



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 26, 2019

6:30 p.m.

## AGENDA

**NOTE:**

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

**Board Members:**

Darby Johnson, Jr. – Chair  
Angie Heath Younce  
Rodney Bell

Yvette Williams – Vice Chair  
Catherine Godges

**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 March 12, 2019 (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 March 26, 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)

VI. Planning & Zoning

1. **VS-19-0164-PICERNE OQUENDO, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Patrick Lane and between Jerry Tarkanian Way and Quarterhorse Lane within Spring Valley (description on file). JJ/ja/ja (For possible action) **04/16/19 PC**

2. **DR-19-0156-SCHOOL BOARD OF TRUSTEES:**

**DESIGN REVIEWS** for the following: **1)** a proposed classroom building; and **2)** proposed shade structures in conjunction with an existing school on 8.3 acres in a P-F (Public Facility) Zone. Generally located on the east side of Redwood Street and the north side of Viking Road within Spring Valley. JJ/md/ja (For possible action) **04/16/19 PC**

3. **ET-19-400030 (DR-0096-17)-ORO SAHARA PRIME, LLC:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence a gasoline station with canopy and sales kiosk on a portion of 0.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 350 feet east of Durango Drive within Spring Valley. JJ/sv/ja (For possible action) **04/16/19 PC**

4. **UC-19-0157-PACIFIC PENINSULA, LLC:**

**USE PERMIT** to allow a second hand jewelry sales business in an existing office complex on a portion of 7.8 acres in a C-P (Office and Professional) Zone and a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue and the east side of Redwood Street within Spring Valley. JJ/nr/ja (For possible action) **04/16/19 PC**

5. **UC-19-0177-MINZER GARY ALAN LIVING TRUST & MINZER GARY ALAN TRS:**

**USE PERMIT** for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/jt/ja (For possible action) **04/16/19 PC**

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

**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced street landscape width; **2)** parking lot landscaping (no longer needed); **3)** waive minimum 5 foot wide sidewalk between buildings and pavement (no longer needed); **4)** reduced parking; **5)** reduce loading zone requirements (previously not notified); **6)** alternative driveway geometrics (previously not notified).

**DESIGN REVIEWS** for the following: 1) proposed retail buildings; and 2) façade changes, drive-thru lane, and an addition to an existing building (no longer needed) 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) 04/16/19 PC

7. **WS-19-0180-ROMANO, JOHN M.:**

**WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduced building separation; and 2) reduce setbacks for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Mann Street, 120 feet south of Coley Avenue within Spring Valley. JJ/nr/ja (For possible action) 04/16/19 PC

8. **DR-19-0161-AMH DEVELOPMENT, LLC:**

**DESIGN REVIEW** to increase finished grade for a single family residential development on 4.1 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District. Generally located on the west side of Buffalo Drive and the north side of Oquendo Road (alignment) within Spring Valley. MN/md/ja (For possible action) 04/17/19 BCC

9. **DR-19-0163-AAG - REAL ESTATE/LAS VEGAS, LLC:**

**DESIGN REVIEW** for changes to a previously approved automobile maintenance facility on a portion of 6.9 acres in a C-P (Office and Professional) Zone and C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/jt/ja (For possible action) 04/17/19 BCC

10. **DR-19-0181-DR D'S DYNAMITE DIRT, LLC:**

**DESIGN REVIEW** for a proposed mini-warehouse on 2.2 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 650 feet north of Wigwam Avenue within Spring Valley. JJ/md/ja (For possible action) 04/17/19 BCC

11. **WS-19-0110-DECATUR-SOBB SWPTJL #3, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow non-decorative fencing; 4) waive on-site paving and parking lot striping; 5) pedestrian crossing; and 6) reduce throat depth.

**DESIGN REVIEW** for a temporary parking lot on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Decatur Boulevard and Sobb Avenue within Spring Valley. MN/sd/ja (For possible action) 04/17/19 BCC

VII. General Business

1. None

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

IX. Next Meeting Date: April 9, 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

04/16/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

OQUENDO RD/JERRY TARKANIAN WY

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0164-PICERNE OQUENDO, LLC:**

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

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RELATED INFORMATION:

APN:  
163-32-201-024

LAND USE PLAN:  
SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 30 foot wide road and drainage easement that was granted in 2015. The easement is located on the east side of the parcel, adjacent to Jerry Tarkanian Way.

The applicant states that the vacation is necessary to remove the current public easement that is publicly maintained so it can be replaced with a public drainage easement that will be privately maintained.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| NZC-0577-15        | Reclassified the site to R-4 zoning with waivers of development standards for landscaping, building height, and setbacks, and a design review for a multi-family development | Approved by BCC | November 2015 |
| VS-0868-16         | Vacation and abandonment of the same easement being requested with the current application - expired   | Approved by PC  | February 2017 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District</b> | <b>Existing Land Use</b>                                       |
|-------|----------------------------------|------------------------|--|
| North | Commercial General               | C-2                    | Office complex   |
| South | Commercial General               | R-2 & R-4              | Single family subdivision & approved multi-family development. |
| East  | N/A                              | R-E                    | 215 Beltway  |
| West  | Commercial General               | C-1                    | Rehabilitation hospital  |

**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**

- Compliance with approved drainage study PW16-2145 or submit a new drainage study;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

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

**APPLICANT:** PICERNE OQUENDO LLC  
**CONTACT:** DENNIS WERTZLER, DRC SURVEYING NEVADA INC, 3301 SPRING  
MOUNTAIN RD #19, LAS VEGAS, NV 89103

**DRAFT**





04/16/19 PC AGENDA SHEET

CLASSROOM BUILDING  
(TITLE 30)

VIKING RD/REDWOOD ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-19-0156-SCHOOL BOARD OF TRUSTEES:**

**DESIGN REVIEWS** for the following: 1) a proposed classroom building; and 2) proposed shade structures in conjunction with an existing school on 8.3 acres in a P-F (Public Facility) Zone.

Generally located on the east side of Redwood Street and the north side of Viking Road within Spring Valley. JJ/md/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-14-302-001

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

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

- Site Address: 3850 Redwood Street
- Site Acreage: 8.3
- Project Type: Classroom building and shade structures
- Number of Stories: 2
- Building Height (feet): 38.5 (classroom building)/15.5 (shade structures)
- Square Feet: 30,964
- Parking Required/Provided: 78/94

Site Plans

The plans depict proposed classroom building "C" measuring 30,964 square feet, located to the northeast of the existing school building (C.H. Decker Elementary School). Two existing classroom buildings with a total area of 52,753 square feet are also depicted on the plans. The new building is set back 187 feet and 26.5 feet from Sorrel Street and Katie Avenue, respectively. A total of 94 parking spaces are provided where a minimum of 78 parking spaces are required. An existing 6 foot high chain-link fence encloses the overall school campus, but does not include the parking lot. Proposed shade structures are located to the southeast and northwest of the existing classroom "A" building. A proposed 24 foot wide fire lane consisting of asphalt is located between existing classroom building "B" and proposed building "C". The

fire lane terminates at a proposed crash gate located adjacent to Katie Avenue. Access to the site is granted via existing driveways along Viking Road and Redwood Street.

