



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

May 14, 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 Hayes at 702-371-7991 and is/will be available at the County's website at [www.clarkcountynv.gov](http://www.clarkcountynv.gov).

**Board Members:**

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

Yvette Williams – Vice Chair  
Catherine Godges

**Secretary:**

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

**County Liaison:**

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

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

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

**III. Approval of Minutes April 30, 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 May 14, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **VS-19-0245-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**
2. **VS-19-0273-MAROOTIAN ANDREA GAYNE & BACKER VANESSA RAFFI:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Edmond Street, and between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/sv/ja (For possible action) **06/04/19 PC**
3. **VS-19-0305-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). MN/tk/ja (For possible action) **06/04/19 PC**
4. **ZC-19-0214-EDMOND RUSSELL TRIANGLE, LLC:**  
**AMENDED 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**
5. **UC-19-0277-BEDROCK USA LIMITED, LLC:**  
**USE PERMIT** for a banquet facility in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the south side of Sahara Avenue, 155 feet west of Belcastro Street within Spring Valley. JJ/sd/ja (For possible action) **06/04/19 PC**
6. **UC-19-0294-ROSSUM HAYWARD & E FAM TR & ROSSUM HAYWARD & ELIZABETH TRS:**  
**USE PERMIT** for a proposed communication tower.  
**DESIGN REVIEW** for a proposed communication tower and associated equipment within an existing office development on a portion of 1.4 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Jones Boulevard and the north side of Viking Road within Spring Valley. JJ/rk/ja (For possible action) **06/04/19 PC**

7. **UC-19-0300-M 4 SUNSET, LLC:**  
**USE PERMIT** to allow a medical office as a principal use within an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District. Generally located on the north side of Sunset Road and approximately 300 feet east of Santa Margarita Street within Spring Valley. MN/sd/ja (For possible action) **06/04/19 PC**
  
8. **ET-19-400048 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** to modify the pedestrian realm.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over-length cul-de-sac.  
**DESIGN REVIEW** for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/tk/ja (For possible action) **06/05/19 BCC**
  
9. **UC-19-0262-DECATUR-SOBB SWPTJL #3, LLC:**  
**USE PERMIT** to allow vehicle (automobile) repair.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow service bay doors to face a street where not permitted; **2)** allow alternative street landscaping; **3)** cross access; and **4)** allow modified driveway design standards.  
**DESIGN REVIEW** for a vehicle (automobile) sales and repair facility on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Decatur Boulevard and Sobb Avenue within Spring Valley. MN/pb/ja (For possible action) **06/05/19 BCC**

VII. General Business

1. Discuss future presentations/reports requested by the Spring Valley Town Advisory Board.
2. Presentation by Clark County Parks and Recreation.

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 28, 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

BOARD OF COUNTY COMMISSIONERS  
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YOLANDA KING, County Manager

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 located on the south end of the subject property. The applicant states, those 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**





06/04/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

PONDEROSA WY/ MOHAWK ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0273-MAROOTIAN ANDREA GAYNE & BACKER VANESSA RAFFI:**

**VACATE AND ABANDON** easements of interest to Clark County located between Lindell Road and Edmond Street, and between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/sv/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

163-36-601-022

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon 33 foot wide patent easements located along the west, east, and southern boundaries of parcel 163-36-601-022. The applicant also requests to vacate and abandon 3 feet of the northern boundary of the parcel. The applicant states that the portions of the patent easements requested to be vacated and abandoned will not be required for streets.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation	R-E	Undeveloped
South	Open Land	R-E	Undeveloped
East	Office Professional	R-E	Undeveloped
West	Rural Neighborhood Preservation	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include 30 feet for Ronderosa Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DAVID J. CORNOYER

**CONTACT:** DAVID CORNOYER, LENNAR, 9275 W. RUSSELL ROAD, SUITE 400, LAS VEGAS, NV 89148

06/04/19 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

RUSSELL RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-19-0305-DOUMANI DOMINIQUE FAMILY TRUST & DOUMANI DOMINIQUE TRS:**

**VACATE AND ABANDON** easements of interest to Clark County located between Jones Boulevard and Red Rock Street, and between Russell Road and Quail Avenue within Spring Valley (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

