

Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 30, 2019

6:30 p.m.

AGENDA

NOTE:

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

Board Members: Darby Johnson, Jr. – Chair Yvette Williams – Vice Chair
 Angie Heath Younce Catherine Godges
 Rodney Bell

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

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

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions

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

III. Approval of Minutes April 09, 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 April 30, 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)

- Desert Diamonds Baseball Complex Art Dedication 6:30pm May 1, 2019.

VI. Planning & Zoning

1. **VS-19-0222-RUSSELL MINI STORAGE PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/tk/ja (For possible action) **05/07/19 PC**
2. **VS-19-0233-EDUCATION CONSULTANTS NEVADA, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Montessori Street (alignment) and Rosanna Street (alignment), and between Sobb Avenue and Patrick Lane within Spring Valley (description on file). MN/sv/ja (For possible action) **05/21/19 PC**
3. **VS-19-0245-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file). MN/tk/ja (For possible action) **05/21/19 PC**
4. **VS-19-0252-PROANO MANUEL & ANNE:**
VACATE AND ABANDON easements of interest to Clark County located between Spanish Ridge Avenue and Russell Road, and between Durango Drive and Riley Street; and a portion of a right-of-way being Bonita Vista Street located between Spanish Ridge Avenue and Russell Road within Spring Valley (description on file). JJ/md/ja (For possible action) **05/21/19 PC**
5. **VS-19-0253-GK ACQUISITIONS, LLC ET AL & STANLEY 015 REALTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue (alignment), and between Gagnier Street and Tomsik Street, a portion of a right-of-way being Pamalyn Avenue located between Gagnier Street and Tomsik Street, and a portion of right-of-way being Maule Avenue located between Gagnier Street and Tomsik Street within Spring Valley (description on file). MN/jt/ja (For possible action) **05/22/19 BCC**
6. **NZC-19-0257-PROANO MANUEL & ANNE:**
ZONE CHANGE to reclassify 2.7 acres from C-1 (Local Business) Zone to RUD (Residential Urban Density) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) hammerhead street design; 3) increase finished grade on 2.7 acres in the CMA Design and the MUD-3 Overlay Districts. Generally located on the south side of Spanish Ridge Avenue and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/md/ja (For possible action) **05/21/19 PC**

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

7. **TM-19-500078-PROANO MANUEL & ANNE:**
TENTATIVE MAP consisting of 23 single family residential lots and 1 common lot on 2.7 acres in an RUD (Residential Urban Density) Zone in the CMA Design and the MUD-3 Overlay Districts. Generally located on the south side of Spanish Ridge Avenue and the east side of Bonita Vista Street within Spring Valley. JJ/md/ja (For possible action) **05/21/19 PC**

8. **UC-19-0243-PEREYRA 1992 LIVING TRUST & PEREYRA DANIEL L & CATHY F TRS:**
USE PERMIT to allow a tattoo parlor as a principal use within an existing shopping center on a portion of 2.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road, 190 feet east of Rainbow Boulevard within Spring Valley. MN/md/ja (For possible action) **05/21/19 PC**

9. **WS-19-0246-SISSECK RONALD R:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased gate height; and 2) increase the amount of driveways to 3 in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley Avenue and the west side of El Camino Road within Spring Valley. JJ/nr/ja (For possible action) **05/21/19 PC**

10. **WS-19-0235-MATA, BRYAN M. & ANNA, CAROLINA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for parking lot configuration of an approved place of worship on 0.5 acres in R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the west side of Torrey Pines Drive and the north side of Tara Avenue within Spring Valley. JJ/rk/ja (For possible action) **05/22/19 BCC**

11. **WS-19-0254-GK ACQUISITIONS, LLC ET AL & MICONE MICHAEL A. TRUST:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an approved office building and parking garage on 5.0 acres in a M-D (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the northwest corner of Maule Avenue (alignment) and Tomsik Street within Spring Valley. MN/jt/ja (For possible action) **05/22/19 BCC**

12. **ZC-19-0214-EDMOND RUSSELL TRIANGLE, LLC:**
ZONE CHANGE to reclassify 5.1 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.
DESIGN REVIEWS for the following: 1) an office/warehouse complex; and 2) increase finished grade. Generally located on the east side of Edmond Street, 40 feet south of Russell Road within Spring Valley (description on file). MN/sd/ja (For possible action) **05/22/19 BCC**

13. **CP-19-900180:** That the Spring Valley Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action) **06/04/19 PC**

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: May 14, 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



Spring Valley Town Advisory Board

April 9, 2019

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair PRESENT
Angie Heath Younce ABSENT Catherine Godges PRESENT
Rodney Bell PRESENT

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

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

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

Darby Johnson called the meeting to order at 6:30pm

II. Public Comment

- None

III. Approval of **March 26, 2019** Minutes

Motion by: **Darby Johnson, Jr.**

Action: **Approved as published**

Vote: **4/0**

IV. Approval of Agenda for **April 9, 2019**

Motion by: **Darby Johnson**

Action: **Approved as amended**

Vote: **4/0 Unanimous**

V. Informational Items

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

- None

VI Planning & Zoning

1. **VS-19-0171-BENEFITS PLAZA INC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sunset Road, and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/sv/ja (For possible action) **05/07/19 PC**

Motion by: **Yvette Williams**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

2. **VS-19-0194-DECATUR-SUNSET R L T O-J L #7 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street and between Sunset Road and Teco Avenue and a portion of a right-of-way being Sunset Road located between Decatur Boulevard and Hauck Street within Spring Valley (description on file). MN/jvm/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous**

3. **VS-19-0222-RUSSELL MINI STORAGE PARTNERS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/tk/ja (For possible action) **05/07/19 PC**

HOLD to April 30, 2019 Spring Valley TAB meeting due to applicant being a no show.