Landscaping

All street and interior parking lot landscaping exists and no additional landscaping is proposed or required with this application.

Elevations

The plans depict a 2 story, 38.5 foot high, classroom building constructed of CMU block, corrugated and perforated metal panels, and aluminum storefront systems. The roof is flat with parapet walls at various heights. Fabric shade structures measuring 15.5 feet in height are located over the playground areas.

Floor Plans

The plans depict a 30,964 square foot building with 18 classrooms, restrooms, and other miscellaneous rooms. The playground areas with the proposed shade structures measure 2,788 and 1,600 square feet in size.

Signage

Signage is not a part of this application.

Applicant's Justification

The new addition is designed to provide equitable classroom space and will not be increasing student enrollment at the school. The estimated construction date will begin in the summer of 2019 and the estimated completion date will be spring of 2020. The District believes that the design and construction of this building will enhance the District's ability to accommodate the capacity enrollment at the school and meet the needs of existing and future students in this area.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date      |
|--------------------|---|-----------------|-----------|
| ZC-0959-98         | Reclassified the subject parcel from R-E to P-F zoning in conjunction with an existing school | Approved by BCC | June 1998 |

**Surrounding Land Use**

|                     | Planned Land Use Category            | Zoning District | Existing Land Use  |
|---------------------|--------------------------------------|-----------------|--|
| North               | Residential Suburban (up to 8 du/ac) | R-E, R-1, & R-2 | Place of worship, day care facility, single family residential development |
| South, East, & West | Residential Suburban (up to 8 du/ac) | R-1             | Single family residential development                                      |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Staff finds the proposed classroom building is architecturally compatible with the existing school facility. The establishment of school facilities complies with School Policy 1 of the Comprehensive Master Plan which states that Clark County will work with the Clark County School District to provide for school facilities. Furthermore, the proposed development complies with Urban Land Use Policy 2 which states that where infrastructure is available and transit is accessible, maximize the use of infill and redevelopment in existing urban/suburban areas. Staff finds the proposed shade structure will not have an adverse or negative impact on the surrounding residential land uses; 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 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;
- Install commercial pan driveways per Uniform Standard Drawing 224 at emergency access gate locations.

**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 #0678-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: CLARK COUNTY SCHOOL DISTRICT**

**CONTACT: DIANA SALAZAR, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV  
89074**

**DRAFT**

04/16/19 PC AGENDA SHEET

GASOLINE STATION  
(TITLE 30)

SAHARA AVE/DURANGO DR.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-19-400030 (DR-0096-17)-ORO SAHARA PRIME, LLC:**

**DESIGN REVIEW FIRST EXTENSION OF TIME** to commence a gasoline station with canopy and sales kiosk on a portion of 0.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the south side of Sahara Avenue, 350 feet east of Durango Drive within Spring Valley. JJ/sv/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
163-09-115-007

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

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Gasoline station with canopy and kiosk
- Number of Stories: 1
- Building Height (feet): 19 (canopy)/11 (payment kiosk)
- Square Feet: 180 (fuel sales kiosk)
- Parking Required/Provided: 293/425 (overall shopping center)

Site Plans

The plans submitted for DR-0096-17 depict a new gasoline station with canopy and payment kiosk structure on the north portion of the site. The proposed gasoline station will be situated between 2 main driveways on Sahara Avenue. The new canopy is set back 48 feet from the north property line which is the Sahara Avenue right-of-way. The existing parking will have a minor redesign to accommodate the gasoline station. Parking will still exceed Code requirements and is equitably distributed throughout the site. No other site design changes are proposed with this request.

Landscaping

Additional parking lot landscaping is provided to the east and south of the gasoline station.

Elevations

The gasoline station canopy and cashier kiosk structure will include stone veneer on the column base and kiosk base with acrylic paneling for the canopy and stucco siding for the kiosk. The roofs are flat.

Floor Plans

The 180 square foot kiosk structure includes a cashier area and restroom.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-0096-17:

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

- Execute a License and Maintenance Agreement for non-standard improvements (landscape) within right-of-way.

Applicant's Justification

The applicant requests an extension of time on their design review due to delays in the building permit issuance due to property issues and improvement district approvals. To date, their fire permit was submitted and approved and building permits (BD-17-33164, 17-33156, and 17-3317) are pending final approval.

Prior Land Use Requests

| Application Number | Request  | Action          | Date          |
|--------------------|--|-----------------|---------------|
| DR-0795-17         | Restaurant and drive-thru within an existing shopping center   | Approved by PC  | November 2017 |
| DR-0096-17         | Gasoline station with canopy and sales kiosk in a commercial zone  | Approved by PC  | March 2017    |
| TM-0018-17         | 1 lot commercial subdivision   | Approved by PC  | March 2017    |
| ZC-0616-00         | Reclassified this portion of the site to C-2 zoning for the existing shopping center that was previously zoned C-1 | Approved by BCC | June 2000     |

The existing shopping center has had various land use applications since 1996 for proposed uses within the commercial buildings.

### Surrounding Land Use

|       | Planned Land Use Category | Zoning District | Existing Land Use   |
|-------|---------------------------|-----------------|---|
| North | City of Las Vegas         | C-1             | Commercial development                                    |
| East  | Commercial General        | C-1             | Shopping center   |
| South | Commercial General        | C-2             | Shopping center   |
| West  | Commercial General        | C-2             | Shopping center with convenience store & gasoline station |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has submitted for building permits (BD-17-33164, 17-33156, and 17-3317) and has submitted for and obtained their fire permit. Since the applicant has made some progress towards the completion of the design review, staff can support the extension of time 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

- Until March 21, 2020 to commence;
- 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: SMITHS FOOD AND DRUG CENTERS, INC**

**CONTACT: TROY WOLVERTON, ANDERSON WAHLEN & ASSOCIATES, 2010 NORTH  
REDWOOD ROAD, SALT LAKE CITY, UT 84116**

**DRAFT**



04/16/19 PC AGENDA SHEET

JEWELRY SALES  
(TITLE 30)

SAHARA AVE/ REDWOOD ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0157-PACIFIC PENINSULA, LLC:**

**USE PERMIT** to allow a second hand jewelry sales business in an existing office complex on a portion of 7.8 acres in a C-P (Office and Professional) Zone and a C-1 (Local Business) Zone in the MUD-3 Overlay District.

Generally located on the south side of Sahara Avenue and the east side of Redwood Street within Spring Valley. JJ/nr/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
163-11-102-001 ptn

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

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

- Site Address: 6655 W. Sahara Avenue, Suite B200-140
- Site Acreage: 7.8 (portion)
- Project Type: Second hand jewelry sales
- Square Feet: 150
- Parking Required/Provided: 391/401

Site Plans

The plans depict an office space in which the applicant proposes to conduct secondhand jewelry sales along with gem and jewelry appraisal in an existing 2 story office complex. The proposed office space is 150 square feet of an approximate 91,979 square foot office complex development. Access to the site is via existing commercial driveways from Sahara Avenue, Redwood Street, and Sorrel Street. The office complex site requires 391 spaces where 401 parking spaces are provided.

