



Spring Valley Town Advisory Board

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

August 13, 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 July 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 August 13, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

- The August 27, 2019 Spring Valley Town Advisory Board meeting will be held at the West Flamingo Senior Center, 6255 West Flamingo Road, due to scheduled construction at the Desert Breeze Community Center.

VI. Planning & Zoning

1. **ET-19-400101 (VS-0907-15)-BUFFALO LAS VEGAS LAND LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street and between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/pb/ja (For possible action) **09/03/19 PC**
2. **VS-19-0532-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane and Windmill Lane, and between Buffalo Drive and Miller Lane (alignment) within Spring Valley (description on file). MN/jt/ja (For possible action) **09/03/19 PC**
3. **VS-19-0548-DAVIDSON, ROBERT S. & DEBBIE D.:**
VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and 215 Beltway, and between Warbonnet Way and Buffalo Drive within Spring Valley (description on file). MN/jt/ja (For possible action) **09/03/19 PC**
4. **NZC-19-0449-DEAN JERRY & DEANNA FAMILY TRUST EXEMPTION TR ETAL & DEAN DEANNA S TRS:**
ZONE CHANGE to reclassify a 4.6 acre portion of a 12.8 acre site from M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone to C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone.
USE PERMITS for the following: **1)** condominium hotel; and **2)** lodging, long/short term.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** increase building height.
DESIGN REVIEW for a condominium hotel, lodging long/short term, and retail center on 12.8 acres. Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley (description on file). MN/rk/ma (For possible action) **08/06/19 PC**
5. **WS-19-0507-BAIRES LUIS ALONSO & BAIRES-GALINDO CRISTABEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Green Canyon Drive and south of Lantana Way within Spring Valley. MN/nr/ja (For possible action) **08/20/19 PC**

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

6. **NZC-19-0533-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce intersection off-set.
DESIGN REVIEW for a single family subdivision. Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley (description on file). MN/jt/ja (For possible action) 09/03/19 PC

7. **NZC-19-0573-DAVIDSON ROBERT S & DEBBIE D AND NV I-215 BUFFALO, LLC:**
ZONE CHANGE to reclassify 4.9 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce parking lot landscaping.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a multiple family residential complex on 4.9 acres in an R-4 (Multiple Family Residential - High Density) Zone; and 3) modifications to an existing multiple family residential complex on 17.1 acres in an R-4 (Multiple Family Residential - High Density) Zone and R-4 (Multiple Family Residential - High Density) (AE-60) Zone. Generally located on the south side of Sunset Road and the east side of Warbonnet Way within Spring Valley (description on file). MN/jt/ja (For possible action) 09/03/19 PC

8. **SC-19-0538-GK ACQUISITIONS, LLC ET AL & STANLEY 015 REALTY, LLC:**
STREET NAME CHANGE to change the name of Tomsik Street to Narrative Way. Generally located on the south side of Roy Horn Way and the north side of Badura Avenue within Spring Valley. MN/dm/ja (For possible action) 09/03/19 PC

9. **TM-19-500136-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 188 single family residential lots and common lots on 20.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley. MN/jt/ja (For possible action) 09/03/19 PC

10. **UC-19-0559-LP HOLDINGS 6415, LLC:**
USE PERMIT to allow a kennel (dog day care and boarding) within an existing retail building on a portion of 4.0 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Sunset Road and Fort Apache Road within Spring Valley. JJ/sd/ja (For possible action) 09/03/19 PC

11. **WS-19-0531-OSBORNE, SHAWN M. & CANDICE A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks for an accessory structure; and 2) reduce building separation in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located the east side Norfolk Court, approximately 71 feet south of Anchorage Street within Spring Valley. MN/sd/ma (For possible action) 09/03/19 PC

12. **WS-19-0537-SILVAGGIO, ALBERT A. & IW TRS:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for restaurant and office buildings in conjunction with an existing office building on 1.7 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/ja (For possible action) **09/04/19 BCC**