4. **VS-19-0227-NEEDHAM, HOWARD J. & CHRISTINE S.:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Rosanna Street (alignment) and between Sobb Avenue and Post Road within Spring Valley (description on file). MN/rk/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

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**

Motion by: **Catherine Hodges**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

6. **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**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

7. **ZC-19-0223-1CHRONICLES 410, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transitional) Zone.
USE PERMIT to allow a school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** increased building height; **3)** reduced drive aisle width; and **4)** reduced height setback ratio.
DESIGN REVIEW for a school building in conjunction with a proposed school on 1.1 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, and 271 feet east of Torrey Pines Drive within Spring Valley (description on file). JJ/jor/ja (For possible action) **04/17/19 BCC**

Motion by: **Yvette Williams**

Action: **DENY**

Vote: **3/1 Darby Johnson NAY**

8. **NZC-19-0191-DECATUR SUNSET N W R L T O J L #7, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60 & AE-65) Zone to C-2 (General Commercial) (AE-60 & AE-65) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced driveway separation; and **2)** allow modified driveway design standards.
DESIGN REVIEW for 2 restaurants with drive-thru facilities in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Hauck Street within Spring Valley (description on file). MN/pb/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**

Action: **Approve** with staff conditions as presented

Vote: **4/0 Unanimous**

9. **UC-19-0226-NEEDHAM, HOWARD J. & CHRISTINE S.:**
USE PERMIT to eliminate the pedestrian access around the outside dining/drinking area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase height of a freestanding sign; **2)** permit neon signage; **3)** exceed luminance values beyond the property containing the light source; **4)** reduce driveway approach and departure distances from the intersection; and **5)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** fast food restaurant with drive-thru; and **2)** alternative parking landscaping on 2.2 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard and the south side of Sobb Avenue within Spring Valley. MN/rk/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**

Action: **Approve** as presented

WITHDRAWN by applicant Waiver of Development Standards # 5

Vote: **4/0 Unanimous**

10. **WS-18-0972-S D P DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth along Durango Drive.
DESIGN REVIEW for a retail center on 3.9 acres in a C-2 (General Commercial) Zone in the CMA Design and

MUD-2 Overlay Districts. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/sd/ja (For possible action) **05/07/19 PC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

11. **WS-19-0195-FORT APACHE STORAGE DEPOT, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow an existing security wall/fence with razor wire.

DESIGN REVIEW for an existing security wall/fence in conjunction with an existing mini-warehouse facility on 2.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the south side of Flamingo Road and approximately 300 feet east of Fort Apache Road within Spring Valley. MN/sd/ja (For possible action) **05/07/19 PC**

Motion by: **Yvette Williams**

Action: **DENY**

Vote: **2/1 Darby Johnson NAY; Catherine Hodges ABSTAIN and did not vote.**

12. **DR-19-0208-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**

DESIGN REVIEW for increased finished grade in conjunction with an approved convenience store, gasoline station, and carwash on a 1.8 acre parcel in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard and the south side of Russell Road within Spring Valley. MN/rk/ja (For possible action) **05/08/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff conditions

Vote: **4/0 Unanimous**

13. **TM-19-500069-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**

TENTATIVE MAP for a commercial subdivision on a 1.8 acre parcel in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Jones Boulevard and the south side of Russell Road within Spring Valley. MN/rk/ja (For possible action) **05/08/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

14. **UC-19-0216-FLY VEGAS HOLDINGS, LLC:**

USE PERMIT to allow a recreational facility (indoor skydiving).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the building height; **2)** reduce the departure distance; and **3)** reduce the throat depth.

DESIGN REVIEW for a recreational facility (indoor skydiving) establishment on a portion of 1.7 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Roy Horn Way, 390 feet east of Buffalo Drive within Spring Valley. MN/jor/ja (For possible action)

Motion by: **Yvette Williams**

Action: **Approve** Use Permit, Waivers of Development Standards #1 and Design Review

DENY Waivers of Development Standards #2 and #3

WITHDRAWN per applicant Waivers of Development Standards #2 and #3 – agreed to redesign and confirm with TAB

Vote: **4/0 Unanimous**

15. **WC-19-400037 (ZC-1660-01)-FLY VEGAS HOLDINGS, LLC:**
WAIVER OF CONDITIONS of a zone change for right-of-way dedication to include 30 feet for Pama Lane together with a knuckle at Tioga Way in conjunction with a proposed recreational facility (indoor skydiving) on a portion of 1.7 acres in a C-2 (General Commercial (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Roy Horn Way, 390 feet east of Buffalo Drive within Spring Valley. MN/jor/ja (For possible action) **05/08/19 BCC**
- Motion by: **Rodney Bell**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous**
16. **WS-19-0188-BLACKJACK LAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for cross access in conjunction with a proposed commercial building on 4.5 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Rafael Rivera Way and the west side of Gagnier Boulevard (alignment) within Spring Valley. MN/rk/ja (For possible action) **05/08/19 BCC**
- Motion by: **Rodney Bell**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous**
17. **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**
- Motion by: **Darby Johnson**
Action: **DENY**
Vote: **4/0 Unanimous**
18. **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, 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**
- Motion by: **Yvette Williams**
Action: **Approve** per staff adding a condition requiring the driveway and Spring Mountain to have a minimum depth of 25 feet
Applicant to modify design
Vote: **4/0 Unanimous**

VII General Business

NONE

VIII Public Comment

Yvette Williams, would like to discuss and list those presentations/reports we'd like to hear in future meetings under General Business at our next meeting, so we have a record to refer to?

IX. Next Meeting Date

The next regular meeting will be April 30, 2019 at 6:30pm

X Adjournment

Motion by Darby Johnson

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 7:37 p.m.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

DRAFT

05/07/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RUSSELL RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0222-RUSSELL MINI STORAGE PARTNERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:
163-33-114-002

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon the pedestrian access easement, which is located on the north end of the subject property. The applicant states the pedestrian access easement is not required for the current project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0790	Mini-warehouse, commercial vehicle rental and recreational vehicle storage, with a waiver of development standards for building height and design reviews for a mini-warehouse, comprehensive sign package and increased finished grade	Approved by BCC	November 2018
ZC-0546-15	Reclassified the site to C-1 zoning for a shopping center	Approved by BCC	December 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Flamingo detention basin
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential development
South	Commercial Neighborhood	C-1	Approved office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General	C-2	Commercial development consisting of convenience store & gasoline station & coffee shop

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 this request because the driveway where the easement is located is no longer being installed.

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

- Grant new easements over a portion of the vacated area, if necessary;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JIM HAMMER

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BLVD, STE 100, LAS VEGAS, NV
89118

DRAFT

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05/21/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PATRICK LN/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0233-EDUCATION CONSULTANTS NEVADA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street (alignment) and Rosanna Street (alignment), and between Sobb Avenue and Patrick Lane within Spring Valley (description on file). MN/sy/ja (For possible action)

RELATED INFORMATION:

APN:

163-34-701-006; 163-34-701-010

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon a 33 foot wide patent easements along the west, south, and east portions of parcel number 163-34-701-006. In addition, the request includes 33 foot wide patent easements on the west, north, and east boundaries of parcel 163-34-701-010, and a 3 foot wide easement on the south. The patent easements are no longer needed and the applicant plans to develop the two aforementioned parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0786	Reclassified 2.5 acres from R-E (Rural Estates Residential) to C-P (Official and Professional), with a use permit for a proposed school, waiver of development standards for reduced improvement standards (throat depth), and design review for a proposed school and finished grade	Approved by BCC	November 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban, Open Land (up to 3 du/ac)	Rural Estates Residential (R-E)	Single family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
Southeast & South	Business and Design/Research Park	Designed Manufacturing (M-D)	Distribution center building-office/ warehouse complex
East	Commercial General	General Commercial (C-2)	Office Park
West	Office Professional	Rural Estates Residential (2 du/ac)	Undeveloped land

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

- Right-of-way dedication to include 35 feet to the back of curb for Patrick Lane and 30 feet for Sobb Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDUCATION CONSULTANTS NEVADA LLC

CONTACT: MARK HEDGE, 6345 SOUTH JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT

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05/21/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PATRICK LN/JIM ROGERS WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0245-CHARTER FACILITY SUPPORT FOUNDATION, LLC.