Landscaping

All site and street landscaping exists and no additional landscaping is required or provided.

Floor Plan

The floor plan depicts a lease area totaling 150 square feet which is located on the first floor.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant indicates that the proposed office space would provide a secure location for their certified jewelry appraising service. The proposed business would include buying and selling of jewelry by appointment only with approximately three to five customers per day. The applicant indicates that the proposed use would generate limited customer traffic, and the use is compatible with the existing complex and zoning district.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date          |
|--------------------|---|-----------------|---------------|
| UC-0255-12         | Personal services in existing office complex                                  | Approved by PC  | July 2012     |
| UC-1627-96         | Radio transmitter and receiver antennas on the roof within the office complex | Approved by PC  | November 1996 |
| ZC-296-88          | Reclassified the site to C-P and C-1 zoning for the office complex            | Approved by BCC | November 1988 |

**Surrounding Land Use**

|       | Planned Land Use Category  | Zoning District | Existing Land Use                               |
|-------|--|-----------------|---|
| North | City of Las Vegas  | G-1 & C-2       | Auto dealership & restaurant                    |
| South | Rural Neighborhood Preservation (up to 2 du/ac)                      | R-E (RNP-1)     | Single family residences south of Laredo Street |
| East  | Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General | C-P & C-2       | Office building and retail tire sales           |
| West  | Commercial General   | C-P & C-2       | Auto dealership                                 |

**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 proposed secondhand jewelry sales will only occupy a 150 square foot suite within the overall office complex that has adequate on-site parking. Staff finds that the proposed use will

complement the businesses within the office complex and will provide a more secure setting for customers. Staff does not anticipate any negative impacts to the surrounding businesses; therefore, can support the 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**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

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

**APPLICANT:** HUNTINGTON GEM LABS

**CONTACT:** MARY HUNTINGTON, 787 PORTO MIO WAY, LAS VEGAS, NV 89138



04/16/19 PC AGENDA SHEET

VEHICLE RENTAL  
(TITLE 30)

JONES BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0177-MINZER GARY ALAN LIVING TRUST & MINZER GARY ALAN TRS:**

**USE PERMIT** for vehicle rental in conjunction with an existing vehicle repair facility on 2.2 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Jones Boulevard and the south side of Flamingo Road within Spring Valley. MN/jt/ja (For possible action)

RELATED INFORMATION:

**APN:**

163-23-502-003

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4155 S. Jones Boulevard
- Site Acreage: 2.2
- Project Type: Vehicle rental
- Number of Stories: 1
- Square Feet: 22,213
- Parking Required/Provided: 96/103

Site Plan

The site plan depicts an existing vehicle repair facility with the retail sale of automobile parts and accessories. The building is located near the center of the site, and the vehicle repair bays are located on the north side of the building. Parking spaces are located around the perimeter of the site, with additional parking located along a drive aisle connecting to Flamingo Road to the north and along a drive aisle connecting to Fairbanks Road to the south.

Without the vehicle rental, 119 parking spaces are provided where 96 spaces are required; however, the applicant proposes to use up to 16 spaces for vehicle rental. As a result, 103 spaces will be provided where 96 spaces are required. Access to the site is provided by 2 driveways on Jones Boulevard, a drive aisle/driveway on Flamingo Road to the north, and a drive

aisle/driveway on Fairbanks Road to the south. A trash enclosure is located in the west portion of the property. No changes to the site are proposed.

Landscaping

No changes to the existing landscaping are required or proposed. The existing landscaping consists of planters along Jones Boulevard street frontage, the drive aisle to Flamingo Road, and the drive aisle to Fairbanks Road.

Elevations

The existing 1 story building includes a mansard style decorative roof element with standing seam metal on the front elevation facing Jones Boulevard. The front elevation also includes an overhang and arches to create an arcade along the front of the building. Storefront window systems provide access to the retail portion of the building. Other elevations include painted stucco and parapet walls along the roof line. Ten service bays with overhead roll-up doors face north.

Floor Plans

The 22,213 square foot building includes 17,686 square feet of retail and 4,527 square feet for the vehicle repair/service bays. A workstation with desks and seats for vehicle rental is designated within a portion of the retail area.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed vehicle rental business is designed to provide rental vehicles to Transportation Network Company (TNC) drivers (Uber) and not to the general public. TNC drivers will be able to rent vehicles for a 7 to 28 day contract. This service will employ 3 to 4 people, and hours of operation will be Monday through Friday from 9:00 a.m. to 5:00 p.m. The applicant does not anticipate any negative impacts since the site has an excess of parking spaces above Code standards, and only 16 parking spaces will be used for the vehicle rental business.

Prior Land Use Requests

| Application Number    | Request  | Action          | Date          |
|-----------------------|--|-----------------|---------------|
| ZC-004-89 & VC-008-89 | Reclassified the site to C-1 zoning with a variance to construct an automobile parts and accessory store and service and repair facility | Approved by BCC | February 1989 |

Surrounding Land Use

|       | Planned Land Use Category            | Zoning District | Existing Land Use                           |
|-------|--------------------------------------|-----------------|---|
| North | Commercial General                   | C-1 & C-2       | Retail complex & shopping center            |
| South | Residential Suburban (up to 8 du/ac) | C-1 & R-1       | Place of worship & single family residences |

**Surrounding Land Use**

|      | <b>Planned Land Use Category</b> | <b>Zoning District</b> | <b>Existing Land Use</b>  |
|------|----------------------------------|------------------------|---|
| East | Commercial General               | C-2                    | Gasoline station, convenience store, & vehicle wash; vacant; & retail complex |
| West | Public Facilities                | P-F                    | West Flamingo Senior Center   |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>   |
|---------------------------|--|
| UC-19-0182                | A use permit for vehicle rental is a similar request on this agenda at another location by the same applicant. |

**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 proposed vehicle rental business will not result in any undue adverse effects on adjacent properties. Excess parking spaces are available on-site to park the rental vehicles, and the site will still have an excess of 7 spaces after 16 spaces are allocated for rental vehicles. Therefore, staff finds that the request is consistent with Land Use Goal 9, which encourages commercial development integrated in appropriate locations, and can support the 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**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DENNIS WILLIAMS

**CONTACT:** DENNIS WILLIAMS, NANSHE PARTNERS, 3102 E. MARIPOSA STREET,  
PHOENIX, AZ 85016

**DRAFT**



04/16/19 PC AGENDA SHEET

RETAIL COMMERCIAL BUILDING  
(TITLE 30)

**UPDATE**  
LINDELL RD/SPRING MOUNTAIN RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-18-0997-SPRING MOUNTAIN, LLC:**

**AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced street landscape width; 2) parking lot landscaping (no longer needed); 3) waive minimum 5 foot wide sidewalk between buildings and pavement (no longer needed); 4) reduced parking; 5) reduce loading zone requirements (previously not notified); 6) alternative driveway geometrics (previously not notified).

