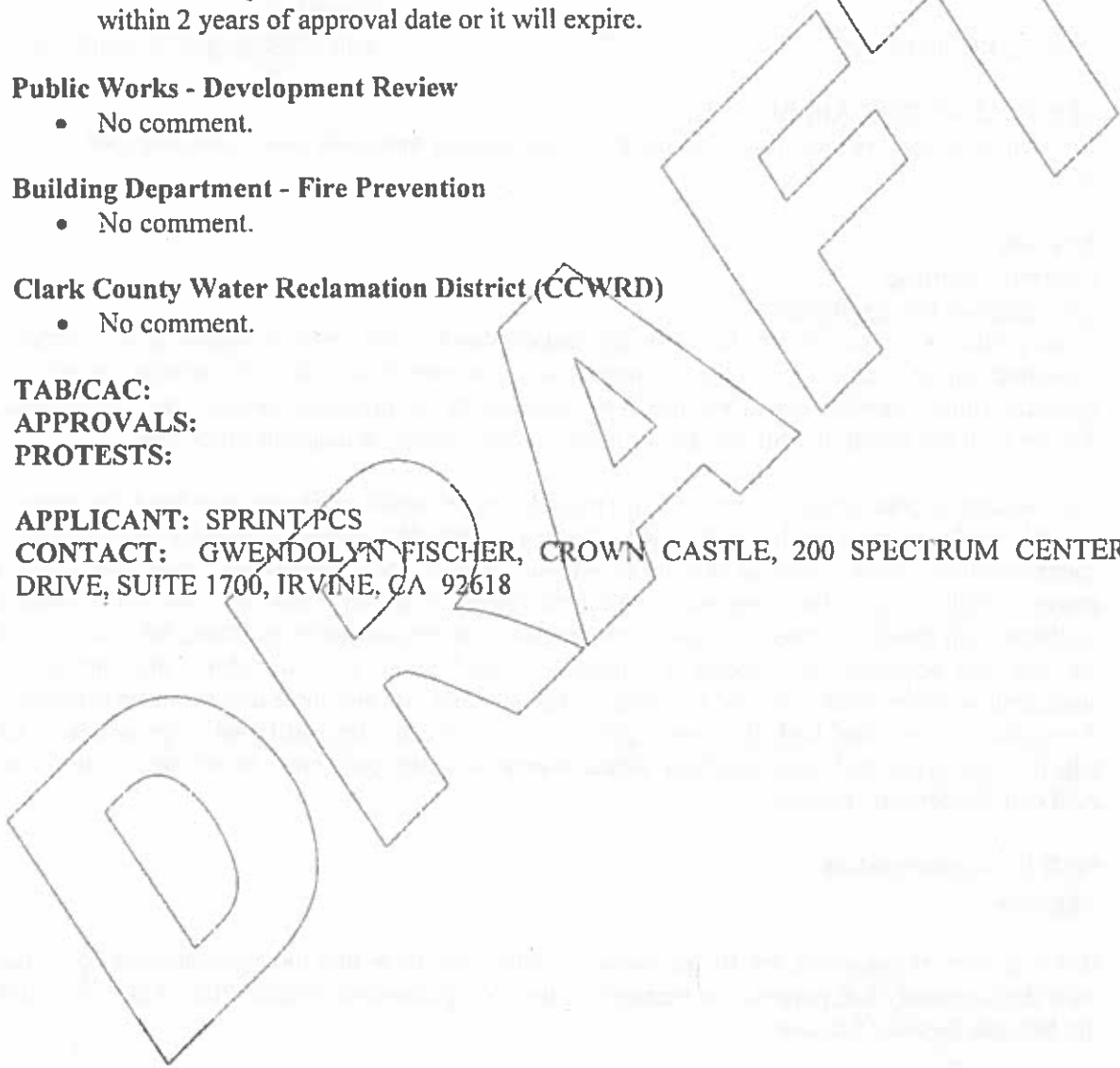
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SPRINT PCS**

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



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)

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**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 144 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<br>(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](mailto: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 E. STE 120, LAS VEGAS, NV 89183





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)

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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.

**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

PLACE OF WORSHIP EXPANSION  
(TITLE 30)

ELDORA AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-18-400250 (UC-0538-15)-MOUNTAIN TOP FAITH MINISTRIES:**

**USE PERMIT SECOND APPLICATION FOR REVIEW** to expand an existing place of worship with the addition of a proposed parking lot.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscaping, 2) on-site paving; and 3) off-site improvements (curb, gutters, streetlights, sidewalks, and partial paving).

**DESIGN REVIEWS** for the following: 1) a temporary parking lot; and 2) a proposed overflow parking lot in conjunction with an existing place of worship on 5.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Lindell Road, 190 feet south of Eldora Avenue within Spring Valley. JJ/tk/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-12-204-015, 163-12-207-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive all required landscaping for a proposed temporary parking lot in conjunction with an existing place of worship.
- b. Permit alternative landscaping with an attached sidewalk for a proposed overflow parking lot in conjunction with an existing place of worship adjacent to a collector street (Lindell Road) where landscaping with a detached sidewalk per Figure 30.64-17 is required.
- c. Permit alternative landscaping within a proposed overflow parking lot in conjunction with an existing place of worship where landscaping per Figure 30.64-14 is required.
2. Waive on-site paving for a proposed temporary parking lot in conjunction with an existing place of worship.
3. Waive off-site improvements (curb, gutters, streetlights, sidewalks, and partial paving) for a temporary parking lot in conjunction with an existing place of worship.

**LAND USE PLAN:**

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 2845 Lindell Road
- Site Acreage: 5.3
- Project Type: Expand a place of worship with additional parking areas
- Parking Required/Provided: 450/795 (330 spaces in subject parking lot)

#### Request

The original request was to expand an existing place of worship by adding 4 parcels (which are now combined into 1 parcel) to the north of the current facility to be used as an overflow parking lot. No new buildings were approved with the use permit application. The applicant requested to develop this parking lot in 2 phases. The first phase was to make minimum improvements to the properties and allow the place of worship to use these parcels as a temporary parking lot, then as funding becomes available additional improvements will be added to the properties to make the parking lot permanent.

#### Site Plans

The existing sanctuary building for the place of worship is located on the parcel to the south of the subject parking lot. The plans show a temporary parking lot consisting of 329 parking spaces with access provided by 2 driveways from Lindell Road. The overflow parking lot consists of 330 parking spaces and has 2 access driveways from Lindell Road. Pedestrian access is provided between the existing facility and the proposed parking lot.

#### Landscaping

Plans shows the subject overflow parking lot has an attached sidewalk adjacent to Lindell Road with a 6 foot wide landscape area adjacent to the sidewalk. This landscape area consists of a single row of evergreen trees with shrubs and groundcover. The landscape areas along the north and west property lines adjacent to the existing single family residences will be 9 feet wide and consist of a combination of large and medium evergreen trees planted 20 feet on center. Within the interior of the parking lot, the plans show 39 small trees and 10 medium trees where Title 30 requires 40 medium trees or 30 large trees.

#### Signage

Signage was not a part of the original use permit application and is not a part of this application for review.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0538-15 (AR-0150-17):

#### Current Planning

- Until November 18, 2018 to review the permanent parking lot as a public hearing;
- Unpaved parking lot to be used only on Sundays between March 6, 2018 and October 30, 2018.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works – Development Review**

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0538-15:

**Current Planning**

- 2 years for review of the temporary parking lot as a public hearing with the applicant to submit a report on the progress/time line of transitioning the temporary parking lot into the permanent overflow parking lot;
- Unpaved parking lot to be used on Easter Sunday only in 2016, if necessary, Easter Sunday only in 2017;
- Use of Phase I and Phase II of the parking lot shall not commence without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works – Development Review**

- Execute a restrictive covenant agreement (deed restrictions);
- Drainage study and compliance.

**Building/Fire Prevention**

- Applicant is advised to provide adequate fire lanes and access measuring 24 feet throughout the site on all drawings with compliance to 28 foot interior by 52 foot exterior turning radius.

**Southern Nevada Health District (SNHD) – Septic**

- Applicant is advised that the existing permitted and unpermitted residential septic systems located on the properties will need to be removed in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management for the proposed parking lot expansion

**Applicant's Justification**

The applicant states that they are in compliance with the original use permit that was granted in 2015 and construction has begun. The applicant further states that the permanent parking is now complete and the waiver of development standards for the temporary parking lot is no longer necessary and respectfully requests for the use permit to be made permanent.