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Sobb Avenue, and between Jim Rogers Way and Tomsik Street (alignment) within Spring Valley (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:

163-33-301-006

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon 33 foot wide patent easements on the east and west portions of the subject property and a 3 foot wide patent easement that is located on the south end of the subject property. The applicant states, these patent easements are no longer needed since the parcel will be developed and the public right-of-way for Patrick Lane and Sobb Avenue are existing.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0225-15	Reclassified from R-E to M-D zoning with a use permit and design review for a major training facility	Approved by BCC	May 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivision
South & East	Business and Design/Research Park	M-D	Undeveloped (UNLV Research Foundation parcels)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	M-D	Approved public charter school (UNLV Research Foundation parcels)

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

- Right-of-way dedication to include 35 feet to the back of curb for Patrick Lane and 30 feet for Sobb Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK HEDGE

CONTACT: MARK HEDGE, 6345 SOUTH JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



05/21/19 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

DURANGO DR/SPANISH RIDGE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0252-PROANO MANUEL & ANNE:

VACATE AND ABANDON easements of interest to Clark County located between Spanish Ridge Avenue and Russell Road, and between Durango Drive and Riley Street; and a portion of a right-of-way being Bonita Vista Street located between Spanish Ridge Avenue and Russell Road within Spring Valley (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

163-29-801-006

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 3 foot wide government patent easement along Spanish Ridge Avenue and a 9 foot wide government patent easement along Bonita Vista Street. A 6 foot wide portion of right-of-way being Bonita Vista Street will also be vacated. The vacation of the patent easements and right-of-way are necessary for the development of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
XZC-0834-07	Reclassified the project site from R-E to a C-1 zoning for future commercial development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional and Residential High (8 du/ac to 18 du/ac)	R-3 and C-P	Multiple family development and office complex
South	Commercial Neighborhood	R-2	Single family residential development
East	Commercial Neighborhood	C-1	Office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Office Professional	R-2	Single family residential development

Related Applications

Application Number	Request
NZC-19-0257	A request for a nonconforming zone change to reclassify the site to an RUD zone for a single family residential development, a waiver of development standards to increase wall height; and design reviews for a single family residential development; hammerhead street design; and increase finished grade is a companion item on this agenda.
TM-19-500078	A tentative map request consisting of 23 residential lots and 1 common lot for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of 6 feet of right-of-way for Bonita Vista Street to reduce the overall width of the street to 47.5 feet, with L curb on the west side of the street and R curb proposed for the east side. Additionally staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 19, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant shall coordinate with the Map Team regarding required easement dedications;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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

DRAFT

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05/22/19 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

ROY HORN WY/TOMSIK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0253-GK ACQUISITIONS, LLC ET AL & STANLEY 015 REALTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue (alignment), and between Gagnier Street and Tomsik Street, a portion of a right-of-way being Pamalyn Avenue located between Gagnier Street and Tomsik Street, and a portion of right-of-way being Maule Avenue located between Gagnier Street and Tomsik Street within Spring Valley (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-04-201-004, 006, 010, 011, 013, & 015

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the west and south sides of parcel 176-04-201-015, and a 3 foot wide government patent easement on the east side of the same parcel. In addition, this application includes the vacation and abandonment of Pamalyn Avenue, which extends west of the site to the Gagnier Street alignment. The vacation and abandonment of Pamalyn Avenue was a condition of approval on ZC-18-0681. Lastly, this application includes the vacation and abandonment of the northern 10 feet of Maule Avenue adjacent to parcel 176-04-201-012. According to the applicant, the vacation and abandonment of the patent easements and the rights-of-way are necessary to construct the office building project that was previously approved for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0681	Reclassified 176-04-201-013 & 015 to an M-D zone for an office building and parking garage	Approved by BCC	October 2018
ADR-0048-15	Converted the east face of an existing off-premises advertising sign to a digital sign on parcel 176-04-201-015	Approved administratively	February 2015
ADR-0772-13	Converted the east face of an existing off-premises advertising sign to a digital sign	Approved administratively	October 2013

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0359-13	Converted the west face of an existing off-premises advertising sign to a digital sign on parcel 176-04-201-006	Approved administratively	June 2013
UC-1200-02	Off-premises advertising sign on parcel 176-04-201-006	Denied by BCC	February 2003
UC-1202-02	Off-premises advertising sign on parcel 176-04-201-004	Denied by BCC	February 2003
ZC-1083-02	Reclassified parcel 176-04-201-015 to C-2 zoning with a use permit for an off-premises advertising sign	Approved by BCC	September 2002
ZC-1108-02	Reclassified parcel 176-04-201-006 to C-2 zoning	Approved by BCC	September 2002
ZC-1065-02	Reclassified parcel 176-04-201-004 to C-2 zoning	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Commercial General	C-2	Office/retail complex & undeveloped
South	Business and Design/Research Park	R-E	Undeveloped
East	Business and Design/Research Park	M-D	Office complex
West	Commercial General	C-2	Undeveloped

*Subject site and surrounding area are in the CMA Design and MUD-2 Overlay Districts.

**215 Beltway is adjacent to the north side of the site.

Related Applications

Application Number	Request
WS-19-0254	A waiver of development standards to not install off-site improvements on Maule Avenue is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Tomsik Street, 30 feet for Maule Avenue, additional right-of-way for Roy Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that signage is not permitted within or overhanging public rights-of-way and easements; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

**TAR/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: GK ACQUISITIONS, LLC
CONTACT: REITZ CONSULTING, 3060 E. POST RD #110, LAS VEGAS, NV 89120

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05/21/19 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

SPANISH RIDGE AVE/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0257-PROANO MANUEL & ANNE:

ZONE CHANGE to reclassify 2.7 acres from C-1 (Local Business) Zone to RUD (Residential Urban Density) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** hammerhead street design; **3)** increase finished grade on 2.7 acres in the CMA Design and the MUD-3 Overlay Districts.