**APN:**  
163-36-101-013

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

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon the 33 foot wide patent easement that is located on the east and the south sides of the subject parcel. The patent easements were granted for future public access, with the development of this parcel and the adjacent roadway these patent easements are no longer necessary and access is provided by alternative means.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-19-0208	Increased finished grade	Approved/Denied pending	May 8, 2019
TM-19-500069	1 lot subdivision	Approved/Denied pending	May 8, 2019
VS-18-0817	Vacate and abandon a public right-of-way	Withdrawn	October 2018
VS-18-0304	Vacate and abandon a public right-of-way	Approved by PC	April 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-17-0651	Use permit for a convenience store, gasoline station, vehicle wash and to reduce the separation from a gasoline station and vehicle wash to a residential use, waivers of development standards for roofline variation, vivid colors and modified street improvement, waivers of conditions of a zone change (ZC-1366-07) and design reviews for a convenience store, gasoline station and vehicle wash	Approved by BCC	October 2017
ZC-1366-07	Reclassified subject site from R-E zoning to C-1 zoning for a retail center, waiver of development standards for reduced parking, reduced setback, landscaping and buffering requirements and requirements of the CMA Design Overlay standards for landscaping and access, and a design review for a retail center	Approve by BCC	February 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8du/ac to 18 du/ac)	RUD	Single family residential subdivision
South	Commercial Neighborhood	R-E	Undeveloped
East	Commercial Neighborhood	R-E	Undeveloped
West	Commercial Neighborhood	C-1	Undeveloped parcel, approved for a convenience store & fuel canopy

**Related Applications**

Application Number	Request
WS-19-0338	A waiver of development standards for approach and departure distance is a related item on the June 18, 2019 Planning Commission agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Public Works - Development Review**

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

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

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

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

- No objection.

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

**APPLICANT:** DOMINIQUE DOUMANI  
**CONTACT:** TED EGERTON, LOCHSA ENGINEERING, 6345 S. JONES BLVD #100, LAS VEGAS, NV 89118



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:**

**AMENDED 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 13 feet (previously notified as 38 feet 6 inches) for a driveway along Edmond Street where a minimum 100 feet is required per Uniform Standard Drawing 222A (a 87% reduction) (previously notified as a 61% reduction).

**DESIGN REVIEWS:**

1. A proposed office/warehouse complex.
2. 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: 79,664
- Parking Required/Provided: 120/121

#### 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 56,564 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 Range, 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 79,664 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](mailto: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

06/04/19 PC AGENDA SHEET

BANQUET FACILITY  
(TITLE 30)

SAHARA AVE/BELCASTRO ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-19-0277-BEDROCK USA LIMITED, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing retail/office building on a portion of 1.0 acre in a C-1 (Local Business) Zone in the MUD-3 Overlay District.

Generally located on the south side of Sahara Avenue, 155 feet west of Belcastro Street within Spring Valley. JJ/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**  
163-10-515-003 ptn

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

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

General Summary

- Site Address: 7207 W. Sahara Avenue
- Site Acreage: 1 (portion)
- Project Type: Banquet Facility
- Number of Stories: 1
- Square Feet: 2,056
- Parking Required/Provided: 332/350

**Site Plan**

The plan depicts a 15,000 square foot retail building located within an approved retail/office center. The center consists of 3 retail buildings within the C-1 zoned portion of the parcel and 7 office buildings within the C-P zoned portion, with a total of approximately 83,000 square feet of building area. The center has one main access point from Sahara Avenue and access points from both Tenaya Way and Belcastro Street. No access is shown from Laredo Street. The building space the applicant is requesting as a banquet facility is 2,056 square feet and requires a total of 8 parking spaces. There are a total of 47 spaces on this parcel and 350 parking spaces are provided through the adjacent development with cross access.

Landscaping

No changes to landscaping is required or proposed with this application.

Elevations

All the buildings are 1 story, reaching a maximum height of 24 feet for the office buildings, and 26 feet for the 2 in-line retail buildings. All the buildings have similar architectural features consisting of tilt-up cement plaster walls, stone accents, decorative awnings, and a flat roof line. The buildings, parking, and landscaping are equitably distributed throughout the entire site.