**Prior Land Use Requests**

| Application Number         | Request  | Action          | Date          |
|----------------------------|--|-----------------|---------------|
| UC-0538-15<br>(AR-0150-17) | Application for review to expand an existing place of worship with an addition to a parking lot, with waivers of development standards for landscaping, on site paving, and off-site improvements with a design review for the temporary parking lot and proposed overflow parking lot   | Approved by BCC | January 2018  |
| UC-0538-15                 | Expanded an existing place of worship with waivers of development standards for landscaping, on-site paving, and off-site improvements (curb, gutters, streetlights, sidewalks, and partial paving) with design reviews for a temporary parking lot and an overflow parking lot in conjunction with an existing place of worship | Approved by BCC | November 2015 |
| UC-0448-10                 | Expanded a place of worship to add an additional parking area – expired  | Approved by PC  | November 2010 |
| UC-0475-08                 | Expanded a place of worship and allow modular buildings for the expansion  | Approved by PC  | June 2008     |
| UC-0680-01                 | Expanded a place of worship with waivers for landscaping, trash enclosures, on-site paving, and off-site improvements  | Approved by PC  | July 2001     |
| UC-0392-99                 | Expanded a place of worship and school with variances for landscaping, trash enclosures and reduce setbacks  | Approved by BCC | July 1999     |
| WT-0393-99                 | Waiver of off-site improvements  | Approved by BCC | July 1999     |
| UC-1775-97                 | Day care facility  | Approved by PC  | November 1997 |
| VS-1910-96                 | Vacated a portion of Tara Avenue   | Approved by BCC | March 1997    |
| VC-0724-95                 | Increased wall height in conjunction with a place of worship   | Approved by PC  | June 1995     |
| UC-0029-94                 | Place of worship in an R-E zone  | Approved by PC  | February 1994 |

**Surrounding Land Use**

|       | Planned Land Use Category                           | Zoning District | Existing Land Use   |
|-------|---|-----------------|---|
| North | Rural Neighborhood Preservation                     | R-E (RNP-1)     | Single family residences & undeveloped parcels  |
| South | Rural Neighborhood Preservation & Public Facilities | R-D & P-F       | Facilities for the place of worship Wynn Elementary School & single family residences |



### Surrounding Land Use

|      | Planned Land Use Category                           | Zoning District        | Existing Land Use                              |
|------|---|------------------------|--|
| East | Rural Neighborhood Preservation & Public Facilities | R-E, R-E (RNP-I) & P-F | Roundy Elementary School & Boys and Girls Club |
| West | Rural Neighborhood Preservation                     | R-E (RNP-I)            | Single family residences & undeveloped parcels |

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Current Planning

Title 30 standards of approval 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 the applicant has made progress toward completion of construction, has received the grading permit (BD-18-31094), and has received final inspections on the permanent parking lot, staff can support this application to be permanent.

##### Public Works - Development Review

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

#### Public Works - Development Review

- Compliance with previous conditions.

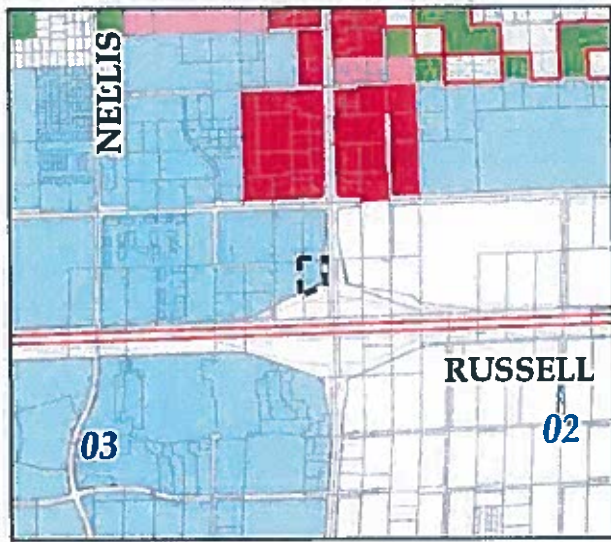
#### Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

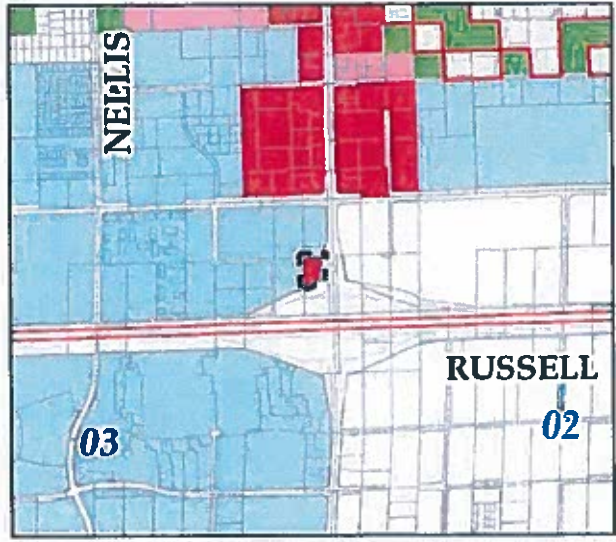
**APPLICANT: MOUNTAIN TOP FAITH MINISTRIES**  
**CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074**

**DRAFT**



**Adopted**

Business and Design Research Park (BDRP)



**Requested**

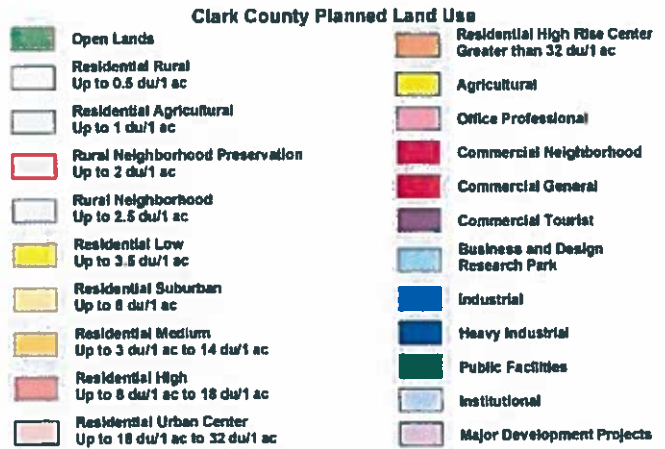
Commercial General (CG)

**Comprehensive Planning**

Spring Valley Land Use

PA-18-700001

Commission District A



Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

0 1,000 2,000 3,000 4,000



Feet

Map created on: November 14, 2018





02/05/19 PC AGENDA SHEET

PLAN AMENDMENT  
(TITLE 30)

RAFAEL RIVERA WY/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-18-700001-ROOHANI, ELHAM & ROOHANI KHUSROW FAMILY TRUST:**

**PLAN AMENDMENT** to amend the existing land use category from BDRP (Business and Design Research Park) to CG (Commercial General) on 1.2 acres.

Generally located on the northwest corner of Rafael Rivera Way and Rainbow Boulevard within Spring Valley. SS/pd (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-501-013

**LAND USE PLAN:**

SPRING VALLEY – BUSINESS DESIGN AND RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Commission District: A
- Site Acreage: 1.2

This is a request for a Plan Amendment to the Spring Valley Land Use Plan on a 1.2 acre parcel from BDRP (Business and Design Research Park) to CG (Commercial General). The property is located on the northeast corner of Rafael Rivera Way and Rainbow Boulevard, and is currently undeveloped.

**Applicant's Justification**

The applicant states that parcels surrounding the subject site are owned by Clark County Aviation, and are under ground lease to the same developer as the Arroyo Center, where a possible large anchored shopping center is being planned.

**Prior Land Use Requests**

| Application Number | Request                                | Action          | Date          |
|--------------------|--|-----------------|---------------|
| 18-900741          | Spring Valley Plan Amendment Direction | Approved by BCC | December 2018 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District</b>                       | <b>Existing Land Use</b>                   |
|-------|-----------------------------------|--|--|
| North | Business and Design/Research Park | C-2 & R-E                                    | Undeveloped                                |
| South | Business and Design/Research Park | C-2  | Commercial shopping center (across CC-215) |
| East  | Business and Design/Research Park | R-E (approved C-2 under ROI expiring 1/3/21) | Undeveloped                                |
| West  | Business and Design/Research Park | C-2  | Undeveloped                                |

**Analysis****Community Planning**

Staff finds the request for Commercial General land use appropriate for this location. The parcels to the north and west of this property are currently zoned C-2, and the current development pattern in the area is trending with commercial uses.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2019 at 9:00 a.m., unless otherwise announced.

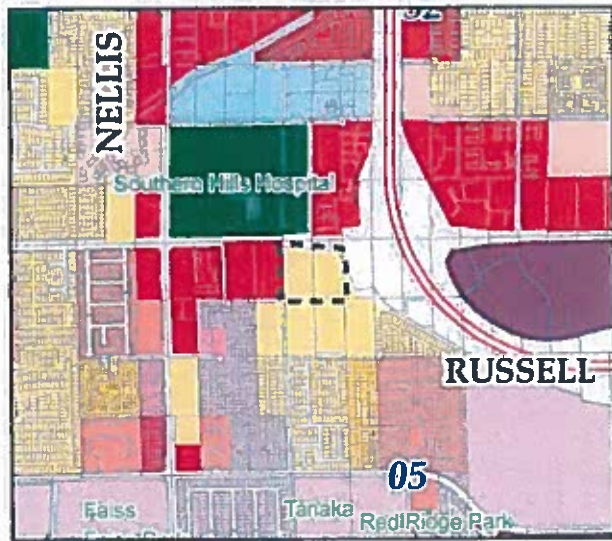
If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Clark County Water Reclamation District (CCWRD)**

- No comment.