Generally located on the south side of Spanish Ridge Avenue and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:
163-29-801-006

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined screen wall and retaining wall height to 10.5 feet (4.5 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 16.7% increase).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Allow a street terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Section 30.56.080.
3. Increase finished grade up to 54 inches (4.5 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Number of Lots: 23

- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,080/3,966 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 27.5 feet
- Square Feet: 2,040 to 2,358
- Open Space Required/Provided: 4,600/6,119

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 2.7 acres from a C-1 zone to an RUD zone to allow a single family residential development. The applicant conducted a neighborhood meeting at the offices of Taney Engineering on March 11, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. No neighbors attended the meeting.

Site Plans

The plans depict a single family residential development consisting of 23 lots on 2.7 acres at a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,080 square feet and 3,966 square feet, respectively. The primary ingress and egress to the proposed development is via a private street, "Anteater Street", which connects to Spanish Ridge Avenue. Anteater Street terminates as a hammerhead design within the interior of the subdivision, between Lot 9 and Common Element Lot "A". Two parking spaces are located adjacent to Common Element Lot A, consisting of 5,801 square feet. The private street measures 43 feet in width and includes a 5 foot wide detached sidewalk adjacent to 1 side of the street. The 5 foot wide sidewalk continues through the common element lot and along the south boundary of the development, connecting to a proposed 5 foot wide attached sidewalk along Bonita Vista Street. An attached 5 foot wide sidewalk is also proposed along Spanish Ridge Avenue.

Landscaping

A proposed landscape area measuring 6 feet in width is located behind the 5 foot wide attached sidewalk along Spanish Ridge Avenue. Twenty-four inch box trees are planted 20 feet on center within the landscape area in addition to shrubs and groundcover. Common Element Lot "A", located at the southeastern portion of the development, consists of 5,801 square feet of open space. Approximately 4,600 square feet of open space is required where 6,119 square feet of open space is provided.

Elevations

The plans depict 2 different model homes each featuring 2 varying elevation models. The 2 story models have a maximum height of up to 27.5 feet. The proposed models consist of a stucco exterior with a pitched, concrete tile roof. The plans depict different options on the elevations such as pop-outs, window trims, and stone veneer.

Floor Plans

The plans depict 2 story model homes ranging in size from 2,040 square feet to 2,358 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, den, living room, loft, and a covered patio. Two car garages are featured for both model homes.

Applicant's Justification

The applicant states the drainage from the project site flows from west to east of the site, matching Spanish Ridge Avenue to the north of the proposed development. The pads along the east side of the site will be set higher than the existing ground adjacent to the site. The combined screen wall and retaining wall will have less of an impact to the adjacent site since it is developed as an office park. A design review for excess fill is requested in order to meet the drainage criteria for Spanish Ridge Avenue and the drainage channel within the proposed subdivision. The applicant states the subject property is an in-fill site, and the design of the hammerhead street matches the street design utilized for the adjacent developed properties. Each home will provide 2 parking spaces in addition to 2 designated spaces located immediately to the west of the terminating point of the hammerhead. Additionally, there is only 1 lot adjacent to the terminating point of the hammerhead with parking restrictions.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0834-07	Reclassified the project site from R-E to a C-1 zoning for future commercial development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional and Residential High (8 du/ac to 18 du/ac)	R-3 and C-P	Multiple family development and office complex
South	Commercial Neighborhood	R-2	Single family residential development
East	Commercial Neighborhood	C-1	Office complex
West	Office Professional	R-2	Single family residential development

Related Applications

Application Number	Request
VS-19-0252	A request to vacate patent easements and right-of-way is a companion item on this agenda.
TM-19-500078	A tentative map request consisting of 23 residential lots and 1 common element for a single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

According to the applicant, properties within half a mile from the project site are zoned for a mixture of commercial, residential, and public facility uses making the request to rezone to a similar residential density compatible. The proposed development is appropriate and compatible since there are single family residential subdivisions with similar lot sizes adjacent to the project site.

To the south and west of the project site is an existing single family residential development that is zoned R-2; however, the land use plan designates this site for Office Professional and Commercial Neighborhood development. To the north of the project site, across Spanish Ridge Avenue, is a 9.9 acre multiple family development designated as Office Professional and Residential High that was reclassified to an R-3 zoning district. Since 2014 several parcels located between Durango Drive and Riley Street, and between Russell Road and Mesa Vista Avenue that are designated for commercial development in the land use plan have been reclassified into residential zoning districts and developed with single family and multiple family residential developments. The trend in this area is for additional residential development and less commercial development. The proposed zone change to RUD for single family residential development is consistent and compatible with existing and approved development in this area and is appropriate for this location.

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

The applicant indicates the existing residential land uses in the area are a mix between Medium Density Residential and Multiple-Family Residential. The proposed density and intensity will result in a land use that is consistent with the surrounding residential area.

The parcel to the north of the project site, across Spanish Ridge Avenue, contains an existing multiple family development and is zoned R-3 with a density of 18 dwelling units per acre. An office complex with C-P zoning is located to the northeast of the proposed development. To the south and west is an existing single family residential development zoned R-2 with a density of

7.7 units per acre. An existing office complex with C-1 zoning is located immediately to the east of the project site. The Board has found that office complexes are compatible uses to single family residential developments. Therefore, staff finds that the density and intensity of the proposed project, a single family residential development with a density of 8.8 dwelling units per gross acre, are compatible with existing and planned land uses in the surrounding area.

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

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated that this development would generate 4 additional elementary school students, 2 middle school students, and 3 high school students. Rogers Elementary School would serve this development and is currently 276 students over capacity. However, Sawyer Middle School and Durango High Schools are currently under capacity and can accommodate the additional students.

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

This project complies with Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. There are existing residential developments in this area that are developed with densities of 8 dwelling units per acre and 18 dwelling units per acre. The proposed project is a single family residential development with a density of 8.8 dwelling units per acre, which is a transition between these existing developments. Therefore, staff finds the project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within this area to develop at similar densities as the existing area.

Summary

Zone Change

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse effect on public services or facilities in this area. The proposed project complies with other goals and policies within the Comprehensive Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the wall should not adversely impact the surrounding properties and that similar requests have been approved for other residential developments in Clark County. The topography and drainage of the project site warrants an increase to the retaining wall height. The additional 18 inches above the maximum allows 9 foot high combined wall/retaining wall should not negatively impact the adjacent land uses. Therefore, staff can support this request.

Design Review #1 and #2

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential and commercial development within the area. The proposed hammerhead street design that will serve the proposed residential development is similar in design to the hammerhead street designs utilized within the residential development to the west and south. Therefore, staff recommends approval of the design reviews.