Floor Plans

The plans depict an open floor plan or showroom with 2 restrooms for a total area of 2,056 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that the proposed banquet facility will have catering services to customers who are renting the facility and no preparation of food will be done on-site. The applicant plans to operate the banquet facility on weekends and evenings, which will reduce any impact to parking as many of the other tenants will be closed. No outdoor live entertainment is proposed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0152-09	Allowed on-premises consumption of alcohol with a supper club	Approved by PC	April 2009
UC-1547-06	Reduced separation for on-premises consumption of alcohol from residential use	Approved by PC	December 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Automotive
South	Commercial Neighborhood	C-P	Professional office
East & West	Commercial Neighborhood	C-1	Professional office

**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.

This property and the adjacent parcels are planned for commercial uses, and staff finds that the banquet facility is an appropriate use for the Sahara Avenue frontage. The proposed banquet facility will be visually and acoustically buffered from the existing homes west of the site. In addition, the banquet facility will have limited times of operation so it should have minimal impact to the surrounding properties. The request is consistent with existing and planned development in the area and should not have a negative impact on the surrounding properties. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

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

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

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

**APPLICANT:** YUJEN RACHEL CHEN

**CONTACT:** YUJEN RACHEL CHEN, 2194 COUNTRY COVE COURT, LAS VEGAS, NV 89135





06/04/19 PC AGENDA SHEET

COMMUNICATION TOWER  
(TITLE 30)

JONES BLVD/VIKING RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0294-ROSSUM HAYWARD & E FAM TR & ROSSUM HAYWARD & ELIZABETH TRS:**

**USE PERMIT** for a proposed communication tower.

**DESIGN REVIEW** for a proposed communication tower and associated equipment within an existing office development on a portion of 1.4 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Jones Boulevard and the north side of Viking Road within Spring Valley. JJ/rk/ja (For possible action)

**RELATED INFORMATION:**

**APN:**

163-14-701-009 ptn

**LAND USE PLAN:**

SPRING VALLEY - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3875 S. Jones Boulevard
- Site Acreage: 1.4 (portion)
- Project Type: Communication tower
- Communication Tower Height (feet): 65
- Square Feet: 648 (lease area)
- Parking Required/Provided: 61/83

Site Plan

This is a request to establish a proposed communications facility with a stealth monopalm tower design located on the southwest corner of the property. The communications facility will be located within a 648 square foot lease area that will be surrounded by a 6 foot high wrought iron fence. The ground mounted equipment and communication tower will be installed on a small portion of the existing parking lot. The proposed use will take up approximately 4 parking spaces within the existing lot; however, the office complex exceeds parking requirements. A total of 83 parking spaces are provided for the shopping center where a minimum of 61 spaces are required. The tower meets separation requirements from residential development and there are no other communication towers within 600 feet of this site.

Landscaping

No landscaping is proposed or required with this request.

Elevations

The tower is a monopalm design that is 65 feet in height and is designed to accommodate multiple antenna arrays. The ground equipment will be installed at the base of the tower and will be secured by a 6 foot high wrought iron fence with two swing access gate on the east side of the lease space.

Applicant's Justification

The purpose of the proposed facility is to improve wireless communication services for customers in the area. Furthermore, the applicant states that the tower complies with all applicable development standards. In addition, the proposed use would be in harmony with the purposes, goals, objectives, and standards of the Comprehensive Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0013	Minor training facility (voice/acting studio)	Approved by PC	March 2018
UC-0722-08	Minor training facility (real estate school)	Approved by PC	September 2008
UC-1760-95	Office building	Approved by PC	November 1995
ZC-0052-93	Reclassified the site from R-E zoning to C-P zoning	Approved by BCC	April 1993

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Office Professional	C-P	Office buildings
South	Residential High (8 to 18 du/ac)	R-3	Apartment complex
West	Office Professional	C-P	Place of worship

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the

applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

By designing a monopalm tower that meets all setback requirements as well as other applicable development standards, the proposed tower is appropriate at the subject location, and will not result in any undue or adverse impacts on adjacent properties. Therefore, staff finds that the new communication tower will offer the public needed telecommunication services in the surrounding region.

#### Design Review

Staff finds that the proposed tower and equipment enclosure should comply, in part, with Utilities Policy 8 in the Comprehensive Master Plan, which supports the reduction of visual impacts of towers by hiding equipment buildings with screening and solid fencing, and utilizing designs that complement the character of a community. Therefore, staff can support this request if the ground mounted equipment is screened by a 6 foot high decorative block wall instead of the open wrought iron fence.