**DESIGN REVIEWS** for the following: 1) proposed retail buildings; and 2) façade changes, drive-thru lane, and an addition to an existing building (no longer needed) 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 a portion of Lindell Road to 7 feet where a minimum of 15 feet is required per Figure 30.64-1 (a 53% reduction) (Spring Mountain Road is no longer needed).
2. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required (no longer needed).
3. Waive the minimum 5 foot wide sidewalk between buildings and pavement where required per Section 30.60.050 (no longer needed).
4. Reduce parking spaces to 91 spaces (previously 84) where a minimum of 101 spaces are required per Table 30.60-1.
5. Reduce the minimum loading spaces to 1 where a minimum of 2 loading spaces are required per Table 30.60-6 (previously not notified).
6.
  - a. Reduce driveway throat depth to 19 feet where 25 feet is required per Uniform Standard Drawing 222.1 (previously not notified).
  - b. Allow existing pan driveways to remain where curb return driveways are required per Uniform Standard Drawing 222.1 (previously not notified).
  - c. Allow a driveway width of 30 feet where a minimum of 32 feet is required per Uniform Standard Drawing 222.1 (previously not notified).

**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)/28 feet proposed buildings (37 feet including a decorative pole for proposed retail buildings)
- Square Feet: 3,990 (existing building)/7,500 (new Buildings 1 and 2)
- Parking Required/Provided: 101/91

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. **Five foot wide sidewalks are shown on all portions of the building as required by Code.** Bicycle parking is provided on-site.

A proposed drive thru lane with a call box and pickup window will be installed along Lindell Road, adjacent to a landscaped area on the west side of the existing building. The queuing lane is located on the north and west sides of the building. Existing access to the property is provided by a driveway along Lindell Road and a driveway along Spring Mountain Road. **A total of 91 parking spaces are provided. A proposed loading space will be located along the north exterior of proposed retail building 1, measuring 10 feet wide and 25 feet long.**

Landscaping

Existing street landscaping along Spring Mountain Road consists of a 10 foot wide landscape area adjacent to attached sidewalks, and a new **15 foot wide landscape area along Spring Mountain Road in front of proposed retail building 1.** A 5.5 foot to 17 foot wide landscape area is proposed along the north property line per Figure 30.64-11. Street landscaping along Lindell Road consists of a proposed landscape buffer 7 feet wide minimum (adjacent to the drive-thru) to 15 foot wide behind an existing attached sidewalk. **Landscape finger islands are provided internally for the parking lot for every 6 spaces per Code.**

Elevations

The plans depict an existing 24 foot high 1 story commercial retail building (Irene's Cocktail Lounge). The proposed commercial retail buildings are measured at a height of **28 feet (37 feet with building light).** The buildings shown will have a cream and brown stucco façade with

canvas awnings, and glass panels with architectural enhancement. The roof line for the proposed and existing buildings will be a curved façade with glass panel parapets.

Floor Plans

The plans depict both an existing and proposed buildings with floor plans ranging from 3,990 square feet for the existing restaurant building and 7,500 square feet each for the proposed office and retail 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) the reduction of proposed street landscaping along Lindell Road is a result of the installation of a proposed drive-thru to the existing restaurant building; 2) the reduction of 1 loading zone is necessary in order to create additional parking; and 3) the waivers to alternative driveway geometrics for throat depth, curb return, driveway approach and departure and driveway width is a result of recent discussions with Public Works and the applicant feels this will have minimal impacts to the surrounding area.

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-020-76          | 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

The request for reduced landscaping along a portion of Lindell Road is a result of the applicant adding a proposed drive-thru lane along the west side of the existing building, which will encroach into the required 15 foot wide landscape buffer. The applicant has eliminated an existing driveway entrance in the northwest portion of the parcel, per Public Works comments, and has provided a 15 foot landscaping strip along the remainder of Lindell Road. The proposed drive-thru, which will reduce the width of landscaping will have minimal impact to the surrounding area. Staff can support this waiver request.

Waivers of Development Standards #4 & #5

The applicant has also provided a shared parking analysis where the most parking demand is during the weekdays from 7:00 a.m. to 6:00 p.m. for a total of 88 spaces, and the applicant is providing for 91 spaces. Staff can support this waiver request.

Two loading spaces are required for this site based on the area of the proposed retail buildings and the existing restaurant. While the applicant has requested the waiver to reduce loading spaces in order to provide additional parking, staff is concerned that there will not be a loading area for the restaurant. Based on the shared parking analysis, the 3 additional spaces could be utilized for a loading area if properly designed. Staff cannot support this request.

Design Reviews

Review of the plans show a drive-thru lane that will not interfere with on-site circulation nor with the driveway entrance from Lindell Road. The drive-thru was redesigned in order to reduce or eliminate automobile stacking off of Lindell Road per Public Works comments. The applicant has provided adequate perimeter landscaping, parking lot landscaping, and internal walkways and sidewalks connecting the buildings per Code. In addition, the proposed buildings meet setback requirements. Staff can support the proposed design reviews as submitted by the applicant.

Waiver of Development Standards #6

Public Works????

**Staff Recommendation**

**Approval of waivers of development standards #1 and #4, and of the design Reviews; and denial of waiver of development standards #5. Pending waiver #6**

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; 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.

### **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.
- 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.

**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 #0729-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC: Spring Valley - denial.**

**APPROVALS: 1 card**

**PROTESTS: 3 cards, 1 letter**

**PLANNING COMMISSION ACTION:** February 5, 2019 – HELD – To 02/19/19 – per staff for the applicant to return to the Spring Valley Town Board.

**PLANNING COMMISSION ACTION:** February 19, 2019 – HELD – To 03/05/19 – per staff for the applicant to return to the Spring Valley Town Board.

**PLANNING COMMISSION ACTION:** March 5, 2019 – HELD – To 04/16/19 – per the applicant to return to the Spring Valley Town Board.

**APPLICANT: ERNIE PODACA**

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

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04/16/19 PC AGENDA SHEET

BUILDING SEPARATION  
(TITLE 30)

MANN ST/COLEY AVE.

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0180-ROMANO, JOHN M.:**

**WAIVER OF DEVELOPMENT STANDARDS** for the following: 1) reduced building separation; and 2) reduce setbacks for accessory structures in conjunction with an existing single family residence on 0.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Mann Street, 120 feet south of Coley Avenue within Spring Valley. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:  
163-11-705-010

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the building separation between an existing accessory structure (carport) and an existing single family residence to 1 foot where 6 feet is required per Table 30.40-1 (an 83% reduction).
- b. Reduce the building separation between an existing accessory structure (large carport) and another existing structure (small carport) to 1 foot where 6 feet is required per Table 30.40-1 (an 83% reduction).
2. Reduce the interior side setbacks for an existing accessory structure (carports) to zero feet where 5 feet is required per Table 30.40-1 (a 100% reduction).