Public Works - Development Review

Design Review #3

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 19, 2019 at 9:00 a.m. unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant shall coordinate with the Map Team regarding required easement dedications.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0663-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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

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05/21/19 PC AGENDA SHEET

BONITA VISTA & SPANISH RIDGE
(TITLE 30)

SPANISH RIDGE AVE/BONITA VISTA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500078-PROANO MANUEL & ANNE:

TENTATIVE MAP consisting of 23 single family residential lots and 1 common lot on 2.7 acres in an RUD (Residential Urban Density) Zone in the CMA Design and the MUD-3 Overlay Districts.

Generally located on the south side of Spanish Ridge Avenue and the east side of Bonita Vista Street within Spring Valley. JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:

163-29-801-006

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.7
- Number of Lots: 23 and 1 common lot
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size: 3,080/3,966 (gross and net)
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 23 lots on 2.7 acres at a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,080 square feet and 3,966 square feet, respectively. The primary ingress and egress to the proposed development is via a private street, "Anteater Street", which connects to Spanish Ridge Avenue. Anteater Street terminates as a hammerhead design within the interior of the subdivision, between Lot 9 and Common Element Lot "A". Two parking spaces are located adjacent to Common Element Lot A, consisting of 5,801 square feet. The private street measures 43 feet in width and includes a 5 foot wide detached sidewalk adjacent to 1 side of the street. The 5 foot wide sidewalk continues through the common element lot and along the south boundary of the development, connecting to a proposed 5 foot wide attached sidewalk along Bonita Vista Street. An attached 5 foot wide sidewalk is also proposed along Spanish Ridge Avenue.

Landscaping

A proposed landscape area measuring 6 feet in width is located behind the 5 foot wide attached sidewalk along Spanish Ridge Avenue. Twenty-four inch box trees are planted 20 feet on center within the landscape area in addition to shrubs and groundcover. Common Element Lot "A", located at the southeastern portion of the development, consists of 5,801 square feet of open space. Approximately 4,600 square feet of open space is required where 6,119 square feet of open space is provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0834-07	Reclassified the project site from R-E to a C-1 zoning for future commercial development	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional and Residential High (8 du/ac to 18 du/ac)	R-3 and C-P	Multiple family development and office complex
South	Commercial Neighborhood	R-2	Single family residential development
East	Commercial Neighborhood	C-1	Office complex
West	Office Professional	R-2	Single family residential development

Related Applications

Application Number	Request
NZC-19-0257	A request for a nonconforming zone change to reclassify the site to an RUD zone for a single family residential development, a waiver of development standards to increase wall height; and design reviews for a single family residential development; hammerhead street design; and increase finished grade is a companion item on this agenda.
VS-19-0252	A request to vacate patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 19, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant shall coordinate with the Map Team regarding required easement dedications.
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street shown as Apteater shall have the suffix of Court.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0663-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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

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05/21/19 PC AGENDA SHEET

TATTOO
(TITLE 30)

RUSSELL RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0243-PEREYRA 1992 LIVING TRUST & PEREYRA DANIEL L & CATHY F TRS:

USE PERMIT to allow a tattoo parlor as a principal use within an existing shopping center on a portion of 2.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the south side of Russell Road, 190 feet east of Rainbow Boulevard within Spring Valley. MN/md/ja (For possible action)

RELATED INFORMATION:

APN:

163-35-110-006 (ptn)

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 6825 W. Russell Road
- Site Acreage: 2.4 ptn
- Project Type: Tattoo parlor
- Number of Stories: 1
- Square Feet: 1,200 (lease area)
- Parking Required/Provided: 118/135 (overall complex)

Site Plans

The plans depict an existing shopping center consisting of 23,596 square feet. The 1,200 square foot tattoo parlor is centrally located within the existing building that is located along the south property line of the project site, oriented towards Russell Road. Access to the shopping center is granted via 2 existing commercial driveways adjacent to Russell Road. The shopping center requires 118 parking spaces where 135 parking spaces are provided.

Landscaping

No changes are proposed or required to the existing street and parking lot landscaping.

Elevations

The photographs depict an existing 1 story shopping center constructed of stucco, stone veneer, and aluminum storefront systems. The building has both pitched and flat roof elements with parapet walls.

Floor Plans

The plans depict a lease area consisting of 1,200 square feet with a tattoo area, piercing area, storage room, and restroom facilities.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the hours of operation for the tattoo and piercing studio are daily from 11:00 a.m. to 8:00 p.m., by appointment only. The surrounding commercial uses are mostly zoned C-2 making this proposed request a seamless integration with the surrounding land uses. The proposed use is both harmonious and compatible with the surrounding commercial uses. The body art studio will create additional benefits to the shopping center by diversifying the services offered and attracting a new demographic.

Prior Land Use Requests

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Congregate care clinic
South	Public Facility	R-E	Nevada Energy substation
East	Office Professional	C-P	Office use
West	Commercial General	C-2	Convenience store

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Congregate care clinic
South	Public Facility	R-E	Nevada Energy substation
East	Office Professional	C-P	Office use
West	Commercial General	C-2	Convenience store

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.

Commercial Policy 67 states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Staff finds the proposed tattoo parlor is compatible with the surrounding commercial uses within the shopping center and immediate area. The nearest single family residence is located approximately 360 feet to the northeast of the project site. Staff finds the proposed use should not have any adverse or negative impact to the surrounding land uses and properties; 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, that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: RYAN DREYFUSS

CONTACT: RYAN DREYFUSS, 7027 ENCORE WAY, LAS VEGAS, NV 89119

05/21/19 PC AGENDA SHEET

ADDITIONAL DRIVEWAY/GATE HEIGHT
(TITLE 30)

COLEY AVE/EL CAMINO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0246-SISSECK RONALD R:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased gate height; and **2)** increase the amount of driveways to 3 in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-1) Zone.

Generally located on the south side of Coley Avenue and the west side of El Camino Road within Spring Valley. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
163-11-706-011

WAIVERS OF DEVELOPMENT STANDARDS

1. Increase gate height to 7 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 16.7% increase).
2. Increase the amount of driveways to 3 where 1 driveway is the maximum amount allowed per Uniform Standard Drawing 222 (a 200% increase).

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

BACKGROUND:
Project Description

General Summary

- Site Address: 3015 El Camino Road
- Site Acreage: 0.5 acres
- Project Type: Increase number of driveways/increased gate height

Site Plan

The plan shows an existing 3,447 square foot single family residence and 2 attached garages with a circular driveway off of El Camino Road. There is an existing 6 foot high block wall off of Coley Avenue (north side of property) with an existing decorative 12 foot wide 7 foot tall arched metal gate for the existing RV parking spot on the rear of the property. The proposed second circular driveway would provide access to the proposed detached garage from Coley Avenue. The proposed detached garage meets Title 30 requirements for an accessory structure and would be located at the rear of the property.