#### **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**

- Screening consisting of a 6 foot high decorative block wall around the ground mounted equipment;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** APC TOWERS

**CONTACT:** CYNTHIA SQUIER, INFINITY COORDINATORS, 234 CAROLINA LAUREL STREET, HENDERSON, NV 89074

**DRAFT**

7

06/04/19 PC AGENDA SHEET

OFFICE AS A PRINCIPAL USE  
(TITLE 30)

SUNSET RD/SANTA MARGARITA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0300-M 4 SUNSET, LLC:**

**USE PERMIT** to allow a medical office as a principal use within an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District.

Generally located on the north side of Sunset Road and approximately 300 feet east of Santa Margarita Street within Spring Valley. MN/sd/ja (For possible action)

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RELATED INFORMATION:

**APN:**

163-35-413-001 ptn

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6658 W. Sunset Road
- Site Acreage: 9.4 (portion)
- Project Type: Office as a principal use
- Number of Stories: 2
- Building Height (feet): Up to 27
- Square Feet: 12,035 (lease space)/145,937 (complex)
- Parking Required/Provided: 293/377

Site Plans

The plans depict a 145,937 square foot office/warehouse facility consisting of 6 buildings ranging from 19,065 square feet to 28,200 square feet. Two buildings are located on the site parallel to Sunset Road, while the other 4 buildings are located within the central portion of the site. Access to the site is from Sunset Road via 3 driveways. The applicant will utilize Building B office space with parking located in front along Sunset Road. A 20 foot wide landscape area with a detached sidewalk is located along Sunset Road.

Landscaping

No changes are required or proposed as part of this application. Interior parking lot landscaping is distributed throughout the site, and a total of 377 spaces are provided on-site.

Elevations

The plans depict buildings with varied roof lines with flat roofs and parapet walls between 18 and 27 feet high. The facades include concrete tilt up panels, storefront windows and doors, roll-up doors, steel awnings, cornices, and banding treatments.

Floor Plans

The plans depict a medical office with a recovery room, lobby, restrooms, office, private exam rooms, fitness area, consultation room, and storage and utility rooms.

Applicant's Justification

The applicant states they are requesting approval to open a medical office (Elevate Sports Performance & Chiropractic Improvement) as a principal use in one of the office buildings. The total square footage of the office is 12,035 square feet and will serve patients throughout the valley.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0761-16	Vacated and abandoned government patent easements	Approved by PC	December 2016
TM-500157-16	A commercial subdivision	Approved by PC	December 2016
VS-0496-16	Vacated and abandoned a portion of right-of-way being Redwood Street and a portion of Sunset Road	Approved by BCC	August 2016
ZC-0398-16	Reclassified 7.5 acres from R-E zoning to M-D zoning; waived standards to Uniform Standard Drawings; waived conditions of ZC-0872-03 requiring right-of-way dedication of 30 feet for Redwood Street and Sunset Road; and Design review for office/warehouse, site lighting and increased finished grade - expired	Approved by BCC	August 2016
WC-0299-09	Waived conditions for ZC-0872-03 requiring development of right-of-way	Approved by BCC	December 2009
VS-0997-07	Vacated and abandoned government patent easements	Approved by PC	October 2007

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E & M-D	Undeveloped
South	Industrial	M-1	Storage facilities
East	Business and Design/Research Park	M-D	Manufacturing
West	Commercial General	M-D	Storage facilities

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

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

The existing building from which the applicant is requesting to utilize for a medical office is setup to allow for office use, and is designed to look like an office building from Sunset Road with roll-up doors located in the rear. Staff does not anticipate any adverse impacts on the surrounding area with additional office space. The main function of this site will still be a business and industrial park with office/warehouse uses. The site exceeds the required parking for both office and warehouse uses and is compliant with Urban Specific Policy 99 of the Comprehensive Master Plan, which encourages business design and research park uses to be complementary with abutting uses; therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

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

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

**Public Works - Development Review**

- 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:** ELEVATE SPORTS PERFORMANCE & CHIROPRACTIC

**CONTACT:** MIKE SOSA, LM CONSTRUCTION CO, 7115 BERMUDA ROAD, LAS VEGAS, NV 89119

**DRAFT**



8.

06/05/19 BCC AGENDA SHEET

MIXED USE DEVELOPMENT  
(TITLE 30)

BUFFALO DR/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-19-400048 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**

**USE PERMIT SECOND EXTENSION OF TIME** to modify the pedestrian realm.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) permit non-standard improvements within the right-of-way; and 2) permit an over-length cul-de-sac.  
**DESIGN REVIEW** for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/tk/ja (For possible action)

RELATED INFORMATION:

**APN:**  
176-03-101-009; 176-03-101-019

**USE PERMIT:**  
Modify the pedestrian realm due to a substantial grade differential between this site and the adjacent rights-of-way (Buffalo Drive and Rafael Rivera Way).

