



Spring Valley Town Advisory Board

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

June 25, 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.

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

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 May 28, 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 June 25, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

- Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - 1) Ordinance to amend Title 11 related to Short Term Rentals introduced June 18, 2019
 - 2) Neighborhood meeting regarding proposed park at Tee Pee and Patrick July 8, 2019 Desert Breeze Community Center 6:00pm

VI. Planning & Zoning

1. **VS-19-0422-S D P DEVELOPMENT, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Sunset Road within Spring Valley (description on file). JJ/jt/ma (For possible action) **07/16/19 PC**
2. **VS-19-0444-WELLS CARGO INC:**
VACATE AND ABANDON portions of a right-of-way being Spring Mountain Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). JJ/bb/ma (For possible action) **07/16/19 PC**
3. **TM-19-500094-S D P DEVELOPMENT LLC:**
TENTATIVE MAP for a commercial subdivision on 3.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Sunset Road and Durango Drive within Spring Valley. JJ/jt/ja (For possible action) **07/16/19 PC**
4. **UC-19-0364-HEALTH CIRCLE, LLC:**
USE PERMIT for a recreational facility (indoor soccer) within a portion of an existing warehouse/office complex on 0.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Montessouri Street and 320 feet south of Post Road within Spring Valley. MN/sd/ja (For possible action) **07/16/19 PC**
5. **WS-19-0438-GOTOVAC JORDAN & VASILIJA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** allow modified driveway design standards; and **3)** allow modified street standards.
DESIGN REVIEW for an addition to an existing office building on 0.6 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Tara Avenue, 125 feet west of Jones Boulevard within Spring Valley. JJ/md/ma (For possible action) **07/16/19 PC**
6. **AR-19-400070 (UC-0487-17)-SHOPS AT GRAND CANYON 14 SYNDICATIONS GROUP, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed massage establishment within an existing shopping center on a portion of 2.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located 600 feet south of Flamingo Road, 400 feet east of Eula Street within Spring Valley. JJ/bb/ja (For possible action) **07/17/19 BCC**

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. **WS-19-0406-AAA LAND INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase freestanding sign height.
DESIGN REVIEW for a freestanding sign in conjunction with an existing convenience store with gasoline sales and vehicle wash on 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley. JJ/jt/ma
(For possible action) **07/17/19 BCC**

VII. General Business

1. Presentation by Metropolitan Police Department Spring Valley Area Command

- 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: July 9, 2019

X. Adjournment

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

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

07/16/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

SUNSET RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0422-S D P DEVELOPMENT, LLC:

VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Post Road and Sunset Road within Spring Valley (description on file). JJ/jt/ma (For possible action)

RELATED INFORMATION:

APN:
163-32-801-022

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of the west side of Durango Drive to accommodate detached sidewalks in conjunction with an approved commercial retail center.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0972	Retail center with reduced throat depth and alternative parking lot landscaping	Approved by PC	May 2019
ADR-18-900671	Retail center - expired	Expired	April 2019
VS-18-0633	Vacated and abandoned government patent easements	Approved by PC	October 2018
VS-0757-16	Vacated and abandoned government patent easements - expired	Approved by PC	December 2016
TM-0155-16	Commercial subdivision	Approved by PC	December 2016
ZC-0193-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	October 2006
ZC-1252-97	Reclassified 15 acres, which included this site, to C-2 zoning for a shopping center	Approved by BCC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family residential
South	Commercial Tourist	C-2	Shopping center (Ikea)
East	Commercial General	C-2	Restaurant & gasoline station
West	Commercial General	C-2	Undeveloped (approved shopping center)

Related Applications

Application Number	Request
TM-19-500094	A tentative map for a commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DHAUAL SHAH

CONTACT: BRIAN ALLEN, 6345 S. JONES BLVD STE 100, LAS VEGAS, NV 89118

DRAFT

07/16/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BUFFALO DR/SPRING MOUNTAIN RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0444-WELLS CARGO INC:

VACATE AND ABANDON portions of a right-of-way being Spring Mountain Road located between Buffalo Drive and Tenaya Way within Spring Valley (description on file). JJ/bb/ma
(For possible action)