Landscaping

No changes are proposed or required for this application.

Elevations

The elevations depict an existing 6 foot high block wall with an existing 12 foot wide decorative metal gate which is 7 feet high with the arched top and a second proposed 14 foot wide decorative metal gate with a height of 7 feet. The proposed detached garage would be 13.5 feet tall with a concrete tile roof and stucco exterior to match the existing single family residence.

Floor Plan

The floor plan depicts an existing 3,447 square foot single family residence.

Applicant's Justification

The applicant states that the residence with existing attached garages are for the storage of automobiles. The proposed detached garage on the north side of the property would be for automobile storage and boat storage. The proposed detached garage would require driveway access to Coley Avenue, which would require a second circular driveway on the property. The proposed driveway would have controlled access via a decorative 7 foot arched metal gate.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, West	Residential Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Waiver of Development Standards #1

Staff can support the increased height on the north side of the property for the decorative metal gate to 7 feet high since the proposed decorative metal gate is intended to match the height and design of the existing arched decorative metal gates on the property.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request for an additional driveway since the driveway complies with all other portions of Uniform Standard Drawing 222.

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

Public Works - Development Review

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: RON SISSECK

CONTACT: RON SISSECK, 3015 EL CAMINO RD, LAS VEGAS, NV 89146

05/22/19 BCC AGENDA SHEET

PARKING REDUCTION
(TITLE 30)

TORREY PINES DR/TARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0235-MATA, BRYAN M. & ANNA, CAROLINA:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for parking lot configuration of an approved place of worship on 0.5 acres in R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Torrey Pines Drive and the north side of Tara Avenue within Spring Valley. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

163-11-204-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 27 spaces where a minimum of 33 spaces are required per Table 30.60-1 (an 18% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2783 S. Torrey Pines Drive
- Site Acreage: 0.5
- Project Type: Parking reduction for an approved place of worship
- Building Height (feet): 18
- Square Feet: 3,255
- Parking Required/Provided: 33/27

Site Plans

The plans show an existing house that will be converted to a place of worship. The structure was built in 1975 and has always been used as a residence. The property is bordered on the north and west by existing R-E zoned residential parcels. The building is centrally located on site which has access to Torrey Pines Drive via a gated circular drive and through an approved access gate from Tara Avenue. The southwestern portion of the property is being converted into a parking area, and new decorative pavers are being installed near the front circular drive. A total of 27

parking spaces are provided where 33 spaces are required. The place of worship was originally approved showing 33 spaces; however, after closer review and doing a parking analysis, the applicant has determined that some of the parking stalls were not functional. Thus, this application will address the adjustment in the amount of parking stalls they had originally proposed.

Landscaping

The approved landscape buffer with trees and groundcover is depicted along Torrey Pines Drive generally 6 feet in width. A larger landscape planter exists in the area which currently has plant material. Therefore, the new and existing landscaping will be incorporated as part of the proposed street landscaping buffer along Torrey Pines Drive. No landscaping is shown along Tara Avenue. The landscaping provided along the residential property lines to the north and west will consist of existing and newly planted trees.

Elevations

The approved plans depict an existing 1 story, 18 foot high, single family residence that will be converted into a place of worship. The building material consist of vinyl lap and stucco siding, stone veneer accents, wood shake roof and a chimney that extends up to a height of 20 feet. No changes are proposed to the existing elevations

Floor Plans

The approved plans depict an existing 3,255 square foot single family residence that will be converted to a place of worship that consists of a gathering room, Bible study room, kid's room, office, kitchen, and restrooms.

Applicant's Justification

The applicant indicates the purpose of this request is to reduce parking from 33 to 27 spaces. After closer review and doing a parking analysis, the applicant has determined that some of the parking spaces were not functional that were shown on the original land use approval. The 27 remaining parking spaces will be sufficient to accommodate their current members taking into consideration that the main meeting room is only 1,220 square feet and most of the members are families. According to the applicant, they currently have about 30 members attending services and 15 members attending Bible Study. Furthermore, a parking study was done utilizing ITE Publication Generation Manual 5th Edition that indicates the place of worship will generate a demand for parking between 12 spaces to 22 spaces. Based on the ITE Parking standard, the reduction of parking spaces from 33 to 27 spaces is supported.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1022-17	Place of worship, waived landscaping and screening, trash enclosure, gate setback, non-standard driveway improvements, and full off-site improvements with a design review for the conversion of an existing single family residence to a place of worship	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & West	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences
South	Public Facilities	P-F	Elementary school

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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

Staff can support the request to reduce the number of parking spaces required for the place of worship. Staff concurs with the applicant's justification that the 27 remaining parking spaces will be sufficient to accommodate the congregation, taking into consideration that the main meeting room is only 1,220 square feet and some of their members are families. Also a separate parking study was prepared by the applicant utilizing ITE Publication Generation Manual 5th Edition to justify the reduction in parking based on their calculations. However, to ensure parking does not become an issue within the congregation, staff is recommending a review period to identify and assess any problems that may arise from the reduction in parking.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Gates on the driveways on Torrey Pines Drive shall be removed;
- Gates on Tara Avenue to remain open during business hours.
- Applicant is advised that the original conditions of approval from UC-1022-17 still apply and must be complied with by submitting off-site improvement plans for paving the driveway aprons and placing directional signage; and that pavers that have been installed in the right-of-way are a non-standard improvement that is not permitted.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRYAN MATA

CONTACT: BRYAN MATA, 2783 S. TORREY PINES DR, LAS VEGAS, NV 89117

DRAFT

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05/22/19 BCC AGENDA SHEET

OFF-SITES
(TITLE 30)

MAULE AVE/TOMSIK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0254-GK ACQUISITIONS, LLC ET AL & MICONE MICHAEL A. TRUST:

WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an approved office building and parking garage on 5.0 acres in a M-D (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts.

Generally located on the northwest corner of Maule Avenue (alignment) and Tomsik Street within Spring Valley. MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-04-201-013

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Maule Avenue where required per Chapter 30.52.

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Waive of-sites

Site Plan & Request

The site plan depicts a request to waive the off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Maule Avenue, which is adjacent to the south side of this parcel. A 4 story office building and a 3 level parking garage were previously approved on the adjacent parcel to the north and the northern portion of the subject parcel (ZC-18-0681). However, the southern portion of the subject parcel was reserved for future development. As a result, no development is planned at this time adjacent to Maule Avenue on the southern portion of the site.