- WAIVERS OF DEVELOPMENT STANDARDS:**
1. Permit non-standard improvements (landscaping and a sculpture) within the right-of-way being the cul-de-sac at the terminus of Tioga Way.
  2. Increase the length of the cul-de-sac for Tioga Way to 704 feet where 500 feet is the standard (a 40.8% increase).

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

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

General Summary

- Site Address: N/A
- Site Acreage: 9.9
- Number of Units: 421
- Density (du/ac): 42.5
- Project Type: Mixed use development
- Number of Stories: 4
- Building Height (feet): 50

- Open Space Required/Provided: 2.4 acres/5.1 acres (includes a 2.2 acres public plaza)
- Square Feet: 714 to 1,352 (residential units)/3,200 (commercial)
- Parking Required/Provided: 716/710

### History & Request

ZC-0830-06 was approved to reclassify this site to a U-V zone for a mixed use development. The approved project consisted of 3 towers with commercial and residential components. The application included use permits to allow 430 units at a density of approximately 45 dwelling units per acre and increase the height of the towers to 100 feet. The 430 units and density of 45 dwelling units per acre were approved as a density bonus for the project by providing a minimum 1.5 acre public plaza as additional open space for the approved development. This request is for a redesign of the approved project which includes a reduction in the number of units, reduction in building height, and modifications to the pedestrian realm due to the grade difference between this site and the adjacent streets (Buffalo Drive and Rafael Rivera Way). The project is providing a 2.2 acre public plaza for additional open space to maintain the density bonus and allow 421 units at a density of 42.5 dwelling units per acre.

### Site Plans

The approved plans depict a proposed mixed use development consisting of 2 buildings with residential and commercial components. This project will have 421 units with a density of 42.5 dwelling units per gross acre. The site is located on the northeast corner of Buffalo Drive and Rafael Rivera Way with access provided from Tioga Way, which terminates into a cul-de-sac at the northeastern portion of the site. The proposed cul-de-sac for Tioga Way will be approximately 704 feet in length which requires approval of a waiver of development standards. The buildings are located in the central portion of the site and separated by a private drive aisle and pedestrian plaza. A private drive aisle/fire lane circles the buildings, and adjacent to this drive aisle/fire lane is a modified pedestrian walking/jogging path which is also part of the pedestrian realm. Parking garages with 4 levels are incorporated into the design of the buildings. Surface parking spaces are located between the 2 buildings. The plans indicate a total of 710 parking spaces are being provided where 716 spaces are required. The site will be within a half mile of an RTC transit stop, which allows a reduction in parking with the approval of a use permit.

### Landscaping

This project has 2.4 acres of open space. The approved plans depict 5.1 acres of open space which includes 2.9 acres of passive and active areas and a 2.2 acre public plaza to allow for the density bonus. This open space includes courtyards with a swimming pool and wading pool in the center of the building, plazas, and seating areas. Additional open space includes a modified pedestrian realm which includes a jogging path and exercise stations. The pedestrian realm will be a minimum of 18 feet in width and include an 8 foot wide jogging/walking path and an amenity area consisting of landscaping, exercise stations, and seating areas. Due to the difference in grade between the site and adjacent public streets, the modified pedestrian realm will be located on site at the base of the slope. The sloped areas adjacent to the streets are landscaped and provide passive open area. Additional on-site landscaping is provided adjacent to the buildings and within the courtyard areas. The plans also depict a landscape area in the

center of the cul-de-sac for Tioga Way which is considered as nonstandard improvements within the right-of-way.

#### Elevations

The buildings are 4 stories with a maximum height of 50 feet, and have a pitched roof with concrete tile roofing material. Each side of the buildings include balconies for the dwelling units, recesses and pop-outs, and window treatments to enhance the architecture. The exposed portion (north side) of the parking garage is enhanced with window treatments and other architectural features to blend in with the architectural design of the rest of the buildings.