VII. General Business

- Appoint one Spring Valley Town Advisory Board member to the Technical Advisory Committee (TAC) associated with the Stadium District Land Use & Transportation Study (For possible action)

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

IX. Next Meeting Date: August 27, 2019

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
Helen Meyer Community Center, 4525 New Forest Dr.
Spring Valley Library, 4280 S. Jones
West Flamingo Senior Center, 6255 W. Flamingo
<https://notice.nv.gov/>

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



Spring Valley Town Advisory Board

July 30, 2019

MINUTES

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

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

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov EXCUSED
Tiffany Hesser, 702-455-7388 th@clarkcountynv.gov PRESENT

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

Darby Johnson called the meeting to order at 6:34pm

Greg Cerven, Current Planner

II. Public Comment

- None

III. Approval of **July 9, 2019** Minutes

Motion by: **Angie Heath Younce**
Action: **Approved as published**
Vote: **5/0 Unanimous**

IV. Approval of Agenda for **July 30, 2019**

Motion by: **Angie Heath Younce**
Action: **Approved as amended**
Vote: **5/0 Unanimous**

General Business item Budget Presentation will be heard prior to Planning & Zoning items.

Related applications:

3. VS-19-0512-DIGITAL DESERT B P, LLC:
5. TM-19-500130-DIGITAL DESERT B P, LLC:

V. Informational Items

VI Planning & Zoning

1. **VS-19-0415-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/sv/ma (For possible action) **08/06/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

2. **VS-19-0509-GRAND FLAMINGO CAPITAL MGMT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Hualapai Way, and between Flamingo Road and Peace Way within Spring Valley (description on file). JJ/jvm/ma (For possible action) **08/20/19 PC**

Motion by: **Rodney Bell**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

3. **VS-19-0512-DIGITAL DESERT B P, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Warbonnet Way (alignment) and Buffalo Drive; and portions of a rights-of-way being Patrick Lane located between Warbonnet Way (alignment) and Buffalo Drive and portions of Buffalo Drive located between Patrick Lane and Post Road within Spring Valley (description on file). MN/al/ma (For possible action) **08/20/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

4. **ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC:**
ZONE CHANGE to reclassify 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed shopping center. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue within Spring Valley (description on file). JJ/rk/ma (For possible action) **08/07/19 BCC**

Motion by: **Catherine Godges**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

5. **TM-19-500130-DIGITAL DESERT B P, LLC:**
TENTATIVE MAP for a mixed use project consisting of commercial lots, 8 residential lots, and common elements on 42.4 acres in a C-2 (General Commercial) Zone for a High Impact Project in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/al/ma (For possible action) **08/20/19 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **3/2 Catherine Godges and Yvette Williams - NAY**

6. **WS-19-0486-SD PARCELS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for an over-length cul-de-sac in conjunction with a previously approved office/warehouse complex on a portion of 16.5 acres in an M-D (Designed Manufacturing District) and R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 604 feet south of Patrick Lane within Spring Valley. MN/jor/ma (For possible action)

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

7. **WS-19-0506-SHAHBEKYAN KAREN & PIRUZA:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Fenway Avenue and the end of Kearney Street (alignment) within Spring Valley. MN/nr/ja (For possible action) **08/20/19 PC**

Motion by: **Catherine Godges**

Action: **Approve** with staff recommendations

Vote: **4/1 Yvette Williams - NAY**

8. **WS-19-0507-BAIRES LUIS ALONSO & BAIRES-GALINDO CRISTABEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Green Canyon Drive and south of Lantana Way within Spring Valley. MN/nr/ja (For possible action) **08/20/19 PC**

HELD to Spring Valley TAB meeting on August 13, 2019 due to applicant being a no show.