Applicant's Justification

A parcel map (MSM-18-600114) is in process to subdivide the subject parcel consistent with the approved development of the office building and parking garage (ZC-18-0681). The previous land use application required full off-site improvements, and the parcel map subsequently required the street improvements for Maule Avenue. However, since the southern portion of the site adjacent to Maule Avenue will remain undeveloped at this time, the applicant is requesting to waive off-site improvements on Maule Avenue (excluding minimum paving).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0681	Reclassified the subject parcel and the parcel to the north to M-D zoning for an office building and parking garage	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Approved for an office building & parking garage
South & West	Business and Design/Research Park	R-1	Undeveloped
East	Business and Design/Research Park	M-D	Office complex

Related Applications

Application Number	Request
VS-19-0253	A vacation and abandonment of government patent easements on the parcel to the north, and vacation and abandonment of right-of-way (Pamalyn Avenue) on the parcel to the west is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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.

Public Works - Development Review

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Full off-site improvements shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 30 feet for Tomsik Street, 30 feet for Maule Avenue, additional right-of-way for Roy/Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that signage is not permitted within or overhanging public rights-of-way and easements; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0525-2018 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

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05/22/19 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

RUSSELL RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0214-EDMOND RUSSELL TRIANGLE, LLC:

ZONE CHANGE to reclassify 5.1 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.

DESIGN REVIEWS for the following: 1) an office/warehouse complex; and 2) increase finished grade.

Generally located on the east side of Edmond Street, 40 feet south of Russell Road within Spring Valley (description on file). MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

163-36-501-034

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to 38 feet 6 inches for a driveway along Edmond Street where a minimum 100 feet is required per Uniform Standard Drawing 222A (a 61% reduction).

DESIGN REVIEWS:

1. A proposed office/warehouse complex.
2. An increase the finished grade up to 8 feet where 18 inches is the standard (a 433% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 5756 Edmond Street
- Site Acreage: 5.1
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 42
- Square Feet: 76,250

- Parking Required/Provided: 114/140

History & Site Plan

This application is for a conforming zone change from C-2 to M-D zoning with a design review for 2 office/warehouse buildings. A 20,100 square foot building is located in the northern portion of the site and a 56,150 square foot building is located along the southern portion of the parcel. Access to the site is from Edmond Street. Parking spaces are provided on-site and will be located along Edmond Street and along the south and east elevations of the southern building. Loading zones are located for each building on the north elevation of the southern building and the east elevation of the northern building. Trash enclosures are located in the vicinity of each building.

Landscaping

The plans depict a proposed 20 foot wide landscape area behind an attached sidewalk along Edmond Street and a 5 foot wide landscape area along the southern property line. Along Edmond Street, trees will be spaced every 20 feet off center and trees planted within sections that are adjacent to the proposed buildings. The proposed landscaping includes 24 inch box trees of Arizona Ash, Cypress and Modesto Ash, along with shrubs such as Mexican Honey Suckle, Creosote Bush, Rio Bravo Texas Ranger, Silver Daleas and Mormon Tea. The parking lot landscaping plan shows landscaped finger islands spaced every 6 spaces internally and up to 12 spaces along Edmond Street due to the proposed planting strip per Figure 30.64-1(c).

Elevations

The office/warehouse buildings will have a maximum height of 42 feet to the top of the parapet roof. The elevations depict an exterior finish of concrete tilt-up panels in earth tone colors with storefront windows and steel awnings.

Floor Plans

The applicant is proposing office/warehouse buildings with open floor plans that can be tailored to individual tenant needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the complex will consist of 2 buildings for a total 76,250 square feet. The site is designed to allow for fire truck access, truck lanes and parking that will not inhibit ingress traffic flow patterns. The applicant is also requesting a waiver of development standards to reduce the throat depth off of Edmond Street. According to the applicant, the proposed project does not produce significant traffic volumes since Edmond Street is a minor collector right-of-way that does not have significant traffic flow volumes. These factors according to the applicant, minimize the need for additional throat depth as required by Code.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0761-08	Waived increase in retaining wall height – expired	Approved by PC	September 2008
ZC-0234-08	Reclassified 5.1 acres from M-D to C-2 zoning for professional office; waived standards to design; design review for professional office complex	Approved by BCC	April 2008
ZC-2012-05	Reclassified 29 acres from R-E to M-1 zoning; allowed a shopping center, retail sales as primary use, and reduced setbacks	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped
South	Business and Design/Research Park (2 du/ac)	R-E	Undeveloped
East	Business and Design/Research Park	C-2	Undeveloped
West	Commercial Neighborhood & Office Professional (2 du/ac)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Zone Change

Staff finds that the proposed zone change from C-2 to M-D zoning is compatible with the surrounding area as specified in the Spring Valley Land Use Plan. Several of the surrounding parcels are currently zoned M-D (Designed Manufacturing) with the same Planned Land Use designation of Business and Design/Research Park (BDRP). The BDRP category applies to areas where manufacturing developments are designed to ensure minimal impact on surrounding areas and supports M-D zoning. Therefore, staff supports this request.

Waiver of Development Standards

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

Design Reviews

The proposed design and layout conform to CMA Design Overlay District Standards with regard to site design and orientation. This includes enhanced paving at the entrance of the complex, ensuring cohesive and unified streetscapes and developing high quality non-residential development that will stimulate investment and strengthen economic vitality in the area. In addition, loading areas are located in the rear of the complex and the colors of the building surfaces consist of subdued tones that have decorative elements and enhanced roof edges.

In addition, the proposed use of an office/warehouse conforms to Urban Specific Policy 96, 97 and 99 of the Comprehensive Master Plan, whereby, business and research park developments shall have limited points of ingress and egress on collector streets to reduce traffic congestion and hazards, orient less intensive uses and landscaping to be adjacent to public rights-of-way to improve visual quality and buffering in order to maintain view corridors and are complementary with abutting uses through site planning and building design.

Public Works - Development Review

Waiver of Development Standards

Staff worked with the applicant on the design of the driveway location to attempt to minimize the impact of the project on Edmond Street. In lieu of additional driveways, which would have reduced the throat depth requirements, staff agreed that 1 centrally located driveway would be the best fit for the area. Therefore, staff can support this request.

Design Review #2

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they 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;
- Traffic study and compliance;
- Full off-site improvements including the minimum required over paving.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0136-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JASON KUCKLER

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

DRAFT

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CLARK COUNTY TOWN ADVISORY BOARD

ZONING / SUBDIVISIONS / LAND USE

AGENDA ITEM

PETITIONER:	Nancy A. Amundsen, Director, Department of Comprehensive Planning
RECOMMENDATION:	CP-19-900180: That the Spring Valley Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Comprehensive Planning and Public Works staff have met to identify proposed changes to amend the Transportation Element last adopted in August 2016. The plan amendments are to be considered by all affected Citizen Advisory Council and Town Advisory Boards.