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

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

- Site Address: 3031 Mann Street
- Site Acreage: 0.9
- Project Type: Building separation
- Number of Stories: 1
- Building Heights: 22 feet 6 inch (large carport)/12 feet 6 inch (small carport)
- Square Feet: 1050 (large carport)/630 (small carport)

Site Plan

The site plan depicts an existing single family residence facing Mann Street. There are 2 existing carports on the north side of the property, the carports are set back zero feet from the north property line. The applicant has indicated that the larger carport is 1 foot from the primary residence, where a 6 foot building separation is required. The smaller carport is west of the larger carport and the separation between the two structures is 1 foot, where 6 feet is required. Both of the carports were constructed without building permits.

Access to the property is via a semi-circle driveway off of Mann Street, with a driveway extension along the north side of the single family dwelling.

Landscaping

No changes are proposed or required to the existing landscaping. A 6 foot high wall exists along the north, west, and south property lines.

Elevations

The plans submitted by the applicant indicate that the smaller of the carports is 12 feet 6 inches in height and the larger carport is 22 feet 6 inches tall.

Floor Plans

The small carport is 630 square feet and the large carport is 1050 square feet.

Applicant's Justification

The applicant indicates that they were unaware that building permits were required for the 2 carport structures until a letter was received from Clark County Public Response Office (CCPRO).

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 residential |

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

There are 2 active CCPRO violations CE-18-18305 (building the carports without a permit) and CE-19-03027 (vehicle storage). Case CE-18-18305 is an active case filed in November 2018 in regards to carports being built without permits. Case CE-19-03027 is an active case filed in March of 2019 in regards to vehicle storage on the property.

**STANDARDS FOR APPROVAL:**

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



## **Analysis**

### **Current Planning**

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

Setbacks and separations help to preserve the appeal and integrity of a neighborhood, as well as, moderate visual impacts and possible safety issues. The request to reduce the separations between structures does not comply with Urban Specific Policy 39 of the Comprehensive Master Plan which encourages appropriate buffers and setbacks within residential developments. The carports were constructed without building permits and the self-imposed hardship could have been avoided by constructing the carports to meet setbacks and building separations. In addition, it appears that the carports were placed without mitigation measures to limit any potential impacts on neighboring properties; therefore, staff recommends denial of this application.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

If approved:

- 1 year to obtain the required building permits with any extension of time to be a public hearing.
- 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**

- No comment.

#### **Southern Nevada Health District (SNHD) - Septic**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: JOHN ROMANO**

**CONTACT: JOHN ROMANO, 3031 S. MANN STREET, LAS VEGAS, NV 89146**

**DRAFT**

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04/17/19 BCC AGENDA SHEET

INCREASE FINISHED GRADE  
(TITLE 30)

BUFFALO DR/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0161-AMH DEVELOPMENT, LLC:**

**DESIGN REVIEW** to increase finished grade for a single family residential development on 4.1 acres in an R-2 (Medium Density Residential) Zone within the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive and the north side of Oquendo Road (alignment) within Spring Valley. MN/md/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

163-33-501-015

**DESIGN REVIEW:**

Increase finished grade up to 60-inches (5 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233.3% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 4.1
- Number of Lots: 34
- Density (du/ac): 6.5
- Minimum/Maximum Lot Size (square feet): 4,001/4,687 (net/gross are the same)
- Project Type: Increase finished grade

**Site Plans & Request**

The previously approved plans depict a proposed single family residential development consisting of 34 lots on 5.2 acres (4.1 net acres) for a density of 6.5 dwelling units per gross acre. The proposed lot sizes range from 4,001 square feet to 4,687 square feet. All lots will have access from an internal street network consisting of 43 foot wide private streets with a 5 foot wide sidewalk on 1 side of the street. The internal street network connects to Buffalo Drive which is a public street. All the adjacent public streets will be developed with full off-site

improvements. The applicant is proposing to increase the finished grade along the northern portion of the project site, within the boundaries of lots 3 and 4 as depicted on the site plan.

**Landscaping**

The previously approved plans depict a 15 foot wide landscape area with a detached sidewalk along Buffalo Drive and a 6 foot wide landscape area with an attached sidewalk along Oquendo Road. No changes are proposed or required to the previously approved landscape plan.

**Applicant's Justification**

The applicant states that the residential site to the west is considerably higher than the existing ground on-site. The site to the north is currently undeveloped and it is expected that this site will also be raised to match more closely with the existing residential development to the west. Excess fill within the boundaries of the project site is required to provide sewer and to meet the drainage requirements for the site.

**Prior Land Use Requests**

| Application Number | Request   | Action          | Date         |
|--------------------|---|-----------------|--------------|
| VS-18-0638         | Vacated and abandoned a portion of right-of-way being Buffalo Drive   | Approved by PC  | October 2018 |
| ZC-18-0509         | Reclassified the project site from R-E to R-2 zoning with a design review for a single family residential development | Approved by BCC | August 2018  |
| VS-18-0502         | Vacated and abandoned easements   | Approved by BCC | August 2018  |
| TM-18-500119       | 34 single family residential lots   | Approved by BCC | August 2018  |

**Surrounding Land Use**

|        | Planned Land Use Category            | Zoning District | Existing Land Use                       |
|--------|--------------------------------------|-----------------|---|
| Nortly | Commercial Neighborhood              | R-E             | Undeveloped                             |
| East   | Office Professional                  | R-2 & C-P       | Single family development & undeveloped |
| South  | Residential Suburban (up to 8 du/ac) | R-E             | Undeveloped                             |
| West   | Residential Suburban (up to 8 du/ac) | R-1             | Single family development               |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** AMH DEVELOPMENT, LLC

**CONTACT:** JANNA FELIPE, TANEY ENGINEERING CORP, 6030 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



04/17/19 BCC AGENDA SHEET

AUTOMOBILE MAINTENANCE FACILITY  
(TITLE 30)

SAHARA AVE/BRONCO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-19-0163-AAG - REAL ESTATE/LAS VEGAS, LLC:**

**DESIGN REVIEW** for changes to a previously approved automobile maintenance facility on a portion of 6.9 acres in a C-P (Office and Professional) Zone and C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located on the southwest corner of Sahara Avenue and Bronco Street within Spring Valley. JJ/jt/ja (For possible action)

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RELATED INFORMATION:

**APN:**

163-11-503-001 through 003 ptn

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.9 (portion)
- Project Type: Vehicle maintenance facility with automobile minor paint/body shop and vehicle (car) wash
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 13,105 existing building/21,690 proposed buildings
- Parking Required/Provided: 58/247 (includes 84 tandem spaces)

**Request**

This is a request for design changes to a previously approved automobile maintenance facility (ZC-0478-17). The changes include the following: 1) building area increased from 15,227 square feet to 21,690 square feet; 2) maximum building height was lowered 2 feet from 28 feet to 26 feet; 3) the car wash tunnel increased from 70 feet to 100 feet to accommodate the final equipment selection; 4) the property line between the adjacent, existing office building and approved vehicle maintenance facility will move to the north in conjunction with a future subdivision, resulting in the removal of 22 parking spaces from the existing office building site (the office building is not a part of the vehicle maintenance facility); 5) the number of service

bays increased from 14 to 16; and 6) the wall along the south side of the property will increase to 10 feet 8 inches to comply with the previous condition to "provide a minimum 10 foot high decorative block wall along the northern boundary of the landscape buffer adjacent to Laredo Street".