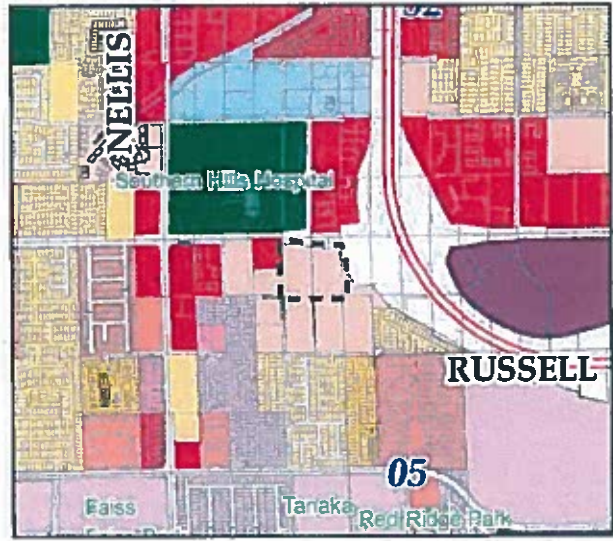
**TAB/CAC:****APPROVALS:****PROTEST:****APPLICANT: ELHAM ROOHANI****CONTACT: ELHAM ROOHANI, 28 GARDEN SHADOW LANE, LAS VEGAS, NV 89135**





**Adopted**

Residential Suburban (RS)



**Requested**

Residential Urban Center (RUC)

**Comprehensive Planning**

Spring Valley Land Use

PA-18-700002

Commission District F

- |  |   |
|--|---|
| Open Lands   | Residential High Rise Center<br>Greater than 32 du/1 ac |
| Residential Rural<br>Up to 3.5 du/1 ac                     | Agricultural  |
| Residential Agricultural<br>Up to 1 du/1 ac                | Office Professional                                     |
| Rural Neighborhood Preservation<br>Up to 2 du/1 ac         | Commercial Neighborhood                                 |
| Rural Neighborhood<br>Up to 2.5 du/1 ac                    | Commercial General                                      |
| Residential Low<br>Up to 3.5 du/1 ac                       | Commercial Tourist                                      |
| Residential Suburban<br>Up to 8 du/1 ac                    | Business and Design<br>Research Park                    |
| Residential Medium<br>Up to 3 du/1 ac to 14 du/1 ac        | Industrial  |
| Residential High<br>Up to 8 du/1 ac to 18 du/1 ac          | Heavy Industrial  |
| Residential Urban Center<br>Up to 18 du/1 ac to 32 du/1 ac | Public Facilities                                       |
|  | Institutional   |
|  | Major Development Projects                              |

Note: This map reflects parcels as they are currently configured.

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Feet

This information is for display purposes only.  
No liability is assumed as to the accuracy  
of the data delineated herein.

Map created on: November 14, 2018







02/05/19 PC AGENDA SHEET

PLAN AMENDMENT  
(TITLE 30)

SUNSET RD/QUARTERHORSE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-18-700002-PLOYSONGSANG YONGYUDH & SUNANTHA & SURAGAIRIN  
PIMSIRI:**

**PLAN AMENDMENT** to amend the existing land use category from RS (Residential Suburban) to RUC (Residential Urban Center) on 8.4 acres.

Generally located on the southeast corner of Sunset Road and Quarterhorse Lane within Spring Valley. JJ/pd (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-05-101-005; 176-05-101-006

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Commission District: F
- Site Acreage: 8.4

This is a request for a Plan Amendment to the Spring Valley Land Use Plan on 8.4 acres from RS (Residential Suburban up to 8 du/ac) to RUC (Residential Urban Center up to 32 du/ac). The property is located near the 215 Beltway curve in the southwest area of the Las Vegas Valley, and is currently undeveloped.

**Applicant's Justification**

The applicant states that there are adequate transportation, recreation, utility and other facilities in the area to accommodate higher densities permitted by the requested land use category.

**Prior Land Use Requests**

| Application Number | Request                                | Action          | Date          |
|--------------------|--|-----------------|---------------|
| 18-900741          | Spring Valley Plan Amendment Direction | Approved by BCC | December 2018 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>     | <b>Zoning District</b> | <b>Existing Land Use</b>                                  |
|-------|--------------------------------------|------------------------|---|
| North | Commercial General & Public Facility | C-2                    | Southern Hills Medical Center, & medical office buildings |
| South | Residential Suburban (up to 8 du/ac) | R-E                    | Undeveloped   |
| East  | Residential Suburban (up to 8 du/ac) | R-E                    | Undeveloped property & the 215 Beltway                    |
| West  | Commercial General                   | C-2                    | Undeveloped   |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| 18-70003                  | Plan amendment to the existing land use categories from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) is a companion items on this agenda. |

**Analysis****Community Planning**

Staff finds the request for Residential Urban Center is appropriate at this location. This area along the 215 Beltway is a prime location for nodal development and should accommodate higher densities which will buffer single family developments from increased noise from the 215 Beltway, and is within close proximity to public transportation and community facilities.

**Staff Recommendation**

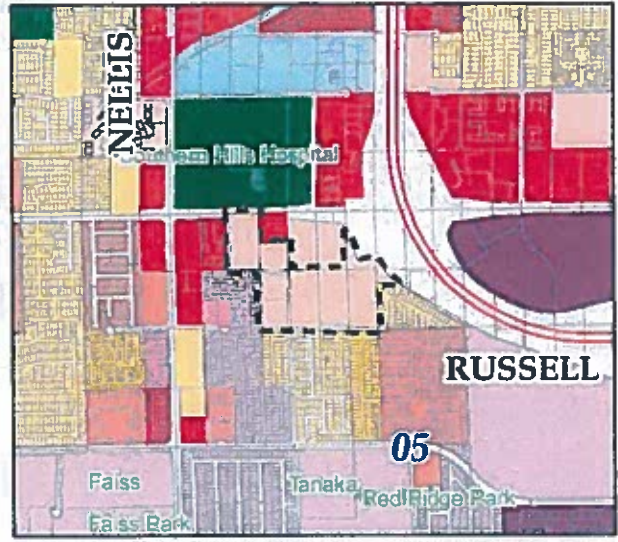
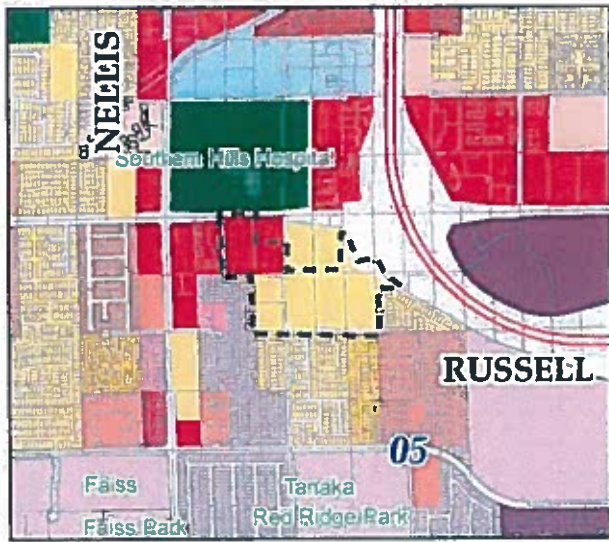
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2019 at 9:00 a.m., unless otherwise announced.

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

- No comment.

**TAB/CAC:****APPROVALS:****PROTEST:****APPLICANT: RANDY BLACK****CONTACT: RANDY BLACK, 10798 W. TWAIN AVENUE, 2ND FLOOR, LAS VEGAS, NV 89135**



**Adopted**  
Commercial General (CG) &  
Residential Suburban (RS)

**Requested**  
Residential Urban Center (RUC)

# Comprehensive Planning

## Spring Valley Land Use

**PA-18-700003**

## Commission District F



Note: This map reflects parcels as they are currently configured.

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

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Feet

**Map created on: November 14, 2018**





02/05/19 PC AGENDA SHEET

PLAN AMENDMENT  
(TITLE 30)

SUNSET RD/QUARTERHORSE LN

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-18-700003-BEHNIA ALI M & MAHIN FAM TR & BEHNIA MAHIN TRS:**

**PLAN AMENDMENT** to amend the existing land use categories from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) on 29.3 acres.

Generally located south of Sunset Road, on the east and west sides of Quarterhorse Lane within Spring Valley. JJ/pd (For possible action)

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RELATED INFORMATION:

**APN:**  
176-05-101-003; 176-05-101-004 ptn; 176-05-101-007; 176-05-101-014 through 176-05-101-019

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

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

- Commission District: F
- Site Acreage: 29.3

This is a request for a Plan Amendment to the Spring Valley Land Use Plan on 29.3 acres from RS (Residential Suburban up to 8 du/ac) and CG (Commercial General) to RUC (Residential Urban Center up to 32 du/ac). The property is located near the 215 Beltway curve in the southwest area of the Las Vegas Valley, and is currently undeveloped.

Applicant's Justification

The applicant states that there are adequate transportation, recreation, utility and other facilities in the area to accommodate higher densities permitted by the requested land use category.