Staff recommends that the Spring Valley Town Advisory Board consider proposed changes to the Transportation Element of the Clark County Comprehensive Master Plan, and after conducting a public hearing, take appropriate action.

DRAFT

Respectfully Submitted,

Nancy A. Amundsen
 Director, Department of Comprehensive Planning
 NA/gtb
 04/30/19



Transportation Element Map change requests

NOTES: 1 - When no right-of-way (ROW) width is given, the right-of-way width can vary from 0' to 60' (local street).

2 - Unless otherwise stated, all change requests are by Clark County Public Works.

Map	Change #	Commiss. District	TAB / CAC	Description	ROW Width		Staff	TAB / CAC	PC	BCC	Notes
					Current	Request					
Map 1.3	11	F	Spring Valley	Hacienda Avenue - remove Collector (80') between Durango Drive & 215 Beltway	80'	0'	yes				Remove designation, not needed

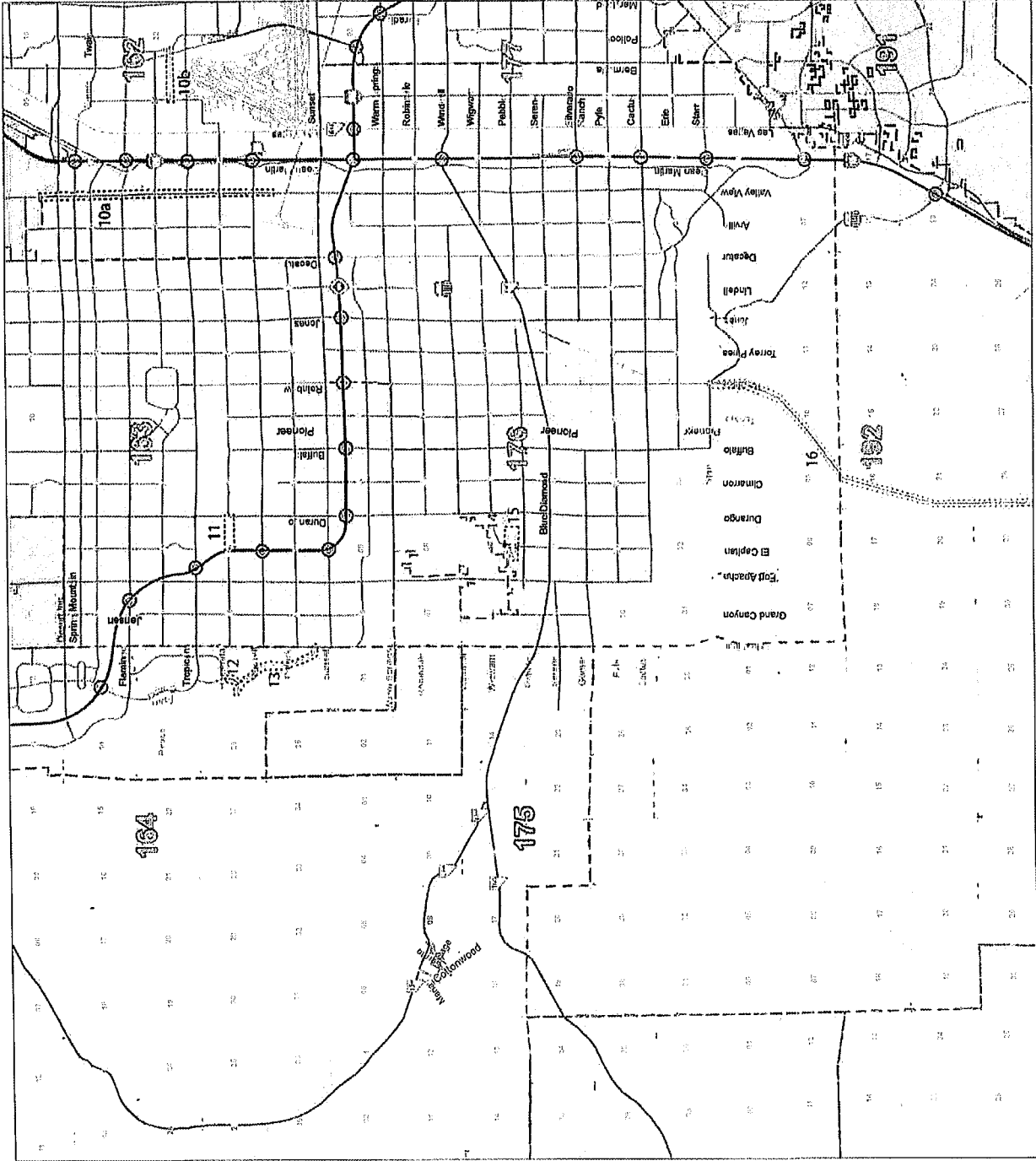
Transportation Element

Map 1.3

Las Vegas Valley - Southwest Clark County, Nevada

- ✓ Beltway
- ✓ Las Vegas Blvd (3000+ ft R-O-W)
- ✓ Las Vegas Blvd (2000+ ft R-O-W)
- ✓ Interstate/State Hwys (2000+ ft R-O-W)
- ✓ Arterials (120+ ft R-O-W)
- ✓ Arterials (100+ ft R-O-W)
- ✓ Collectors (80+ ft R-O-W)
- ✓ Collectors (60+ ft R-O-W)
- ✓ Local Streets (R-O-W Varies)
- Railroads
- Interchanges

- Boulder City
- Las Vegas
- Henderson
- North Las Vegas
- Mesquite
- Nellis AFB
- Place Boundaries



1. Street designations shown within incorporated city boundaries are for information only and may not be accurate.
 2. For detailed right-of-way information see:
 - Clark County Public Works Department, Construction of On-site Improvements, Clark County Area, Nevada.
 3. If not shown, the following minimum right-of-way widths shall be required on all grid streets:
 - 120 foot right-of-way width for arterials
 - 100 foot right-of-way width for collectors
 - 80 foot right-of-way width for local streets
- In addition to these requirements, minimum right-of-way requirements for new development shall be required as shown on the Standard Drawings for the various roadway classified streets shown on this map and shall apply to all streets on the map. The minimum right-of-way widths specified in this map shall be used for all streets on the map and shall be applied to all streets on the map and shall be applied to all streets on the map.
4. Right-of-way widths may be wider at intersections than as shown on map.
 5. Classification of proposed streets as collector or arterial roadways shall be determined by the County Engineer and may have greater or less right-of-way widths than shown.
 6. Right-of-way on incorporated cities is governed by their local laws only. Consult the individual plans of each city for specific right-of-way requirements.

Map created on: March 25, 2019

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