9. **DR-19-0510-MOJAVE EDUCATIONAL FOUNDATION INC:**
DESIGN REVIEW for signage in conjunction with a future school on 0.6 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 271 feet east of Torrey Pines Drive within Spring Valley. JJ/nr/ma (For possible action) **08/21/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

10. **WS-19-0488-CIMARRON ROAD, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; and **2)** building construction standards.
DESIGN REVIEW for an office building on a portion of 22.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Roy Horn Way and the west side of Cimarron Road within Spring Valley. MN/bb/ma (For possible action) **08/21/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

VII General Business

- Budget presentation by Clark County Department of Finance

VIII Public Comment

- None

IX. Next Meeting Date

The next regular meeting will be **August 13, 2019** at 6:30pm

X Adjournment

Motion by Rodney Bell

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 8:22 p.m.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

EASEMENTS AND RIGHT-OF-WAY
(TITLE 30)

SUNSET RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400101 (VS-0907-15)-BUFFALO LAS VEGAS LAND L L C:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street and between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/pb/ja (For possible action)

RELATED INFORMATION:

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

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

BACKGROUND:

Project Description

The approved plans depict patent easements that are 33 feet in width and located along the boundaries of the government lots which make up the subject site. The portion of Tioga Way that is being vacated is 30 feet wide and located between the 2 parcels which make up the subject site. Due to the 215 Beltway, Tioga Way will not continue past the southern property line of the site and the approved plans depict this portion of Tioga Way which separates the 2 parcels to allow for a unified development on the parcels. A cul-de-sac or other County approved terminus will be provided on the north side of the parcels.

Previous Conditions of Approval

Listed below are the approved conditions for VS-0907-15:

Current Planning

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

Public Works – Development Review

- Drainage study and compliance;

- Right-of-way dedication to include a public cul-de-sac at the proposed south end of Tioga Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

The applicant indicates the owners of the property are in the process of securing their HUD financing, and anticipate being approved by August 2019. The improvement plans are in the final process of being approved, all other entitlements for this project are current, and building permits are close to being ready to pull. Therefore, the applicant indicates the request is appropriate and will not have a negative impact on the environment of surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	June 2019
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
ET-18-400227 (UC-0906-15)	First extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way – expired	Approved by PC	May 2018
TM-0023-16	Mixed use project – expired	Approved by BCC	April 2016
VS-0907-15	Vacation of patent easements and a portion of Tioga Way – expired	Approved by BCC	April 2016
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 modifications to an approved mixed use development	Approved by BCC	April 2016
ZC-0830-06	Reclassified the site to a U-V zoning 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 & 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, apartment complex, & 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. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since the original approval, the applicant has applied for building permits (BD19-04174, BD19-04179, BD19-04524, BD19-04531 and BD19-05211) which are currently under review. Since the applicant is making progress towards the issuance of permits, staff can support an extension of time.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: BUFFALO LAS VEGAS LAND, LLC
CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (VS) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): <u>VS-15-0909</u>	STAFF	DATE FILED: <u>7/15/19</u>	APP. NUMBER: <u>ET-19-400101</u>
		PLANNER ASSIGNED: <u>JVM</u>	TAB/CAC: <u>SPRING VALLEY</u>
		ACCEPTED BY: <u>MNO</u>	TAB/CAC DATE: <u>8/13</u> TIME: <u>6:30 AM</u>
		FEE: <u>\$300</u> CHECK #: <u>21268</u>	PC MEETING DATE: <u>9/13/19 7:00 AM</u>
		COMMISSIONER: <u>NAFT</u>	BCC MTG DATE: <u>-</u>
		OVERLAY(S)? <u>MUD-3/CMA</u>	ZONE / AE / RNP: <u>U-V/AE-60/NONE</u>
		TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u>	PLANNED LAND USE: <u>SUBDRP</u>

PROPERTY OWNER	NAME: <u>Buffalo Las Vegas Land, LLC</u>
	ADDRESS: <u>1605 LBJ FWY #710</u>
	CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75234</u>
	TELEPHONE: <u>702-901-3183</u> CELL: <u>N/A</u>
	E-MAIL: <u>rjordan@centuradev.com</u>