RELATED INFORMATION:

APN:
163-15-101-001; 163-15-201-001

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of right-of-way being Spring Mountain Road located between Buffalo Drive and Tenaya Way that are no longer needed for right-of-way purposes. The applicant included several survey exhibits showing existing turn lanes and bus turnouts that will remain as rights-of-way. The applicant proposes to vacate and abandon up to 20 feet of Spring Mountain Road, including 10 feet on the north and 10 feet on the south. Spring Mountain Road is currently developed to an 80 foot standard with 100 feet of right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400047 (UC-17-1001)	Extension of time for accessory structures and waiver of development standards	Pending-BCC	July 2019
ADR-18-900533	Shade structure	Approved administratively	September 2018
UC-17-1001	Accessory structures, waive parking lot landscaping in conjunction with a sand and gravel operation	Approved by BCC	April 2018
ADR-0291-17	Increased height for exhaust stack	Approved administratively	April 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0592-16	Increased height for proposed accessory structures (silos and conveyors) an asphalt plant and accessory structures	Withdrawn	January 2017
ADR-0296-16	Storage tanks	Approved administratively	May 2016
WS-0368-15	Increased height for accessory structures (silos)	Approved by PC	August 2015
ADR-0919-10	Storage building - removed	Approved administratively	October 2010
ADR-0470-05	Maintenance and storage building	Approved administratively	May 2005
WS-1469-04	Allowed alternative street landscape/screening in conjunction with a gravel pit operation	Approved by PC	September 2004
UC-0491-02	Private recreational facility (indoor ski park) in conjunction with a gravel pit - expired	Approved by PC	May 2002
VC-0910-95	Permit a 9 foot high block wall to enclose gravel pit - expired	Approved by PC	July 1995
ZC-141-63	Reclassified the property to M-2 zoning to allow for an asphalt plant - zone change was denied, but the use was approved by variance	Approved by BCC	September 1963

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	C-P & R-E	Retail, single family residential, & undeveloped
South	Public Facility & Residential Suburban (up to 8 du/ac)	P-F & R-2	Spring Valley High School & single family residential
East	Residential Suburban (up to 8 du/ac) & Commercial General & Major Development Project	R-1, R-2 & C-2	Single family residential & undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

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 rights-of-way that are not necessary for site, drainage, or roadway development. Staff supports keeping those segments of right-of-way associated with bus turnouts and turn lanes.

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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: WELLS CARGO, INC
CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

07/16/19 PC AGENDA SHEET

SDP RETAIL CENTER
(TITLE 30)

SUNSET RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500094-S D P DEVELOPMENT LLC:

TENTATIVE MAP for a commercial subdivision on 3.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Sunset Road and Durango Drive within Spring Valley. JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:
163-32-801-022

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a one lot commercial subdivision map. Access to the site is provided by a shared driveway on Sunset Road located in the southwest portion of the site and by 2 driveways on Durango Drive. Detached sidewalks are depicted on Durango Drive, and an attached sidewalk behind a deceleration/turning lane is depicted on Sunset Road. The site was previously approved for a retail center (WS-18-0972). In addition, this Tentative Map replaces an existing active Tentative Map on the site (TM-0155-16) to accommodate changes in the shared driveway on Sunset Road and the location of a storm drainage channel.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0972	Retail center with reduced throat depth and alternative parking lot landscaping	Approved by PC	May 2019
ADR-18-900671	Retail center - expired	Expired	April 2019
VS-18-0633	Vacated and abandoned government patent easements	Approved by PC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0757-16	Vacated and abandoned government patent easements - expired	Approved by PC	December 2016
TM-0155-16	Commercial subdivision	Approved by PC	December 2016
ZC-0193-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	October 2006
ZC-1252-97	Reclassified 15 acres, which included this site, to C-2 zoning for a shopping center	Approved by BCC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family residential
South	Commercial Tourist	C-2	Shopping center (Ikea)
East	Commercial General	C-2	Restaurant & gasoline station
West	Commercial General	C-2	Undeveloped (approved shopping center)

Related Applications

Application Number	Request
VS-19-0422	A vacation and abandonment for a portion of Durango Drive to accommodate detached sidewalks 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.