**Prior Land Use Requests**

| Application Number | Request                                | Action          | Date          |
|--------------------|--|-----------------|---------------|
| 18-900741          | Spring Valley Plan Amendment Direction | Approved by BCC | December 2018 |

### Surrounding Land Use

|       | Planned Land Use Category   | Zoning District | Existing Land Use   |
|-------|---|-----------------|---|
| North | Commercial General & Public Facility  | C-2             | Southern Hills Medical Center, & Medical Office Buildings |
| South | Major Development Project (Rhodes Ranch), Residential Suburban (up to 8 du/ac), and Residential Medium (up to 14 du/ac) | R-2             | Single Family Dwellings                                   |
| East  | Residential Suburban (up to 8 du/ac) & Commercial Tourist (across CC-215)   | R-2             | Single Family Dwellings & the 215 Beltway                 |
| West  | Commercial General & Major Development Project (Rhodes Ranch)   | C-2             | Retail & office professional                              |

### Related Applications

| Application Number | Request   |
|--------------------|---|
| 18-700002          | Plan amendment to the existing land use categories from RS (Residential Suburban) to RUC (Residential Urban Center) is a companion item on this agenda. |

### Analysis

#### Community Planning

Staff finds the request for Residential Urban Center is appropriate at this location. This area along the 215 Beltway is a prime location for nodal development and should accommodate higher densities which will buffer single family developments from increased noise from the 215 Beltway, and is within close proximity to public transportation and community facilities.

#### Department of Aviation

APN 176-05-101-004 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 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:**

**Department of Aviation**

- Compliance with most recent recorded airport-related deed restrictions for APN 176-05-101-004.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: KHUSROW ROOHANI**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118**

**DRAFT**





02/05/19 PC AGENDA SHEET

RHODES RANCH SOUTH PHASE 1  
(TITLES 27 & 28)

GALLERY COURSE DR/WALKINSHAW AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-18-500228-CENTURY COMMUNITIES NEVADA, LLC:**

**TENTATIVE MAP** consisting of 3 residential lots on 0.4 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

Generally located on the east side of Gallery Course Drive and the north side of Walkinshaw Avenue (alignment) within Spring Valley. JJ/rk/ja (For possible action)

RELATED INFORMATION:

**APN:**

176-17-301-015 ptn; 176-17-311-070 through 176-17-311-072

**LAND USE PLAN:**

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 832, 838 and 844 Gallery Course Drive
- Site Acreage: 0.4
- Number of Lots: 3
- Density (du/ac): 7
- Minimum/Maximum Lot Size: 5,800/6,924
- Project Type: Single family residential

The plans depict three undeveloped lots along the eastern perimeter of an existing single family subdivision on 0.4 acres. The parcel lines for lots 070-072 have remnant areas outside the boundary of the original subdivision to the west and the new boundary for the subdivision to the east. Access to these lots are through the approved Rhodes Ranch South subdivision.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date         |
|--------------------|--|-----------------|--------------|
| VS-0194-17         | Vacated portions of a right-of-way being Selliger Street   | Approved by BCC | May 2017     |
| UC-0644-12         | Modified retaining wall height in conjunction with an approved single family residential subdivision (Phase 1) | Approved by BCC | January 2013 |

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date         |
|--------------------|---|-----------------|--------------|
| UC-0245-12         | Modified rear setback for patio covers, increased retaining wall height, and included waivers for off-site improvements (Phase 1) | Approved by BCC | July 2012    |
| TM-0043-12         | Subdivided this site into 99 residential lots on 16.5 acres (Phase 1)   | Approved by BCC | January 2013 |

**Surrounding Land Use**

|                      | Planned Land Use Category                             | Zoning District | Existing Land Use                   |
|----------------------|---|-----------------|-------------------------------------|
| North, South, & West | Major Development Project – Single Family Residential | R-2             | Developed single family residential |
| East                 | Residential Suburban (Up to 8 du/ac)                  | R-2             | Undeveloped                         |

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Titles 27 & 28.

**Analysis****Current Planning**

This request meets the tentative map requirements as outlined in Titles 27 & 28.

**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, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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.

**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; and to show on-site fire lane, turning radius, and turnarounds.

**Public Works - Development Review**

- No comment.

**Current Planning Division - Addressing**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0726-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHELSEA JENSEN

**CONTACT:** CHELSEA JENSEN, SLATER HANIFIN GROUP, 5740 S. ARVILLE STREET,  
SUITE 216, LAS VEGAS, NV 89118

DRAFT



02/05/19 PC AGENDA SHEET

ACCESSORY STRUCTURE  
(TITLE 30)

PALMYRA AVE/EL CAMINO RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-18-0994-BIEDINGER, TIMOTHY:**

**USE PERMITS** for the following: 1) allow an accessory structure to exceed one-half the footprint of the principal structure; 2) allow an accessory structure not architecturally compatible with the principal structure; and 3) modified design standards on 0.6 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located 200 feet south of Palmyra Avenue, 300 feet west of El Camino Road within Spring Valley. JJ/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-11-802-016

**USE PERMITS:**

1. Increase the area of a proposed accessory structure to 1,500 square feet where an accessory structure with a maximum area of 1,230 square feet (50% of the footprint of the principal structure) is permitted per Table 30.44-1 (22% increase).
2. Allow an accessory structure not architecturally compatible with the principal structure where required per Table 30.44-1.
3. Allow nondecorative vertical metal siding for an accessory structure where not permitted per Table 30.56-2A.

**LAND USE PLAN:**  
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

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

- Site Address: 3151 Vincent Street
- Site Acreage: 0.6
- Project Type: Accessory structure
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 1,500

**Site Plans**

The proposed detached accessory structure is located in the south end of the parcel and will be set back 16 feet from the rear property line and 10 feet from east (side) yard property line. The existing 1,955 square foot single family residence is located near the front portion of the parcel, north of the proposed accessory structure. The property is enclosed by an existing 6 foot high concrete wall. Access to the proposed accessory structure will be from a driveway located along the east side of the residence.

**Landscaping**

The property has mature landscaping throughout the site. No changes are proposed with this application.

**Elevations**

The plans depict a 1 story, 19 foot high detached metal building. The accessory structure is 30 feet wide by 50 feet long. The proposed accessory structure will not be architecturally compatible with the existing single family residence and will be constructed of nondecorative vertical metal siding instead of stucco with the color closely matching the existing house. The north elevation will have a 10 foot by 10 foot roll-up door and a 3 foot by 8 foot swing door, while the east, west and south elevations will not incorporate any windows or other architectural features.

**Floor Plans**

The plans show a 1,500 square foot proposed accessory structure with an open floor plan.

**Applicant's Justification**

The applicant states that the proposed accessory structure will create additional space with which he can work on personal art work and furniture, along with storage of tools, seasonal home decorations and vehicles. The proposed color will closely match the existing house, though it will be constructed with nondecorative metal siding instead of stucco due to costs. In addition, the applicant states he has an existing Conex box used as storage on the property and it will be removed once the accessory structure is built.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| ZC-0613-10         | Reclassified from R-E zone to R-E (RNP-I) zone to establish a Residential Neighborhood Preservation Overlay District | Approved by BCC | February 2011 |

**Surrounding Land Use**

|                           | Planned Land Use Category                       | Zoning District | Existing Land Use        |
|---------------------------|---|-----------------|--------------------------|
| North, South, East & West | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I)     | Single family residences |

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

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

The design of the detached accessory structure incorporates proper building placement on the site meeting the required setbacks. Although the building is not constructed of stucco, nor has architectural enhancements staff does not have any issues with the request since it will be partially screened by existing mature landscaping and a 6 foot high block wall. The proposed structure will also be located in the rear of the property and buffered from Vincent Street.

Urban Specific Policy 10 of the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses. Review of adjacent properties show existing accessory structures constructed with similar materials including metal siding. The applicant has also provided evidence of adjacent property owners who have constructed accessory structures of similar size on adjacent properties. When considered within the context of this established RNP, adjacent properties have accessory structures with similar materials and size and staff finds the proposed size is not out of scale and character within the immediate neighborhood. 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**

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

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TIMOTHY BIEDINGER**

**CONTACT: TIMOTHY BIEDINGER, 3151 VINCENT STREET, LAS VEGAS, NV 89146**

**DRAFT**



02/05/19 PC AGENDA SHEET

RETAIL COMMERCIAL BUILDING  
(TITLE 30)

LINDELL RD/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0997-SPRING MOUNTAIN, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced street landscape width; 2) parking lot landscaping; 3) waive minimum 5 foot wide sidewalk between buildings and pavement; and, 4) reduced parking.

**DESIGN REVIEW** for the following: 1) proposed retail buildings; and 2) façade changes, drive thru lane, and an addition to an existing building on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Lindell Road and the north side of Spring Mountain Road within Spring Valley. JJ/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-13-503-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce street landscape width along Spring Mountain Road and Lindell Road to 10 feet where a minimum of 15 feet is required per Figure 30.64-17 (a 33% reduction).
2. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Waive the minimum 5 foot wide sidewalk between buildings and pavement where required per Section 30.60.050 (15).
4. Reduce parking spaces to 84 spaces where a minimum of 101 spaces are required per Table 30.60-1 (a 16.8% reduction).