#### Floor Plans

The buildings consist of 421 dwelling units, which include 245, one bedroom units, and 176, two bedroom units. The plans indicate the units will range in area from 714 square feet to 1,352 square feet. The first floor of the buildings will include leasing offices and a total of 3,200 square feet of commercial area. The remaining floors of the buildings will consist of dwelling units.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-0906-15 (ET-18-0227):

##### Current Planning

- Until April 6, 2019 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0906-15:

##### Current Planning

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

##### Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include a public cul-de-sac at the proposed south end of Tioga Way;
- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way (landscape and structure in the median of the cul-de-sac);
- Fire Department approval of the over-length cul-de-sac.

**Department of Aviation**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters of the residential units, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future buyers/renters of the residential units, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For the residential units, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

**Applicant's Justification**

The applicant states that this second request is necessary due to the drainage issues that were encountered for the property. The applicant is now in a position to pull building permits in the near future.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-19-0017	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	Approved by BCC	March 2019
UC-0906-15 (ET-18-0227)	First extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	December 2018
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way and permitted an over-length cul-de-sac, along with a design review for a modifications to an approved mixed use development	Approved by BCC	April 2016

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0830-06	Reclassified the site to a U-V zone for a mixed use development	Approved by BCC	August 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Retail complex, office/warehouse building & an undeveloped parcel
South	Business and Design/Research Park	C-2 & R-E	Undeveloped parcels
East	Business and Design/Research Park	M-D	Office/warehouse complex
West	Business and Design/Research Park	R-E, R-4, C-2	Office building & undeveloped parcels

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Since the original approval, the subject site faced serious drainage issues that have now been resolved. In addition, the applicant has applied for building permits (BD19-04174, BD19-04179, BD19-04524, BD19-04531 and BD19-05211). Since the applicant is making progress towards the issuance of permits, staff can support an extension of time.

#### Public Works - Development Review

Although there have been no significant changes in this area, the original application's approval was contingent upon the companion vacation recording. That vacation, VS-15-0907, has since expired and therefore the project approved with UC-15-0906 is not feasible unless a new vacation application is approved. Staff has no objection to this extension of time subject to a new vacation being approved and recorded.

#### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

- Until April 6, 2020 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

**Public Works - Development Review**

- Applicant shall apply for and have approved and recorded, a vacation of right-of-way and easements that interfere with the proposed development;
- Compliance with previous conditions.

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

- No comment.

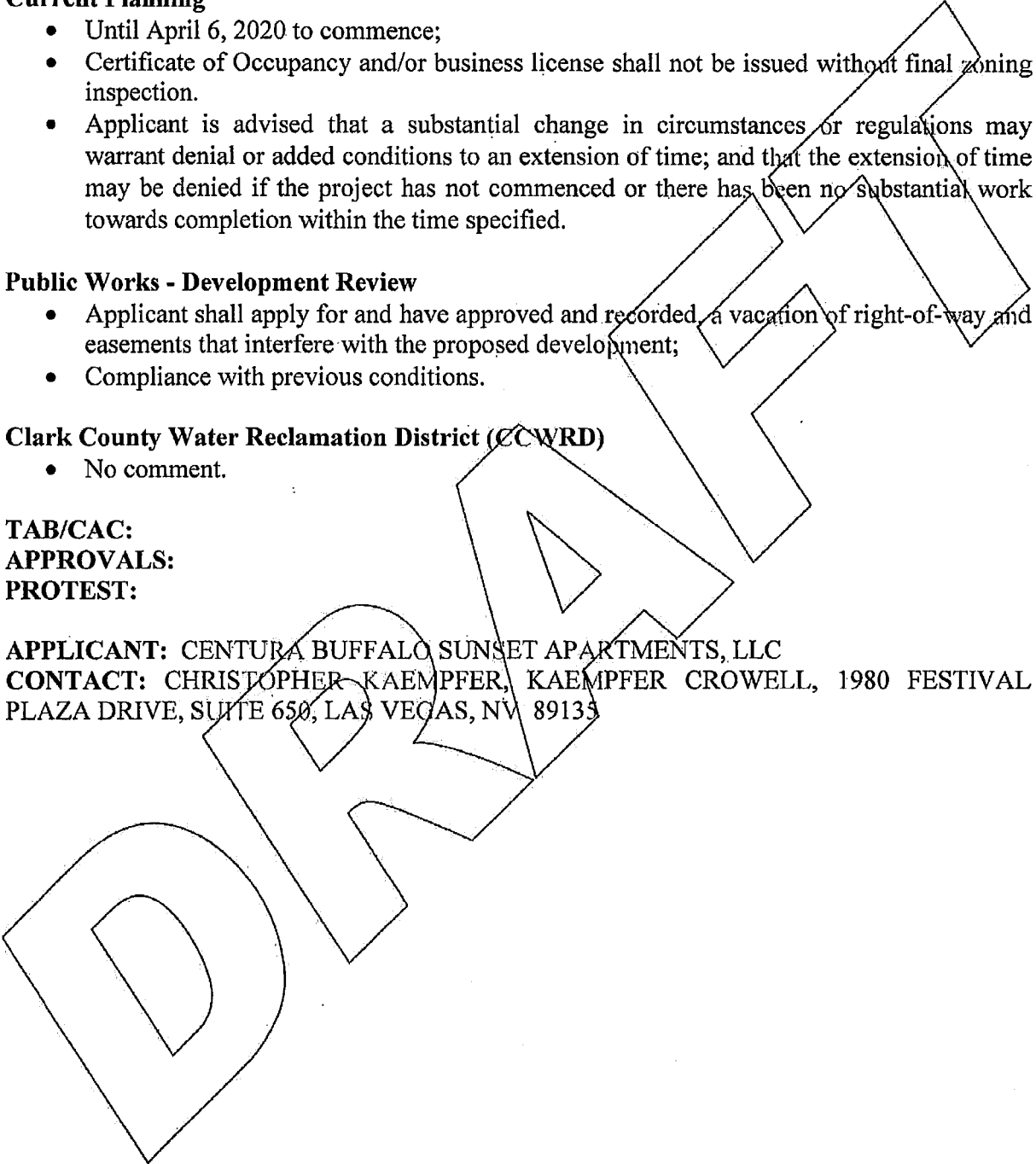
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CENTURA BUFFALO SUNSET APARTMENTS, LLC