#### Site Plan

The site plan depicts an automobile maintenance facility with entrance/exit on the west side of the site from El Camino Road and an exit-only on the east side of the site onto Bronco Street. Centrally located on the western portion of the site, the building includes a maintenance and detail garage, parts warehouse, and vehicle wash. Parking spaces surround the building and are located to the east, extending up to Bronco Street. Two hundred forty-seven spaces are provided, including 28 tandem parking spaces on the west side of the site and 56 tandem parking spaces on the northeast portion of the site. Although the property line will move to the north removing 22 parking spaces from an adjacent existing office building to accommodate the expanded vehicle maintenance facility, 80 parking spaces will remain for the office building where 53 spaces are required. The adjacent office building is not a part of the vehicle maintenance facility. A trash enclosure and area to store used tires are located to the east of the maintenance building.

#### Landscaping

The southern 50 feet of the parcel was reserved as a landscape buffer and zoned C-P. The area will include a walking path and trees per the conditions of approval on the previous application. Additional landscaping is located adjacent to El Camino Road, within landscape fingers in the parking area on the northwest side of the site, and adjacent to Bronco Street.

#### Elevations

The 26 foot tall vehicle maintenance facility will be constructed with smooth face and split face CMU. A parapet wall will screen the roof, and corrugated metal panels will screen rooftop-mounted equipment. Other features include overhead roll-up doors and windows.

#### Floor Plans

The first floor of the 21,690 square foot vehicle maintenance facility includes a maintenance and detail garage, parts warehouse, and vehicle wash. A second floor includes additional space for the parts warehouse, IT room, and electrical room.

#### Lighting Plan

A lighting plan submitted with this application indicates that lighting is consistent with the original application. For example, all light fixtures will be shielded, light poles within 200 feet of the existing residences to the south will be 12 feet high, and light poles over 200 feet from the residences will be 16 feet to 20 feet in height. The plan indicates that light from this facility will not impact the existing residences to the south.

#### Signage

Signage is not a part of this request.



**Applicant's Justification**

According to the applicant, the revised plans show a project essentially indistinguishable from the original approval. Both visually and functionally, the revised plans honor the sensitive issues of the original approval, such as building height, south setback, screen walls, and circulation.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date         |
|--------------------|--|-----------------|--------------|
| TM-18-500047       | 1 lot commercial subdivision map   | Approved by PC  | April 2018   |
| ZC-0478-17         | Reclassified the site to C-2 and C-P zoning for an automobile minor paint/body shop, vehicle maintenance facility, and vehicle (car) wash  | Approved by BCC | July 2017    |
| ZC-0497-14         | Reclassified the eastern portion of the site to a C-2 zone and included use permits and a design reviews for an automobile dealership on 2.9 acres in a C-2 zone; a parking lot and driveway redesign in conjunction with an existing office building; automobile repair; and automobile minor paint/body shop | Approved by BCC | October 2014 |
| ZC-1476-05         | Reclassified the northern parcel from R-E to C-2 zoning for retail/office buildings  | Approved by BCC | October 2005 |

**Surrounding Land Use**

|       | Planned Land Use Category  | Zoning District         | Existing Land Use                  |
|-------|--|-------------------------|------------------------------------|
| North | City of Las Vegas  | C-1                     | NV Energy offices                  |
| South | Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General | R-E (RNP-I), CRT, & C-P | Single family residences & offices |
| East  | Commercial General   | C-P, C-1, & C-2         | Vehicle sales facility             |
| West  | Commercial General   | C-P & C-2               | Vehicle sales facility             |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

The proposed changes to the previously approved automobile maintenance facility are consistent with all conditions of approval on the previous application (ZC-0478-17), compatible with commercial development along Sahara Avenue and single family residences to the south, and compliant with goals and policies in the Comprehensive Master Plan. For example, Urban Specific Policy 61 discourages nuisances such as noise and lighting associated with commercial development, especially when the development is adjacent to single family residential areas. The proposed development maintains the 50 foot wide landscape buffer to the south zoned C-P, all lighting is shielded and respectful of the adjacent residential development, and the building is

a low profile that is similar in height to a 2 story residence. As a result, the proposed increase in area to the automobile maintenance facility, which will accommodate more vehicles, contributes to an orderly and aesthetically pleasing environment and is harmonious and compatible with development in the area.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- 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**

- Applicant is advised that compliance with the conditions of approval from ZC-0478-17 is required.

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

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

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

**APPLICANT:** AAG - REAL ESTATE/LAS VEGAS, LLC  
**CONTACT:** LEE BUTLER, 6600 W. SAHARA AVE, LAS VEGAS, NV 89146

04/17/19 BCC AGENDA SHEET

MINI-WAREHOUSE  
(TITLE 30)

WIGWAM AVE/FORT APACHE RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-19-0181-DR D'S DYNAMITE DIRT, LLC:**

**DESIGN REVIEW** for a proposed mini-warehouse on 2.2 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Fort Apache Road, 650 feet north of Wigwam Avenue within Spring Valley. JJ/md/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
176-18-601-002

**LAND USE PLAN:**  
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT - URBAN VILLAGE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Project Type: Mini-warehouse
- Number of Stories: 1 (Building 1)/2 (Building 2)
- Building Height (feet): 13 (Building 1)/32 (Building 2)
- Square Feet: 16,599 (Building 1)/79,065 (Building 2)
- Parking Required/Provided: 5/6

Site Plans

The plans show a proposed mini-warehouse on a project site consisting of 2.2 acres. An existing communication tower is located at the southeast corner of the site and was approved via UC-0193-13 by the Planning Commission in June 2013. The communication tower is enclosed by an existing CMU block wall and is located immediately adjacent to an internal parking space and pedestrian walkway designated for the technical servicing of the tower. The overall mini-warehouse consists of 2 buildings measuring 16,599 square feet (Building 1) and 79,065 square feet (Building 2), respectively. Building 1 will be 1 story in height, and is set back 10 feet from the north, south, and west property lines that are adjacent to an existing single family residential development and an undeveloped lot. Building 2 is centrally located within the site, 2 stories in height, and is set back 62 feet from the west property line, 82 feet from the south property line,

and 59.5 feet from the north property line. The front setback for Building 2 along Fort Apache Road varies from 15 feet to 20 feet, where a minimum set back of 10 feet is required. Ingress and egress to the site is granted via a 39 foot wide proposed commercial driveway along Fort Apache Road. A wrought iron gate for egress purposes only is located at the northeast corner of the project site, along Fort Apache Road. A total of 6 parking spaces are provided where 5 parking spaces are required. An access gate is located interior to the site, immediately south of Building 2. The required trash enclosure is located immediately north of the communication tower, and is set back 80 feet from the single family residential development to the south. Drive aisles within the facility have a minimum width of 27 feet. A prior condition of approval for ZC-1276-04 requires a design review for final plans to appear before the Board of County Commissioners as a public hearing.