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

- Expunge TM-0155-16;
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), provide a bus turnout or combination right turn lane/bus turnout on the north side of Sunset Road, just west of Durango Drive, with a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code (Title 13, 13.04.090 Fire Service Features).

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 #0728-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SDP DEVELOPMENT, LLC

CONTACT: BRIAN ALLEN, 6345 S. JONES BLVD, STE 100, LAS VEGAS, NV 89118

07/16/19 PC AGENDA SHEET

RECREATION FACILITY
(TITLE 30)

POST RD/MONTESSOURI ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0364-HEALTH CIRCLE, LLC:

USE PERMIT for a recreational facility (indoor soccer) within a portion of an existing warehouse/office complex on 0.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Montessori Street and 320 feet south of Post Road within Spring Valley, MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:
163-34-810-027

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

BACKGROUND:
Project Description

General Summary

- Site Address: 6366 Montessori Street
- Site Acreage: 0.4
- Project Type: Recreational facility
- Number of stories: 2
- Square Feet: 6,947 (lease space)/83,344 (complex)
- Parking Required/Provided: 194/249 (complex)

Site Plans

The plans show a 15 building office/warehouse complex on 15 parcels on 5.6 acres. The plans depict a 6,947 square foot, single story office/warehouse building located on the northeast portion of the property with access from a private drive directly to the west of the building. The site is over-parked at 249 parking spaces and parking lot landscaping is provided. Including the subject building for this application, a total of 194 spaces are required for the entire complex, whereas, a total of 249 parking spaces are provided on-site.

Landscaping

Landscaping is not required or proposed as part of this application.

Elevations

Building faces are two toned sandstone with rust color accents on the pop outs. All buildings are 22 feet high, with flat roof lines and with decorative light fixtures and beige and maroon colors.

Floor Plans

The plans depict a 6,947 square foot office/warehouse building with an open floor plan with a reception area, 2 offices, and restrooms.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicants are requesting a special use permit to open a recreational facility (indoor soccer) to train soccer skills to children. A total of 2 employees will run the soccer programs with hours of operation from 7:00 a.m. to 9:00 p.m. During operating hours, the applicant states parking will not be an issue as no large groups will be at the place at any given time during training sessions.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0880-08	Allow an indoor/outdoor kennel - expired	Approved by PC	October 2008
WS-0721-06	Waived standards for cross access agreement with adjacent parcel to the north and design review for the subject office/warehouse complex	Approved by BCC	June 2006
UC-1878-05	Office as a principal use and design review for office/warehouse complex north and south of subject complex	Approved by BCC	January 2006
WS-0957-05	Waived perpetual cross-access to adjacent non-residential lots; design review for an office/warehouse west of subject complex	Approved by BCC	July 2005
DR-0290-05	Office/warehouse building on 5 acres west of the subject complex	Approved by BCC	April 2005
TM-0249-04	Commercial subdivision on 30 acres in an M-D Zone for future development	Approved by PC	June 2004
ZC-2022-03	Reclassified 30 acres from R-E to M-D Zoning	Approved by BCC	February 2004

Surrounding Land Use

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

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.

Staff finds that a recreational facility is appropriate at this location and is compatible with the land uses in the immediate area. Adequate parking of 249 spaces are provided within the entire complex to support the use. The use will provide recreation within the area, which complies with Land Use Goal 2 of the Comprehensive Master Plan, which encourages a mix of uses within close proximity to each other; therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JULIAN PORTUGAL RAMIREZ
CONTACT: JULIAN PORTUGAL RAMIREZ, 9601 BLOWING SAND CIRCLE, LAS VEGAS, NV 89117

DRAFT

07/16/19 PC AGENDA SHEET

OFFICE BUILDING ADDITION
(TITLE 30)

TARA AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0438-GOTOVAC JORDAN & VASILJA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) allow modified driveway design standards; and 3) allow modified street standards.