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5480 Spring Mountain Road
- Site Acreage: 1.9 acres
- Project Type: 2 proposed retail buildings, façade changes, drive-thru, and an addition to an existing commercial building
- Number of Stories: 1

- Building Height (feet): 24 feet (existing building)/49 feet (proposed retail buildings)
- Square Feet: 3,990 (existing building)/160 square foot (building addition)/7,500 (new Buildings 1 & 2)
- Parking Required/Provided: 101/84

#### Site Plan

The site plan submitted shows an existing 3,990 square foot commercial building (Irene's Cocktail Lounge) located in the southwest corner of the property and, 2 proposed 7,500 square foot commercial retail buildings located along the northern property line and the eastern property line on an existing lot. In addition, the applicant is proposing to build a 10 foot by 16 foot security office onto the existing building along the north elevation. Existing sidewalks along the north and south sections of the existing building (Irene's Lounge) will remain, while new sidewalks will be added along the south section of Building 2 and west section of Building 1. No 5 foot wide sidewalk will be added to northern section of Building 1, nor the western and eastern sections of Building 2, and the east section of the existing building.

Proposed drive thru lane with call box and pickup window will be installed along Lindell Road, adjacent to the landscaped area, on the west side of the existing building with queuing north to south. Existing access to the property is provided by 2 driveways along Lindell Road and with 2 driveways along Spring Mountain Road. A total of 84 parking spaces are provided where a minimum of 101 spaces are required.

#### Landscaping

Street landscaping along Spring Mountain Road consists of an existing 10 foot wide landscape area. A 5.5 foot to 17 foot wide landscape area is proposed along the rear property line per 30.64-11. Street landscaping along Lindell Road consists of 10 foot to 15 foot wide landscape area.

#### Elevations

The plans depict an existing, 24 foot high, 1 story commercial retail building with 2 proposed commercial retail buildings measured at a height of 40 feet. A new 160 square foot security office is proposed to be added onto the existing retail building along the north elevation at a height of 10 feet. The buildings shown will have a stucco façade of crème and brown colors with fabric and wire mesh awnings. The roof line for the existing and proposed buildings will be a curved façade with glass panel parapets.

#### Floor Plans

The plans show an existing 3,990 square foot building with a 160 square foot building addition (security office) and 2 proposed 7,500 square foot retail shell buildings.

#### Signage

Signage is not a part of this application.

#### Applicant's Justification

The applicant states that they are requesting the above mentioned waivers due to the following reasons: 1) reduction of proposed street landscaping along both Spring Mountain Road and

Lindell Road is a result of the site plan layout in order to maximize total square footage; 2) reduction to the required parking lot landscaping to maximize the number of parking spaces; and 3) the 5 foot wide sidewalks are not necessary because those sections of both the proposed and existing buildings are designed to have no doors for ingress and egress.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date         |
|--------------------|--|-----------------|--------------|
| VS-0627-16         | Vacated and abandoned 33 foot wide patent easement                               | Approved by PC  | October 2016 |
| ZC-0020-76         | Changed from R-E to C-2 zoning for the existing cocktail lounge and liquor store | Approved by BCC | April 1976   |

**Surrounding Land Use**

|       | Planned Land Use Category        | Zoning District | Existing Land Use        |
|-------|----------------------------------|-----------------|--------------------------|
| North | Residential High (8 to 18 du/ac) | R-3             | Multi-family residential |
| South | Commercial Neighborhood          | C-1             | Undeveloped              |
| East  | Commercial General               | C-2             | Retail center            |
| West  | Commercial Neighborhood          | C-1             | Retail store             |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Waiver of Development Standards#1

Review of the plans show reduced landscaping along Spring Mountain Road and Lindell Road. The request for reduced landscaping along Lindell Road is a result of the applicant adding a new drive-thru lane along the west side of the existing building, which in turn encroaches into the required 15 foot wide landscape buffer. The proposed reduction of the required street landscaping along Spring Mountain Road is a result of the placement of the proposed building being closer to the existing sidewalk in order to maximize the size and square footage of the building. Staff finds that the layout, size and placement of the proposed drive-thru and the proposed construction of Building 2 as shown can be redesigned to better accommodate the required street landscaping. Staff finds this condition is a self-imposed hardship.

#### Waiver of Development Standards #2

The plans submitted by the applicant do not show the requisite landscape fingers for every 6 spaces or the required number of trees. The justification for this by the applicant is to maximize the number of parking spaces. The applicant has designed the site layout with oversized building square footage that are inadequate to the size of the parcel and eliminates the required internal parking lot landscaping. Staff finds this is a self-imposed hardship.

#### Waiver of Development Standards #3

The intent of the Code per Section 30.60.050 is to provide for a 5 foot wide sidewalk around retail commercial buildings to allow for safe pedestrian access to buildings from their vehicles. The applicant has not provided a 5 foot sidewalk along northern edge of Building 1 nor the western and eastern edges of Building 2. With parking spaces in close proximity, this will force pedestrians to walk out into the parking lot and maneuvering areas, which creates a hazard to those pedestrians. As a new construction project for both Buildings 1 and 2, the layout, size and placement of these proposed buildings can be redesigned to accommodate the required sidewalk and buffering for pedestrian safety. Staff finds this is a self-imposed hardship.

#### Waiver of Development Standards #4

The reduction of the on-site parking is equal to 17% of the total required by Code. The site is proposed as a retail and restaurant use, which are known to have a higher parking demand. The applicant has designed the layout with oversized buildings, which can be redesigned or with smaller sized buildings in order to adhere to the required parking requirements of the Code. Staff finds this request is a self-imposed hardship.

#### Design Review:

Review of the plans show a new drive thru lane that will interfere with onsite circulation and driveway entrance from Lindell Road. Staff cannot support the proposed design review as submitted by the applicant due to the site layout creating several waivers that are not supported by staff and is considered to be a self-imposed hardship.

#### **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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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. that a substantial change in circumstances or regulations may warrant denial or added

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

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- If required by Public Works, right-of-way dedication to include a larger spandrel at the property line on the southwest corner of the site;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site permits are required for work within the right-of-way, and that compliance with Public Works' standards contained within Title 30 and the Uniform Standard Drawings is required, which will result in changes to the site design adjacent to the right-of-way.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ERNIE PODACA**

**CONTACT: ERNIE PODACA, SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C,  
LAS VEGAS, NV 89117**



RESTAURANT/DRIVE-THRU  
(TITLE 30)

FLAMINGO RD/215 BELTWAY

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-18-1001-WHITESTONE, LLC & GRAND 215, LLC:**

**DESIGN REVIEW** for a fast food restaurant with a drive-thru on 1.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the north side of Flamingo Road and the south side of the 215 Beltway within Spring Valley. JJ/jor/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-18-412-002

**LAND USE PLAN:**

SPRING VALLEY – COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9830 Flamingo Road
- Site Acreage: 1.6
- Project Type: Chick-fil-A restaurant
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,849
- Parking Required/Provided: 48/70

**Site Plan**

The site plan depicts a proposed restaurant (Chick-fil-A) on the west half of the property. Access to the site is from 2 driveways along Flamingo Road. The restaurant is a 4,849 square foot in-line building oriented north-south with a double lane drive-thru along the west property line. The double lane drive-thru is 24 feet wide and each lane has a separate call box. The vehicle circulation merges into 1 drive-thru lane that is 12 feet wide and ends at the southern end of the building. Existing parking stalls along the south and east property lines will remain, and the applicant will install additional parking throughout the site. Twenty four to 27 foot wide drive aisles are in between the 90 degree angled parking stalls. A loading zone area, trash enclosure, and storage area are located on the north side of the building. Patio seating and 4

bicycle parking spaces are located on the south side of the building. Cross access is available between the proposed restaurant and the tavern to the east.

Landscaping

The landscape plan depicts shrubs to be planted along the south and west property lines. Planters are located around the building which feature a variety of shrubs which include, but are not limited to, the following: Red Yucca, Autumn Sage, and Queen Victoria Agave. Landscape finger islands with 24 inch box trees and a variety of shrubs are located throughout the parking lot. A landscaping planter will also be installed along the north property line adjacent to the 215 Beltway.

Elevations

The elevation plans depict a rectangular in-line building with exterior finishes which include white stucco, brown brick veneer, and dark bronze accent metal finishes.

Floor Plans

The floor plans depict the main entrance, cashier area, dining room, serving area, kitchen, drive-thru area, restrooms, back of house areas, and a play area.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, Chick-fil-A is a family owned company with 2,300 restaurants in 47 states. The company offers unique franchise opportunities for small business owners who encourage its operators to be actively involved in the local community in which they live and serve. The proposed restaurant is a compatible use within the neighborhood and presents high standards for the overall architectural design while complying with specific code requirements.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>    |
|---------------------------|--|-----------------|----------------|
| UC-1042-08                | Establish a communication tower                                    | Withdrawn       | November 2008  |
| WS-0674-07                | Reduced setbacks for Nevada State Bank freestanding sign - expired | Approved by PC  | July 2007      |
| DR-0320-07                | Nevada State Bank building - expired                               | Approved by BCC | June 2007      |
| DR-1304-05                | Retail center - expired  | Approved by PC  | September 2005 |
| ZC-1678-98                | Reclassified 2.9 acres from R-E zoning to C-2 zoning               | Approved by BCC | December 1998  |

Multiple land use applications were filed for this site following the original zone change.