#### Landscaping

A 15 foot wide landscape area featuring a 5 foot wide detached sidewalk is proposed along Fort Apache Road. Twenty-four inch box trees, including evergreen trees, will be planted within the street landscape area, which also includes shrubs and groundcover. An intense landscape buffer is provided along the north, south, and west property lines adjacent to the existing single family residential development. The intense landscape buffer measures 10 feet in width and consists of 24 inch box evergreen trees, planted 10 feet on center. In addition to the intense landscape buffer, an existing 6 foot high CMU block wall is located along the property lines to the north and west, adjacent to an existing single family residential development. A 6 foot high decorative CMU block wall is proposed along the property line to the south, adjacent to the undeveloped lot. Interior parking lot landscaping is equitably distributed throughout the site.

#### Elevations

Building 1 is single story and measures 13 feet in height. The exterior of the building consists of decorative and split-faced CMU block with the addition of evenly distributed cement plaster walls along the rear of the building providing a contrast in design. All overhead doors accessing the storage units are oriented towards the interior of the site and do not face the existing residential development to the north and west. Building 2 consists of 2 stories and measures 32 feet in height. The east elevation of Building 2, oriented towards Fort Apache Road, measures between 26 feet to 32 feet in height. The bottom half of the east elevation features decorative and split-faced CMU block with stone veneer columns evenly dispersed along the building's façade. Centrally located on the east elevation is the entry feature to the facility, which includes an aluminum storefront window system with a stone veneer exterior. A painted cement plaster finish is located at the top portion of the entry feature. The top half of the east elevation features a painted cement plaster finish. The interior south elevation of building 2 features a similar design and the same exterior materials as the east elevation, with the exception of a "janus door" which encloses and screens the mechanical equipment servicing the mini-warehouse. The interior north and west elevations feature decorative and split-faced CMU block on the bottom half of the building and a painted cement plaster finish on the top half of the structure. The north interior elevation features an additional "janus door" which encloses and screens the mechanical equipment servicing the facility. The buildings will be painted with neutral, earth tone colors.

Floor Plans

Building 1 measures 16,599 square feet and contains 1 floor. Building 2 measures 79,065 square feet and features 2 floors. Both buildings contain multiple storage units while building 1 features a customer counter, manager's office, and restroom facilities. The mechanical equipment servicing the mini-warehouse is located inside building 2 on the second floor.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the mini-warehouse will serve the community with the storage of goods, and the facility will have minimal impact on the surrounding public facilities, services, access roads, and traffic. Self-storage vehicular trip generation is lower than the surrounding suburban residential housing vehicular trips. The mini-warehouse will not have an adverse effect on surrounding public services, and will actually make the neighborhood more secure, in that it will serve as a secure passive vault type of facility that will be monitored 24 hours a day, year round by a security system. This type of facility will be in high demand with the significant number of homes being constructed within the surrounding area.

**Prior Land Use Requests**

| Application Number      | Request  | Action          | Date           |
|-------------------------|--|-----------------|----------------|
| TM-18-500180            | 1 lot commercial subdivision   | Approved by PC  | November 2018  |
| VS-18-0770              | Vacated a portion of right-of-way being Fort Apache Road for a future detached sidewalk  | Approved by PC  | November 2018  |
| UC-18-0482              | Increased the height of an existing communication tower, reduced setback from existing residential development, reduced the number of antenna arrays, and a design review for increased height to an existing communication tower (monopole) | Approved by PC  | August 2018    |
| UC-0193-13              | Wireless communication tower and ancillary uses  | Approved by PC  | June 2013      |
| ZC-1276-04              | Reclassified the subject site to C-2 zoning for future commercial development  | Approved by BCC | September 2004 |
| MP-0718-04              | Amended the original concept plan for the subject parcel and the surrounding area  | Approved by BCC | July 2004      |
| MP-1423-00 & MP-1422-00 | Approved the Public Facility Needs Assessment (PFNA) area and specific plans for the subject and surrounding parcels in the area   | Approved by BCC | October 2000   |

**Surrounding Land Use**

|              | Planned Land Use Category                                | Zoning District | Existing Land Use                            |
|--------------|--|-----------------|--|
| North & West | Major Development Project (Single family) – Rhodes Ranch | R-2             | Huntington Village single family subdivision |

### Surrounding Land Use

|       | Planned Land Use Category                            | Zoning District          | Existing Land Use   |
|-------|--|--------------------------|---------------------|
| South | Major Development Project (Urban Village)            | Multi-Layer Zoning (MLZ) | Undeveloped parcel  |
| East  | Major Development Project (Multi-family residential) | R-3                      | Undeveloped parcels |

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

The project site is located immediately adjacent to Fort Apache Road, an arterial street. Staff finds the proposed project complies with Commercial Policy 66 of the Comprehensive Master Plan, which states commercial development should provide access points on arterial and collector streets and not on local neighborhood streets. Staff finds the design of the proposed mini-warehouse facility complies with Urban Specific Policy 19, which states scale-relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. Consideration was given to the location of the mini-warehouse buildings located within the project site. Building 1, with a height of 13 feet, is set back 10 feet from the existing 2 story single family residential development. Building 2, with a height of 32 feet, is centrally located within the site and is set back a minimum of 59.5 feet from the existing single family residences. The proposed mini-warehouse facility complies with Commercial Policy 67, which encourages compatible commercial developments with abutting uses through site planning and building design techniques. The proposed building also complies with Commercial Policy 78, which encourages architectural treatments on all building sides to eliminate blank building elevations visible to the general public. The proposed building features a combination of several different types of exterior materials, including stone veneer, decorative and split-faced CMU block, and a painted cement plaster finish, which creates an enhanced design element for the proposed elevations. The exterior colors of the mini-warehouse facility feature neutral, earth tone colors that will be harmonious with the surrounding environment. Consideration has also been given to the landscape plan surrounding the perimeter of the project site. A 10 foot wide intense landscape buffer is proposed along the north, south, and west property lines, adjacent to the existing single family residential development and undeveloped lot. The proposed perimeter landscape buffer complies with Commercial Policy 62 which encourages intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family residential uses. Staff finds the proposed project complies with several policies of the Comprehensive Master Plan; therefore, recommends approval.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the recordation of VS-18-0770 for excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**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 #0107-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: JEFFREY ENGLEHART**  
**CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. 4TH STREET,**  
**LAS VEGAS, NV 89101**





04/17/19 BCC AGENDA SHEET

PARKING LOT  
(TITLE 30)

SOBB AVE/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-19-0110-DECATUR-SOBB SWPTJL #3, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) allow non-decorative fencing; 4) waive on-site paving and parking lot striping; 5) pedestrian crossing; and 6) reduce throat depth.