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



06/05/19 BCC AGENDA SHEET

VEHICLE SALES/REPAIR  
(TITLE 30)

SOBB AVE/DECATUR BLVD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-19-0262-DECATUR-SOBB SWPTJL #3, LLC:**

**USE PERMIT** to allow vehicle (automobile) repair.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow service bay doors to face a street where not permitted; 2) allow alternative street landscaping; 3) cross access; and 4) allow modified driveway design standards.

**DESIGN REVIEW** for a vehicle (automobile) sales and repair facility on 0.8 acres in a C-2 (General Commercial) (AE-65) Zone in the CMA Design Overlay District.

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

**RELATED INFORMATION:**

**APN:**

163-36-712-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow overhead service bay doors for a vehicle (automobile) repair facility to face a public street where not allowed per Table 30.44-1.
2. Allow a 10 foot wide landscape area adjacent to an existing attached sidewalk along Decatur Boulevard where a 15 foot wide landscape area is required per Section 30.64.030.
3. Waive the requirement for cross access and shared parking with the property to the east per Table 30.56-2.
4.
  - a. Reduce throat depth for a driveway on Sobb Avenue to 17 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 77.3% reduction).
  - b. Reduce throat depth for a driveway on Decatur Boulevard to 51 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).
  - c. Reduce the driveway width to 29 feet where a minimum of 32 feet is required per Section 30.52.050 (a 9.4% reduction).
  - d. Reduce the curb return radius to 20 feet where 25 feet is required (a 20% reduction).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Vehicle (automobile) sales and repair facility
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 5,970 (total building)/3,974 (sales office)/1,996 (vehicle repair)
- Parking Required/Provided: 21/21

#### Site Plans

The plans depict a 5,970 square foot building located on the southwestern portion of the site with the overhead service bay doors facing Sobb Avenue. Per Table 30.44-1 a maximum of 5 automobiles may be displayed outside when businesses have common parking with at least 1 other business. However, more automobiles may be allowed based on an analysis of the site plan and parking analysis. There are a total of 21 parking spaces and 23 inventory stalls provided including 6 customer parking spaces and 16 inventory stalls located to the east of the building, 5 employee parking spaces located to the west of the building, and 10 employee parking spaces and 7 inventory stalls are located north of the building. There are rolling gates located to the north and east of the building. The site has cross access with the adjacent parcel to the south. The site has access to Sobb Avenue and Decatur Boulevard via 2 existing driveways. The driveway throat depths do not comply with Code requirements. The width and curb return radius of the existing driveway on Sobb Avenue does not comply with Code requirements. There is an existing off-premises sign located on the southeastern portion of the site.