### Surrounding Land Use

|       | Planned Land Use Category | Zoning District | Existing Land Use       |
|-------|---------------------------|-----------------|-------------------------|
| North | Residential Suburban      | R-2             | Single family residence |
| South | Commercial General        | C-2             | Shopping center         |
| East  | Commercial General        | C-2             | Tavern                  |
| West  | Commercial General        | C-2             | Dignity Health Hospital |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

The proposed restaurant is located in an area with existing commercial uses. The design of the building is consistent and compatible with existing developments in the area. The site design includes internal pedestrian connection to allow safe pedestrian movement, and the parking stalls are organized so they do not negatively impact the pedestrian circulation. The building design complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Staff is in support of this request.

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Applicant is advised that 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.

#### 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0732-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: CHICK-FIL-A, INC.  
CONTACT: ESTEFANIA MARGARITO, P.O. BOX 270571, SAN DIEGO, CA 92618**

**DRAFT**

PARKING LOT/PLACE OF WORSHIP  
(TITLE 30)

LINDELL RD/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-18-400271 (UC-1014-17)-CHURCH HAMERE N K M W ST M E O T:**

**USE PERMIT FIRST EXTENSION OF TIME** to expand an existing place of worship.

**WAIVER OF DEVELOPMENT STANDARDS** for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEW** for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in a R-E (Rural Estates Residential) (RNP-1) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. SS/tk/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-36-204-004; 163-36-204-018

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Lindell Road where full off-site improvements are required per Chapter 30.52.

**LAND USE PLAN:**

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5985 Lindell Road
- Site Acreage: 3.4 (1 acre parking lot/2.4 acre place of worship)
- Project Type: Proposed parking lot in conjunction with an existing place of worship
- Parking Provided: 94 (proposed parking lot)/107 (existing place of worship)/201 (total)

**Site Plans**

The approved plans depict a parking lot consisting of 94 parking spaces located on the northern parcel (163-36-204-018) with access to an existing place of worship on the southern parcel (163-36-204-004). No changes are proposed to the existing place of worship on the southern parcel other than the removal of 5 existing parking spaces to provide the cross access with the northern parcel. There are 4 rows of proposed parking spaces on the northern parcel oriented north to

south. The site will also have access to Lindell Road and Oquendo Road. Both Lindell Road and Oquendo Road will be developed to rural standards.

Landscaping

The approved plans depict a 10 foot wide landscape area along Lindell Road, a 10 foot wide landscape area along Oquendo Road, and a 10 foot wide landscape area along the western property line. Interior parking lot trees are generally distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Signage

Signage is not a part of this application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1014-17:

**Current Planning**

- 1 year to review as a public hearing;
- Provide a decorative wall along Lindell Road and Oquendo Road with intense landscaping on the outside of the wall and some landscaping on the inside of the wall;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; and that this application must commence within 2 years of approval date or it will expire.

**Public Works – Development Review**

- Drainage study and compliance;
- Remove driveway on Oquendo Road;
- Execute a restrictive covenant agreement (deed restrictions);
- Off-sites waived for Lindell Road and Oquendo Road;

**Building/Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

Applicant's Justification

The applicant states that they are working hard to obtain the proper grading permits for the parking lot. The applicant states this project is taking longer than expected due to permit related issues, and is requesting an extension of 6 months.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date         |
|--------------------|--|-----------------|--------------|
| UC-1014-17         | Expanded a place of worship with waivers of development standards for off-site improvements and a design review for a proposed parking lot | Approved by BCC | January 2018 |

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date          |
|--------------------|---|-----------------|---------------|
| DR-0122-13         | Redesigned a place of worship on southern portion of the site   | Approved by BCC | May 2013      |
| UC-0043-12         | For a place of worship and to increase building height to 45 feet, including a waiver of development standards to waive full off-sites on Lindell Road and Ponderosa Way, and a design review for a place of worship  | Approved by BCC | March 2012    |
| ZC-1111-08         | Established the RNP-I Overlay for the Spring Valley area  | Approved by BCC | February 2009 |
| UC-0044-08         | For a place of worship and to increase building height to 45 feet, including waivers of development standards for off-site improvements, street landscaping, single family residential height/setback ratio, and access to a local street, and a design review for a place of worship – expired | Approved by BCC | April 2008    |

**Surrounding Land Use**

|              | Planned Land Use Category                       | Zoning District | Existing Land Use                             |
|--------------|---|-----------------|---|
| North & West | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I)     | Single family residence & undeveloped parcels |
| South        | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I)     | Undeveloped parcels                           |
| East         | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I)     | Single family residences                      |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval, the applicant has been working towards obtaining the permits to begin grading. They have obtained permits for off-site improvements (PW-18-16176) and are requesting an extension of time to obtain the grading permits; therefore, staff can support this request.

**Public Works - Development Review**

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

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until January 3, 2020 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: DEMELASH ASSEFA**

**CONTACT: TESFAYE NEREA, HAMERE NOAH KIDANE MEHRET, 5985 LINDELL RD,  
LAS VEGAS, NV 89118**

02/06/19 BCC AGENDA SHEET

FREESTANDING SIGN  
(TITLE 30)

FLAMINGO RD/215 BELTWAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-18-400260 (ZC-0699-99)-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring height of signage shall not exceed the tallest point of the roofline on the buildings for the entire site in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action)

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RELATED INFORMATION:

APN:

163-18-817-003

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9580 W. Flamingo Road
- Site Acreage: 1.4
- Project Type: Animated freestanding sign
- Sign Height (feet): 50
- Square Feet: 446

Site Plan

The site plan shows an existing tavern on the southwest portion of the site. The current height of the building is 28 feet and the applicant is requesting to waive a condition of a zone change that limited all signage to the tallest point of the buildings on site in order to allow for a proposed freestanding animated sign at a height of 50 feet. Access to the site is provided along Flamingo Road.

Landscaping

No changes are proposed or required to the existing landscaping.

### Signage

The plans submitted show a proposed double sided freestanding sign at a height of 50 feet with a double sided animated LED display at a 45 degree angle. The proposed animated sign will display static images and not videos. The animated portion of the sign is 27 feet 2 inches tall by 15 feet wide. The total square footage of the proposed sign will be 446 square feet with 408 square feet of the sign being animated. The applicant states that the 3 non-permitted existing freestanding signs within the right-of-way of Flamingo Road will be removed prior to installation of the proposed freestanding sign.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-0699-99:

- A 15 foot wide, A-1 landscape buffer adjacent to Saddle (large trees shall be Mondale Pines);
- A six foot decorative cream color split-faced block wall along Saddle (A-1 buffer shall be between the street pavement and the wall);
- All mechanical equipment shall be ground mounted or screened from view by an architectural feature or roof line; no vehicular access to Saddle Avenue;
- Right-of-way dedication of the north 30 feet for Saddle if access from the development is provided to Saddle, (or reduce right-of-way per Public Works approval if no access is provided to Saddle);
- Applicant to file for a waiver of the sidewalk along the south right-of-way line of Saddle;
- Design review as a public hearing for any significant changes to the plans (excluding increase in height up to 35 feet);
- Design review as a public hearing for any building over 35 feet;
- All lighting to be directed toward the interior of the project and light standards shall not exceed the height of the building;
- Height of signing shall not exceed the tallest point of the roofline on the buildings for the entire site;
- The base color of the building shall be earth-tone;
- The shall be finished on all four sides;
- No taverns allowed in the northern 330 feet of the property any establishments with on-site consumption of alcohol within the northern 330 feet shall be closed from 2 a.m. until 6 a.m.; provide landscaping islands within the parking lot;
- Provide enhanced paving at vehicular entrances and pedestrian walkways;
- Provide amenities such as benches, decorative lighting, ornamental waste receptacles, and fountains;
- B-1 landscaping (trees/shrub combination) along Flamingo Road;
- Provide 10 foot high wingwall for loading areas;
- Drainage and traffic studies and compliance;
- Full off-sites;
- Off-sites to be coordinated with Clark County Public Works Design Division, and all applicable standard conditions for this application type.
- Applicant to be advised access to Flamingo will be right turn in and right turn out only. Applicant is also advised that approval of this item does not constitute or imply approval



of any other county permits, licenses or approvals.

**Applicant's Justification**

According to the applicant, the surrounding buildings in this area were built higher than the subject building on the site. This includes a height of 35 feet for the Doral Academy to the west, 31 feet for Einstein Bagels to the east, and 50 feet for an adjacent office building to the northeast. The higher freestanding sign to 50 feet will provide for sightline visibility for both east and west bound traffic on Flamingo Road.