**DESIGN REVIEW** for a temporary parking lot on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Decatur Boulevard and Sobb Avenue within Spring Valley. MN/sd/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**  
163-36-712-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate street landscaping requirements along Sobb Avenue where landscaping per Figure 30.64-13 is required.
  - b. Eliminate street landscaping along Decatur Boulevard where landscaping where landscaping per Figure 30.64.17 is required.
  - c. Eliminate street landscaping along an arterial street (Decatur Boulevard) where landscaping per Figure 30.64.17 is required per Section 30.48.660.
2. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
3.
  - a. Allow a chain-link fence along an arterial street (Decatur Boulevard) where not permitted per Section 30.48.660.
  - b. Allow a non-decorative fence (chain-link) along a street (Sobb Avenue and Decatur Boulevard) where not permitted per Section 30.64.020.
4. Waive on-site paving and striping requirements where required per Section 30.60.020.
5. Waive the pedestrian crossing where required by Section 30.60.020.
6. Reduce throat depth to 25 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 67% reduction).

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Temporary parking lot
- Parking Provided: 69

Site Plans

The plans show a proposed temporary parking lot, being used for both vehicle display and employee parking on an undeveloped parcel located in the C-2 (General Commercial) zone and the CMA (Cooperative Management Agreement) Design Overlay District. The undeveloped lot is accessible from existing driveways along Sobb Avenue and Decatur Boulevard. The site shares cross access with the parcel to the south. The proposed temporary parking lot will have a total of 69 spaces with 2 swinging gates for both ingress and egress off of Sobb Avenue. No ingress/egress from Decatur Boulevard is proposed. The applicant is proposing to use crushed asphalt for the surface of the parking area. The Department of Air Quality Dust Control Operating Permit (Permit: 49901) was originally to excavate an old leach field and backfill. Air Quality considers this parking lot as a "staging area" while construction is performed at the other site at 6165 South Decatur Boulevard and expires on 10/30/2019. This permit can be renewed as long as construction is still occurring; however, once construction is completed all vehicles must be removed, access blocked and soils stabilized. A 6 foot high chain-link fence will surround the property and include a trash enclosure. No structures are proposed.

Landscaping

The plans show no landscaping along Decatur Boulevard or Sobb Avenue or within the parking lot. The applicant is requesting to waive these requirements due to the fact this will be a temporary parking lot.

Applicant's Justification

The applicant states that the temporary parking lot will used to temporarily park vehicles on the site while renovations occur on their property located at 6145 Decatur Boulevard, approximately 60 feet to the north. The 6145 Decatur Boulevard parcel will lose 30 spaces during the remodeling. The site will be used for both display of vehicles for sale and employee parking displaced by construction. Because the applicant intends on using the site temporarily for about a year they are requesting waivers to parking lot landscaping, street landscaping, allowing for non-decorative fencing and to waive paving and striping requirements.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b> |
|---------------------------|--|-----------------|-------------|
| UC-0205-15                | Vehicle repair, waived standards for modified landscaping and CMA standards and design review for a proposed building, parking lot | Approved by BCC | June 2015   |

**Prior Land Use Requests**

| Application Number | Request                | Action         | Date          |
|--------------------|------------------------|----------------|---------------|
| TM-0077-10         | Commercial subdivision | Approved by PC | November 2010 |

**Surrounding Land Use**

|              | Planned Land Use Category         | Zoning District | Existing Land Use                            |
|--------------|-----------------------------------|-----------------|--|
| North & West | Business and Design/Research Park | M-D             | Vehicle sales/Office                         |
| South & East | Business and Design/Research Park | C-2             | Restaurant & Cocktail lounge/shopping center |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff cannot support the waiver to eliminate street landscaping requirements along both Sobb Avenue and Decatur Boulevard. The intent of street landscaping is to enhance the perimeter of the site. Adjacent properties along both Sobb Avenue and Decatur Boulevard have existing street landscaping, including that of the applicants property to the north. There does not appear to be any easements along both street frontages that would prevent installation of street landscaping. Staff finds this request does not comply with Urban Land Use Policy 76 of the Comprehensive Master Plan, whereby off-street parking adjacent to public roads should require screening with appropriate street landscaping which encourages provisions of perimeter landscaping. In addition, Section 30.48.600 (c) of the CMA (Cooperative Management Agreement) Design Overlay District to ensure a cohesive and unified streetscape and enhance visual environments along rights-of-way.

Waiver of Development Standards #2

Staff cannot support the waiver of parking lot landscaping. The Code stipulates that parking lot landscaping will enhance the visual aspect to the overall site. Staff finds this request for a waiver to parking lot landscaping does not comply with Urban Land Use Policy 73 of the Comprehensive Plan, which encourages provisions for perimeter and interior landscaping for shade and visual relief.

### Waiver of Development Standards #3

Staff cannot support this request to waive the requirement to allow a non-decorative fence (chain-link) along Sobb Avenue and Decatur Boulevard. Staff finds the non-decorative fencing is not compatible with existing development in the immediate area and conflicts with Urban Land Use Policy 67 which encourages site planning to include appropriate buffers to be considered and integrated into commercial developments.

### Waiver of Development Standards #4

Staff cannot support this request to waive on-site paving and striping for the proposed temporary parking lot. On-site paving is generally required in order to help control dust pollution from those vehicles utilizing the parking lot. Striping requirements are often used to help both vehicles and pedestrians navigating a parking lot and drive aisles and ensure that spaces meet minimum width dimensions and to confirm the number of spaces, including requisite handicapped spaces in accordance to Code. According to the Department of Air Quality, if the applicant wants to utilize this parcel to park vehicles it must be paved with permanent asphalt pavement.

### Waiver of Development Standards #5

Staff finds that the purpose of having a marked pedestrian crosswalk between the main site and the off-site parking lot is to provide a safe path for both employees and customers to access both sites safely. With no marked crosswalk both employees and customers will cross the street mid-block creating an unsafe environment for both pedestrians and vehicles. Therefore, staff cannot support this request.

### Design Review

Since the overall design of the proposed temporary parking lot is based upon the above mentioned waivers to street and parking lot landscaping, non-decorative fencing (chain-link) and on-site paving and striping, which staff is recommending denial, staff cannot support the design review.

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

#### Waiver of Development Standards #6

Staff finds the request for reduced throat depth to be a self-imposed hardship that can be rectified with a minor redesign of the site. Although the applicant states that the use is temporary, the addition of parking spaces on the west side of the drive aisle will be a permanent improvement that does not meet the minimum standards. Therefore, staff cannot support this request.

### **Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

If approved:

- All vehicles to be removed by April 3, 2020;
- No extensions of time are allowed.

**Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DECATUR-SOBB SWPT, L #3, LLC

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