DESIGN REVIEW for an addition to an existing office building on 0.6 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Tara Avenue, 125 feet west of Jones Boulevard within Spring Valley. JJ/md/ma (For possible action)

RELATED INFORMATION:

APN:

163-11-608-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 18 spaces where 19 spaces are required per Table 30.60-1 (a 5.3% reduction).
2. Reduce the throat depth for an existing driveway along Tara Avenue to 4 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (an 84% reduction).
3. Reduce the approach distance for an existing driveway on Tara Avenue to 94 feet where a distance of 150 feet to Jones Boulevard is required per Uniform Standard Drawing 222.1 (a 37.3% reduction).

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6125 Tara Avenue
- Site Acreage: 0.6
- Project Type: Office building addition
- Number of Stories: 2
- Building Height (feet): 25.5
- Square Feet: 2,505 (existing)/1,055 (proposed)
- Parking Required/Provided: 18/19 (16 on-site spaces, 2 on-street spaces)

Site Plans

The plans depict an existing 2,505 square foot single story office building centrally located on a 0.6 acre site. A second story addition is proposed to the existing office building consisting of 1,055 square feet. The existing office building is set back 46 feet from the north property line, 63 feet from the west property line, 32 feet from the east property line, and 55 feet from the south property line. An existing storage building consisting of 1,083 square feet is located at the southeast corner of the project site and is set back 2 feet from the east property line and 5 feet from the south property line. Access to the site is granted via an existing commercial driveway located along Tara Avenue. An existing trash enclosure is located to the northeast of the existing office building. Nineteen parking spaces are required for the project site where 16 parking spaces are provided. Sixteen parking spaces are located on-site, and a maximum of 2 on-street parking spaces are permitted along Tara Avenue per the requirements of the Development Code. Based on current aerial photographs of the project site, it appears large commercial vehicles and trailers are obstructing several of the required on-site parking spaces.

Landscaping

The plans depict an existing landscape area ranging between 6 feet to 9 feet in width along Tara Avenue, a 10 foot wide landscape area located along the west property line, a 5 foot to 10 foot wide landscape area along the south property line, and a 7 foot to 12 foot wide landscape area along the east property line. An existing 5 foot wide attached sidewalk is located along Tara Avenue.

Elevations

The plans depict an existing office building that is residential in appearance which consists of a pitched, concrete tile roof with a stucco exterior. The second story office addition will be constructed with a concrete tile roof and a stucco exterior, matching the color palette of the existing building. The overall height of the building ranges from 14 feet to a maximum height of 25.5 feet.

Floor Plans

The plans depict a second story addition consisting of 2 offices/storage areas and a hallway with an overall area of 1,055 square feet.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states the property owner would like to add additional storage space to the existing single story office. The office building addition will match the building materials of the existing building. The throat depth and approach distance are existing site conditions. The additional storage space should not significantly impact the traffic load for this property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1369-07 (WC-0002-11)	Waiver of conditions for the installation of streetlights.	Approved by BCC	March 2011
ADET-0011-11	First administrative extension of time to complete an office conversion	Approved administratively	January 2011
ZC-1369-07	Reclassified the project site from R-E to a C-P zoning for an office conversion	Approved by BCC	December 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Single family residence
South & East	Office Professional	C-P	Offices
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E(RNP-I)	Single family residence

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The reduction to the number of parking spaces is minimal and should not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval. However, based on current aerial photographs of the project site, it appears large commercial vehicles and trailers are obstructing several of the required on-site parking spaces.

Public Works - Development Review

Waiver of Development Standards #2 and #3

Staff has no objection to the waivers because the existing improvements are sufficient for said location.

Design Review

Commercial Policy 67 of the Clark County Comprehensive Master Plan states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, setbacks, drought tolerant landscaping, building height and materials, and adjoining land uses should be considered and integrated into commercial developments. Staff finds the design of the office building addition is compatible with the surrounding single family residential development and commercial development. The proposed addition should not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval. Based on aerial and street photographs, the landscaping along the west property line appears to be deceased; therefore, staff recommends a condition that the landscaping along the west property line be restored with 1 large 24 inch box evergreen tree planted 20 feet on center.