**Prior Land Use Requests**

| Application Number | Request   | Action                    | Date          |
|--------------------|---|---------------------------|---------------|
| ADR-0239-17        | Administrative design review for a shade structure  | Approved administratively | April 2017    |
| WS-0007-12         | Allowed non-standard improvements within rights-of-way for a transparent wire to be installed across travel lanes | Approved by PC            | March 2012    |
| TM-0398-02         | 1 commercial lot  | Approved by PC            | November 2002 |
| DR-1528-01         | Restaurant/tavern   | Approved by BCC           | January 2002  |
| VS-0881-01         | Vacated and abandoned government patent easements   | Approved by PC            | August 2001   |
| ZC-0699-99         | Reclassified the site and parcels to the north from R-E to C-2 zoning   | Approved by BCC           | July 1999     |

**Surrounding Land Use**

|              | Planned Land Use Category | Zoning District | Existing Land Use      |
|--------------|---------------------------|-----------------|------------------------|
| North        | Commercial General        | C-2             | Undeveloped            |
| South & East | Commercial General        | C-2             | Retail shopping center |
| West         | Commercial General        | C-1             | School                 |

**Related Applications**

| Application Number | Request  |
|--------------------|--|
| WS-18-0981         | A waiver of development standards to increase freestanding sign area, increase animated sign area, and reduce sign setback with a design review to allow an animated freestanding sign 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**

Since the approval of the original application for a zone change (ZC-0699-99), a retail shopping center, the Doral Academy, and a nearby office complex have been constructed. These structures extend above the tavern building height of 28 feet. The building height of Doral Academy to the west is 35 feet, the retail shopping center to the east is 31 feet and an office complex to the northeast is 50 feet. When the original application for the zone change was approved the immediate area was primarily undeveloped parcels. The applicant's property, along with the nearby office complex and the adjacent Doral Academy building, were built in 2003. The adjacent retail shopping center was built in 2008. Considering that those buildings constructed after the original application, exceed the height of the applicant's building, staff finds this request to waive the condition limiting the height of signage to not exceed the tallest point on the buildings for the entire site, will not create substantial impacts to the surrounding area. Therefore, staff recommends approval.

### **Staff Recommendation**

**Approval.**

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

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

### **PRELIMINARY STAFF CONDITIONS:**

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

- No comment.

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

- No comment.

**TAB/CAC:  
APPROVALS:  
PROTEST:**

**APPLICANT: GOLDEN ENTERTAINMENT, INC.**

**CONTACT: MIKE LEBLUE, YESCO, 5119 S. CAMERON STREET, LAS VEGAS, NV  
89118**

FREESTANDING SIGN  
(TITLE 30)

FLAMINGO RD/215 BELTWAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-18-0981-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase the maximum sign area for a freestanding sign; 2) increase sign area for an animated sign; and 3) reduce the setback of a freestanding sign.

**DESIGN REVIEW** for an animated freestanding sign in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**

163-18-817-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the sign area for a freestanding sign to 446 square feet where a maximum of 279 square feet for an existing tavern is allowed per Table 30.72-1 (a 60% increase).
2. Increase the sign area for an animated sign to 408 square feet where a maximum of 100 square feet for an existing tavern is allowed per Table 30.72-1 (a 308% increase).
3. Reduce the setback for a freestanding sign to 1 foot where a minimum setback of 10 feet is required per Table 30-72-1 (a 90% reduction).

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9580 W. Flamingo Road
- Site Acreage: 1.4
- Project Type: Animated freestanding sign
- Sign Height (feet): 50
- Square Feet: 446

**Site Plan**

The site plan shows an existing tavern on the southwest portion of the site. Access to the site is provided along Flamingo Road.

**Landscaping**

No landscaping is proposed or required to the existing landscape.

**Signage**

The plans submitted show a proposed double sided freestanding sign at a height of 50 feet with a double sided animated LED display at a 45 degree angle. The proposed animated sign will display static images and not videos. The animated portion of the sign is 27 feet 2 inches tall by 15 feet wide. The total square footage of the proposed sign will be 446 square feet with 408 square feet of the sign being animated. The proposed sign will be located along Flamingo Road and set back 1 foot from the property line and adjacent to handicapped parking spaces as shown on the site plan. The applicant states that the 3 non-permitted existing freestanding signs within the right-of-way of Flamingo Road will be removed prior to installation of the proposed freestanding sign.

The applicant is requesting waivers of development standards to increase the animated sign area to 408 square feet where a maximum of 100 square feet is allowed, increase the maximum freestanding sign area to 446 square feet where 267 square feet is allowed, and to reduce the required setback from 10 feet to 1 foot along Flamingo Road.

**Applicant's Justification**

The applicant states that the increased sign area and reduced setback is necessary to provide for sightline visibility for both east and west bound traffic on Flamingo Road since the sign is over 30 feet from the actual built roadway of the Flamingo Road right-of-way.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>             | <b>Date</b>   |
|---------------------------|---|---------------------------|---------------|
| ADR-0239-17               | Shade structure   | Approved administratively | April 2017    |
| WS-0007-12                | Allow non-standard improvements within rights-of-way for a transparent wire to be installed across travel lanes | Approved by PC            | March 2012    |
| TM-0398-02                | 1 commercial lot  | Approved by PC            | November 2002 |
| DR-1528-01                | Restaurant/tavern   | Approved by BCC           | January 2002  |
| VS-0881-01                | Vacated and abandoned government patent easements   | Approved by PC            | August 2001   |
| ZC-0699-99                | Reclassified the site and parcels to the north from R-E to C-2 zoning   | Approved by BCC           | July 1999     |

**Surrounding Land Use**

|              | <b>Planned Land Use Category</b> | <b>Zoning District</b> | <b>Existing Land Use</b> |
|--------------|----------------------------------|------------------------|--------------------------|
| North        | Commercial General               | C-2                    | Undeveloped              |
| South & East | Commercial General               | C-2                    | Retail shopping center   |
| West         | Commercial General               | C-1                    | School                   |

**Related Applications**

| <b>Application Number</b>    | <b>Request</b>   |
|------------------------------|--|
| WC-18-400260<br>(ZC-0699-99) | Waivers of conditions of a zone change (ZC-0699-99) requiring that the height of signage shall not exceed the tallest point of the roof lines on the buildings for the entire site 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**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 & #2

Staff finds that the requested increase in the total freestanding and animated sign area is excessive. Although there are some in the area, those signs are associated with shopping centers and are in scale with the property. The subject property is near a school to the west and a residential subdivision to the north where such a large sign is incompatible. The request does not comply with Urban Specific Policy 20 of the Comprehensive Master Plan which states that all signage should be compatible with surrounding development. These waivers are the result of the applicant's desire for a larger sign, which is a self-imposed hardship, that staff does not support.

Waiver of Development Standards #3

The required setback is 10 feet where the applicant is requesting a 1 foot setback. The property is adjacent to a public right-of-way (Flamingo Road) where the proposed sign is set back 31 feet from the built roadway. Therefore, since the sign is set back over 30 feet from the travel lanes of Flamingo Road, staff can support this request.

### Design Review

Staff finds that the applicants request for a freestanding animated sign for increased area as proposed is excessive as mentioned above in the waiver of development standards review. Since staff cannot support waivers of development standards #1 and #2, staff cannot support the proposed design review request.

### **Staff Recommendation**

Approval of waiver of development standards #3; and denial of waivers of development standards #1 and #2, and the design review.

Approval of this request is contingent upon approval of WC-18-400260 (ZC-0699-99).

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:

- Removal of illegal signs on the property within 6 months.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Applicant shall have the option purchase the excess right-of-way on Flamingo Road and secure the necessary permits for the 3 illegally placed signs and electrical or remove the signs and electrical immediately;
- If the applicant does not purchase the excess right-of-way the applicant shall execute a License and Maintenance Agreement for the decorative rock and other non-standard improvements in the right-of-way.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GOLDEN ENTERTAINMENT INC.**

**CONTACT: MIKE LEBLUE, YESCO, 5119 S. CAMERON STREET, LAS VEGAS, NV 89118**

ALTERNATIVE YARDS  
(TITLE 30)

LINDELL RD/JADE CRYSTAL AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-18-0995-D.R. HORTON, INC.:**

**WAIVER OF DEVELOPMENT STANDARDS** to establish an alternative yard for a single family residential lot.

**DESIGN REVIEW** for building orientation of 1 single family residence in conjunction with a single family residential development on 0.3 acres in an R-2 (Medium Density Residential District) Zone.

Generally located on the east side of Lindell Road and the south side of Jade Crystal Avenue within Spring Valley. JJ/jor/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-12-511-001

**WAIVER OF DEVELOPMENT STANDARDS:**  
Establish an alternative yard for 1 single family residence where yards are established per Chapter 30.56.

**LAND USE PLAN:**  
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**  
**Project Description**

General Summary

- Site Acreage: 0.3
- Number of Lots: 1
- Project Type: Alternative yard for 1 single family residential lot
- Number of Stories: 1 and 2
- Building Height (feet): 35
- Square Feet: 2,200 to 4,260

**Site Plan**

The site plan depicts a single family residential development that was previously approved (NZC-0260-17). The 40 lot subdivision includes 7 common elements and ingress/egress is from Lindell Road. The proposal for an alternative yard and 90 degree shift of the building orientation

is intended for Lot 1 which is located on the southeast corner of Lindell Road and Jade Crystal Avenue.

**Landscaping**

Landscaping is not a part of this request.

**Elevations**

The elevation plans depict 1 and 2 story design options. NZC-0260-17 previously approved the design of these homes. The plans depict exterior finishes to consist of stucco finished walls with stone veneer accents, concrete tile roofs, window pop-outs, and shutters.