#### Landscaping

A 10 foot wide landscape area is located along an existing attached sidewalk adjacent to Decatur Boulevard and a 6 foot wide landscape area is located along an existing attached sidewalk adjacent to Sobb Avenue. A 5 foot wide landscape area is located along the western property line. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the building. The landscape materials include trees, shrubs, and groundcover.

#### Elevations

The building is 30 feet high with a flat roof and parapet walls. The façade consists of smooth finish EIFS, Aluminum Composite Material Cladding, brushed zinc siding, and aluminum sun screen louvers. There are 2 overhead service bay doors located on the north side of the building. The east side of the building has clear insulated Low-E glazing with clear anodized aluminum.

#### Floor Plans

The plans depict a 2 story, 5,970 building. The first floor consists of a 1,996 square foot vehicle repair area with a detail bay, a service bay, and equipment room. The remaining portion of the first floor and the second floor is the 3,974 square foot sales office consisting of offices, breakrooms, restrooms, and storage areas.



Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the vehicle sales facility and vehicle repair facility are compatible with the adjacent development in the area including the vehicle sales facility to the north. The overhead service bay doors face the north and across Sobb Avenue is the applicant's sister property which is another vehicle sales facility. The location of the doors allows for a better traffic flow on the site. The existing landscaping areas on the developed parcels to the north and south along Decatur Boulevard are 10 feet wide so the proposed landscaping is compatible.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0110	Temporary parking lot with waivers of development standards for landscaping, fencing, paving, and driveway throat depth	Approved by BCC	April 2019
UC-0205-15	Vehicle repair, waived standards for modified landscaping and CMA standards and design review for a proposed building, parking lot – expired	Approved by BCC	June 2015
TM-0077-10	Commercial subdivision	Approved by PC	November 2010
ZC-0167-98	Reclassified the site from R-E to C-2 zoning	Approved by BCC	April 1998

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**  
**Current Planning**  
**Use Permit**

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

There are similar uses along Decatur Boulevard currently operating with no complaints or issues. Staff finds that the requested use is compatible with the proposed and existing vehicle sales

facility in the area and complies with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complimentary and of similar scale and intensity to provide appropriate connectivity of uses. Therefore, staff can support this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Similar uses exist in the area with overhead service doors. The plans show a 6 foot wide landscape area adjacent to the northern property line and parking area between the overhead doors and Sobb Avenue. Staff could support this request if additional trees were provided in the proposed landscape area to mitigate the impact of the proposed overhead doors.

#### Waiver of Development Standards #2

The proposed 10 foot wide landscape area adjacent to the existing attached sidewalk along Decatur Boulevard matches the existing 10 foot wide landscape areas to the north and south along Decatur Boulevard and is compatible with the existing development in the area.

#### Waiver of Development Standards #3

The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. Staff finds this request conflicts with this purpose and Urban Specific Policy 7 which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. Therefore, staff cannot support this request.

#### Design Review

Staff finds the proposed site and building design comply with Title 30 requirements including the CMA Design Overlay District standards and is compatible with the surrounding properties in the area. Therefore, staff finds the request conforms to Urban Specific Policy 67 which states in part that through site planning and building design, ensure that commercial developments are compatible with abutting uses and can support the request. There is sufficient space for required parking spaces and inventory stalls. However, approval of the site layout is contingent upon approval of all of the waivers of development standards including reduced driveway throat depths.

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

#### Waiver of Development Standards #4

The applicant worked with staff for several weeks to resolve concerns related to throat depth. Although the driveway on Sobb Avenue does not meet standards for throat depth, width, and ingress radius, staff understands that the driveway is existing and reconstructing it would result in the relocation of a fire hydrant. Additionally, there is insufficient room on site to

accommodate the correct ingress radius. While the throat depth at both driveways is still short of the minimum requirement, staff finds the new design with permanent vehicle display on the Sobb Avenue driveway and the extended throat depth on the Rainbow Boulevard driveway, when compared to the existing condition, will result in safer vehicular and pedestrian movements.

#### **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.

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

#### **Staff Recommendation**

Approval of the use permit, waivers of development standards #1, #2, and #4; and denial of the design review and waiver of development standards #3.

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:

- Along Sobb Avenue, provide a maximum separation between trees of 20 feet;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that permanent vehicle display areas shall not encroach into sight-visibility zones.

### **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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

### **Building Department - Fire Prevention**

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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

- Applicant is advised that 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:** DECATUR-SOBB SWPTJL #3, LLC

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