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

- Restore landscaping along the west property line with 1 large 24 inch box evergreen tree planted 20 feet on center;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that required on-site parking spaces and/or drive aisles must not be obstructed by commercial vehicles or trailers; 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.

Southern Nevada Health District (SNHD) - Septic

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOHN GRUJICIC
CONTACT: JOHN GRUJICIC, 4750 DESERT PLAINS ROAD, LAS VEGAS, NV 89197

DRAFT

07/17/19 BCC AGENDA SHEET

MASSAGE ESTABLISHMENT
(TITLE 30)

FLAMINGO RD/EULA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-19-400070 (UC-0487-17)-SHOPS AT GRAND CANYON 14 SYNDICATIONS
GROUP, LLC:**

USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed massage establishment within an existing shopping center on a portion of 2.9 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District.

Generally located 600 feet south of Flamingo Road, 400 feet east of Eula Street within Spring Valley. JJ/bb/ja (For possible action)

RELATED INFORMATION:

APN:

163-19-112-009 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4205 S. Grand Canyon Drive, Suite 6
- Site Acreage: 2.9 (portion)
- Project Type: Massage establishment
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 3,067 (lease area)
- Parking Required/Provided: 2,474/3,181 (overall complex)

Site Plans

The plans show a proposed massage establishment located at the center of an existing in-line retail building (Suite 6) that is located along the western portion of an existing shopping center. Access to the site is from Flamingo Road, Grand Canyon Drive, Peace Way, and Eula Street via cross access with the adjacent parcels within the existing shopping center.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans depict a 1 story, 29 foot high building with cement plaster finish and a flat roof with parapet walls at varying heights.

Floor Plans

The plans show a 3,067 square foot lease space consisting of a reception area, open massage area, breakroom, office, laundry room, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0487-17:

Current Planning

- 2 years to commence and review as a public hearing.
- Applicant is advised that hours of operation are limited to 8:00 a.m. to 9:00 p.m. per Title 30; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed massage business has operated for the previous 2 years without complaints or any negative operating issues associated with fire, police, or building requirements. The applicant states that they have participated in local events, and partnered with local businesses, including Smith's Food and the Las Vegas Athletic Club. The applicant is requesting to operate without additional review periods.

Prior Land-Use Requests

Application Number	Request	Action	Date
UC-0487-17	Massage Establishment	Approved by BCC	July 2017
DR-1517-02	Revisions to an approved shopping center	Approved by PC	November 2002
WS-1121-01	Allow metal standing seam roofs for a shopping center	Approved by PC	November 2001
ZC-1244-98	Reclassified the site and overall shopping center to C-2 zoning	Approved by BCC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Commercial General	C-2	Commercial uses within the same subject shopping center
West	Commercial General	C-2	Undeveloped parcel & commercial uses within the same subject shopping center

Clark County Public Response Office (CCPRO)
No violations since previous land use approval.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. There are no reported violations, complaints, or Las Vegas Metropolitan Police public safety concerns associated with this business.

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.
- Applicant is advised that hours of operation are limited to 8:00 a.m. to 9:00 p.m. per Title 30; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FULL BODY MASSAGE

**CONTACT: FULL BODY MASSAGE, 4205 S. GRAND CANYON DR, LAS VEGAS, NV
89147**

DRAFT

SIGN HEIGHT
(TITLE 30)

FORT APACHE RD/RUSSELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0406-AAA LAND INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase freestanding sign height.
DESIGN REVIEW for a freestanding sign in conjunction with an existing convenience store with gasoline sales and vehicle wash on 1.3 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Fort Apache Road and Russell Road within Spring Valley. JJ/jt/ma (For possible action)

RELATED INFORMATION:

APN:
163-29-412-003

WAIVER OF DEVELOPMENT STANDARDS:
Increase freestanding sign height to 28 feet where 20 feet is the maximum per Section 30.48.680 (a 40% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: 9390 W. Russell Road
- Site Acreage: 1.3
- Project Type: Freestanding sign
- Sign Height (feet): 28
- Parking Required/Provided: 20/20