**Floor Plans**

The floor plans were previously approved (NZC-0260-17) and consist of 3 or 4 bedroom layouts with 2 or 3 car garages. The homes will range from 2,200 square feet to 4,260 square feet.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

Per the applicant, the future owner of the lot will benefit from a larger rear yard if the building were allowed to shift 90 degrees east. The proposed change will not have any negative impacts to the overall development.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| VS-18-0083         | Vacated and abandoned patent easements - recorded  | Approved by PC  | March 2017    |
| NZC-0260-17        | Reclassified 11.6 acres from R-E RNP-I zoning to R-2 zoning and a design review for a single family residential development and increased finished grade | Approved by BCC | June 2017     |
| TM-0055-17         | 68 single family residential lots  | Approved by BCC | June 2017     |
| VS-0261-17         | Vacated and abandoned patent easements - recorded  | Approved by BCC | June 2017     |
| UC-0095-16         | Commercial boarding stable - expired   | Held No Date    |               |
| ZC-0613-10         | County sponsored zone change that established the RNP-I Overlay on the subject parcels and the adjoining area  | Approved by BCC | February 2011 |



**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>              | <b>Zoning District</b> | <b>Existing Land Use</b>               |
|-------|---|------------------------|--|
| North | Office Professional & General Commercial      | C-P & C-2              | Office building & vehicle (auto) sales |
| South | Public Facilities                             | P-F                    | School                                 |
| East  | Residential Suburban (up to 8 du/ac)          | R-2                    | Single family residence                |
| West  | Rural Neighborhood Preservation (up to du/ac) | R-E (RNP-I)            | Single family residence                |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waiver of Development Standards & Design Review

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

Staff finds that the alternative yard for Lot 1 will not have any adverse effects on the overall development including the traffic circulation patterns. The proposal to rotate the home 90 degrees east will allow the property to have a larger rear yard and the home can potentially have a better front yard aesthetic. Staff finds that the home will continue to meet the required setbacks and separations required per code. Staff finds that these requests comply with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Staff recommends approval of these requests.

**Staff Recommendation Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

**Public Works - Development Review**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: D.R. HORTON**

**CONTACT: ANGIE SCOTT, GCW, INC. 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146**

**DRAFT**

02/06/19 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT  
(TITLE 30)

GRAND CANYON DR/PEACE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-18-0970-GRAND FLAMINGO CAPITAL MGMT, LLC:**

**ZONE CHANGE** to reclassify 10.4 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-3 Overlay District.

**DESIGN REVIEW** for a proposed mixed-use development.

Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/pb/ja (For possible action)

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RELATED INFORMATION:

APN:

163-19-211-014

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Number of Units: 332
- Density (du/ac): 32
- Project Type: Mixed-use development
- Number of Stories: 4
- Building Height (feet): 53
- Open Space Required/Provided: 83,447/85,820
- Parking Required/Provided: 564/564

**Mixed-Use Overlay District**

This project is located within the Mixed-Use Overlay District, sub district 3 area (MUD-3). The MUD-3 area has specific design and development criteria, which advances an expectation of encouraging a moderately intense suburban land use form intended for a concentration of low-rise and mid-rise structures. Typical land use components may include, but are not limited to, residential, commercial, and recreational uses within a typical suburban area. The MUD-3 area was specifically designed for areas that transition from higher intensity to lower intensity mixed uses and may be established near freeway interchanges, among other appropriate locations.

### Site Plans

The plans depict a horizontal mixed-use development consisting of the following elements: 1) residential; 2) existing commercial; 3) indoor and outdoor amenity areas; and 4) substantial amounts of useable open space. The residential component consists of 332 units at a density of 32 dwelling units per acre. The commercial component consists of shopping centers on the adjacent parcels to the north, east, and west with frontage and access along Grand Canyon Drive, Flamingo Road, and Peace Way. The proposed residential development consists of 2 buildings for the residential units, 88 individual garages distributed between the 2 residential buildings and separate detached garage buildings with 85,820 square feet of open space distributed throughout the complex. Parking is distributed throughout the site and includes covered parking areas, garages, and long term bicycle parking areas.

### Pedestrian Circulation, Open Space/Recreational Amenities, & Landscaping

Pedestrian circulation is provided by the following: 1) pedestrian realm areas; 2) sidewalks adjacent to buildings and within courtyard areas between the buildings; and 3) useable open space areas along the perimeter of the site. Since the project is a horizontal mixed-use development, the applicant provided renderings depicting the integration and connectivity between commercial and residential elements. The project meets the minimum pedestrian realm, landscaping, and parking requirements. The plans depict a total of 85,820 square feet of open space. Open space consists of the following: 1) an 18 foot wide pedestrian realm consisting of a detached sidewalk along the interior private drive along the eastern portion of the site which intersects the existing shopping center from north to south with the pedestrian realm consisting of an amenity zone, enhanced sidewalk area, and supplemental area; 2) swimming pool; 3) dog park; 4) fitness and clubroom within the clubhouse; and 5) passive and active open space within the courtyards formed by the building orientation. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the residential portion of the site.

### Elevations

The buildings are 4 stories and 53 feet in height with a combination pitched roof and flat roof with various facades to provide enhanced building articulation as well as other enhanced architectural elements such as balconies, varying color schemes, and foam pop-outs.

### Floor Plans

The plans depict 2 "U" shaped residential buildings with a mixture of 1 and 2 bedroom units. The clubhouse and fitness center are located in the northern building and a common area is located in the southern building. There are 6 separate garage buildings along the northern and southern boundaries of the site.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the site is located near the 215 Beltway/Flamingo Road interchange and the intersection of Flamingo Road and Hualapai Way and will be compatible with the existing and approved development in the area. Furthermore, the zone change request and

design of the project conforms to the land use plan and the requirements of the MUD-3 Overlay District.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date           |
|--------------------|---|-----------------|----------------|
| DR-18-0397         | Day care facility   | Approved by BCC | July 2018      |
| TM-0322-03         | 1 commercial lot on 125 acres                                       | Approved by PC  | September 2003 |
| DR-1517-02         | Retail center buildings within an approved shopping center          | Approved by PC  | November 2002  |
| ZC-1244-98         | Reclassified 105 acres to C-2 zoning for a regional shopping center | Approved by BCC | December 1998  |
| ZC-1897-97         | Reclassified 68 acres to C-2 zoning for a shopping center           | Approved by BCC | December 1997  |
| ZC-1485-97         | Reclassified 8.6 acres to C-2 zoning for a shopping center          | Approved by BCC | September 1997 |
| ZC-0419-97         | Reclassified to C-2 zoning for a shopping center                    | Approved by BCC | May 1997       |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District | Existing Land Use             |
|-------|---------------------------|-----------------|-------------------------------|
| North | Commercial General        | C-2             | Shopping center               |
| South | Commercial General        | C-2             | Shopping center & undeveloped |
| East  | Commercial General        | C-2             | Shopping center               |
| West  | Commercial General        | R-4             | Undeveloped                   |

**STANDARDS FOR APPROVAL:**

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

**Analysis  
Current Planning  
Zone Change**

The zone boundary amendment conforms to the Mixed-Use Overlay District. The project is in compliance with several of the applicable mixed-use policies contained within the Comprehensive Master Plan. Since the project is located near 2 arterial streets (Hualapai Way and Flamingo Road) and 2 collector streets (Grand Canyon Drive and Peace Way), the project is geographically situated in an area that is suitable for this type of mixed-use development in conformance with Urban Specific Policy 109. While there is no commercial component on the site with the residential uses, staff agrees with the assertion made by the applicant that a large number of commercial uses are located within a half mile radius of this site that may provide for an adequate amount of goods and services for the future residents. Directly to the north, east, and south are existing shopping center with a mixture of large scale retail stores and restaurants. Therefore, staff finds that the project essentially meets the purpose and expectations of the

Mixed-Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan.

### Design Review

The project incorporates a balanced level of internal horizontal integration that appears safe and convenient with an overall site design that is highlighted by well-connected pedestrian corridors that encourage pedestrian movement on the immediate site and are scaled to the needs of pedestrians while providing for site balance, unification, and continuity. The parking areas are organized so that they do not negatively impact the pedestrian movement. While there are no enhanced pedestrian connection transecting the existing parking lot to the east and connecting with the retail uses adjacent to Grand Canyon Drive, the on-site pedestrian realm on the eastern portion of the site connects to the existing sidewalk adjacent to an enhanced drive aisle that runs north to south through the shopping center and there are crosswalks crossing the north to south drive aisle. In addition, the pedestrian realm on the southern portion of the site connects to an existing enhanced pedestrian area that transects the parking lot to the south and connects to an existing retail uses adjacent to Peace Way. The pedestrian realm on the northern portion of the site connects to the existing sidewalk in front of an existing retail building to the north.

Staff finds that the project meets the purpose and expectations of the Mixed-Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan. Therefore, staff finds that the plans on file are harmonious and compatible with the development in the area and the applicant has established that the plans satisfy the following criteria for a design review: 1) the proposed development is compatible and harmonious with adjacent development in the area; 2) the proposed development is consistent with the applicable land use plan and Title 30; and 3) design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance.

### **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**

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing on substantial changes;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0596-2018 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that there is an existing public 8 inch sanitary sewer line located at the southern end of the proposed development; and that civil improvement plan submittal needs to identify this existing easement on the plans.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JANET GOYER**

**CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135**