Site Plan

The site plan depicts a previously approved convenience store with gasoline sales and a vehicle wash. The convenience store and adjacent vehicle wash are located in the northeast portion of the site, gasoline sales are located near the center of the site, and vacuum stalls are located on the west side of the site, adjacent to Fort Apache Road. Access to the site is provided by a driveway on Russell Road and a driveway on Fort Apache Road. The freestanding sign is located along Russell Road, near the intersection with Fort Apache Road. There is also a monument sign along

Fort Apache Road on the northern portion of the site. No other changes to the approved site plan are proposed.

Landscaping

Landscaping includes attached sidewalks along Russell Road and Fort Apache Road with a 15 foot wide landscape strip behind the sidewalks. Landscaping is also depicted in parking lot landscape planters, adjacent to the east side of the convenience store, and adjacent to the north side of the vehicle wash. No changes to the approved landscaping are proposed.

Signage

The proposed 28 foot tall, 154 square foot freestanding sign is depicted in the landscape area along Russell Road, set back 10 feet from the back of sidewalk and located near the intersection of Russell Road and Fort Apache Road. Rectangular in shape, the sign is supported by 2 support posts and will be constructed with plastic face and aluminum. Most of the sign area is dedicated to fuel prices, which will be displayed electronically, but the upper portion of the sign will be vinyl and will include the name of the convenience store and gasoline station.

A monument sign, located in the landscape area along Fort Apache Road, meets Title 30 standards and was already approved for a sign permit.

Applicant's Justification

Since the site is located at the edge of the CMA Design Overlay, the applicant states that an increase in sign height is appropriate. Commercial properties located on the northwest corner and southwest corner of Fort Apache Road and Russell Road are not located in the CMA Design Overlay, and as a result, are allowed to have freestanding signs up to 50 feet in height (consistent with the C-2 zoning). Therefore, the proposed 28 foot tall sign will provide a transition in height from these adjacent properties to other shorter freestanding signs in the CMA Design Overlay.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0283-16	Convenience store with gasoline sales and a vehicle wash and an adjacent congregate care facility and shopping center (the adjacent congregate care facility and shopping center was later approved and is now developing as a multiple family complex per NZC-0237-17)	Approved by BCC	June 2016
ZC-0922-00 (ET-0165-05)	Second extension of time to reclassify the site to C-2 zoning for a shopping center and car wash - subject to removing the time limit and staff preparing an ordinance to adopt the zoning	Approved by BCC	August 2005
ZC-0922-00 (ET-0211-02)	First extension of time to reclassify the site to C-2 zoning for a shopping center and car wash - subject to 3 additional years	Approved by BCC	August 2002
ZC-0922-00	Reclassified the site to C-2 zoning for a shopping center and car wash	Approved by BCC	August 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	R-4	Multiple family complex
South	Commercial General	C-2	Financial institution
West	Commercial General	C-2	Developing shopping center

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.

Urban Specific Policy 20 in the Comprehensive Master Plan encourages all signage to be compatible with building styles on-site and with surrounding development. The materials and design of the proposed sign are consistent with the design of the convenience store, gasoline sales, and vehicle wash. In addition, the proposed height of 28 feet is an appropriate transition between the taller signage allowed to the west, which is not restricted by the CMA Design Standards. Furthermore, the site is located in close proximity to the 215 Beltway, and 28 foot high freestanding signs are allowed in the CMA Design Overlay District if a site has at least one property line adjacent to the Beltway or a Beltway Frontage Road. As a result, the proposed sign is consistent with Urban Specific Policy 20 since the sign materials, design, and height are consistent with building styles on-site and with the surrounding 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

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

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

Public Works - Development Review

- Applicant is advised that signs shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AAA LAND DEVELOPMENT, LLC

CONTACT: SUZANA RUTAR, ARCHITECT, 1950 E. WARM SPRINGS RD, LAS VEGAS, NV 89119

DRAFT