APPLICANT	NAME: <u>Buffalo Las Vegas Land, LLC</u>
	ADDRESS: <u>1605 LBJ FWY #710</u>
	CITY: <u>Dallas</u> STATE: <u>TX</u> ZIP: <u>75234</u>
	TELEPHONE: <u>702-901-3183</u> CELL: <u>N/A</u>
	E-MAIL: <u>rjordan@centuradev.com</u> ACA CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Baughman & Turner, Inc.</u>
	ADDRESS: <u>1210 Hinson St.</u>
	CITY: <u>Las Vegas, NV 89102</u> STATE: <u>NV</u> ZIP: <u>89102</u>
	TELEPHONE: <u>702-870-8771</u> CELL: <u>N/A</u>
	E-MAIL: <u>joshh@baughman-turner.com</u> ACA CONTACT ID #: _____

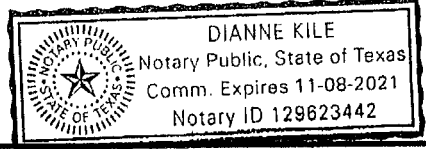
ASSESSOR'S PARCEL NUMBER(S): 176-03-101-009, 176-03-101-019

PROPERTY ADDRESS and/or CROSS STREETS: BUFFALO / 215

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted

[Signature]
 Property Owner (Signature)*
 STATE OF NEVADA Texas
 COUNTY OF DALLAS
 SUBSCRIBED AND SWORN BEFORE ME ON 7/8/2019 (DATE)
 By Bradford Phillips, Manager
 NOTARY PUBLIC: Dianne Kile

BRADFORD PHILLIPS, MANAGER
Property Owner (Print)



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

July 15, 2019

**Clark County Department of
Comprehensive Planning**

500 S. Grand Central Parkway
Las Vegas, Nevada 89155-1744

ET-19-400101

**Re: 215/Buffalo
APN 176-03-101-009, 176-03-101-019**

To Whom It May Concern,

Please let this letter serve as justification for an extension of time for VS-15-0907, which is for the vacation and abandonment of government patent easements and right-of-way (Tioga Way).


The owners of the property are in the process of securing their HUD financing, and anticipate being approved by August 2019. The improvement plans are in the final process of being approved. All other entitlements for this project are current, and building permits are close to being ready to pull.

Given the circumstances, we feel that this request is appropriate, and will not have a negative effect on the environment or surrounding properties.

Should you have any questions, please feel free to contact me at this office.

Sincerely Yours,

Baughman & Turner, Inc.


David S. Turner
President

PLANNER

DST/jh

2

09/03/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BUFFALO DR/MESA VERDE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0532-CFT LANDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane and Windmill Lane, and between Buffalo Drive and Miller Lane (alignment) within Spring Valley (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-09-801-010 through 176-09-801-014

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide right-of-way grant adjacent to Buffalo Drive and a 10 foot wide right-of-way grant along Windmill Lane. The applicant indicates that these easements were granted in support of individual parcels, but are no longer required for the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-2	Single family subdivision
South	Commercial Neighborhood & Residential Medium (3 du/ac to 14 du/ac)	C-1 & RUD	Undeveloped & single family subdivision
East	Commercial Neighborhood & Residential High (8 du/ac to 18 du/ac)	R-E & R-3	Undeveloped
West	Public Facilities	P-F	Place of worship (The Crossing)

The subject site and surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-19-0533	A nonconforming zone change to reclassify 20 acres to R-3 zoning with a waiver of development standards to increase wall height and a design review for a single family subdivision is a companion item on this agenda.
TM-19-500136	A tentative map for a single family 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 easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 45 feet to the back of curb for Buffalo Drive, 30 feet for Mesa Verde Lane together with the portion of the knuckle at the western terminus of Mesa Verde Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate an easement for a bus shelter pad behind the sidewalk on Buffalo Drive per the direction of the RTC;
- 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 meandering sidewalks are a non-standard improvement that the County will not maintain; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT INC.

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	STAFF	DATE FILED: <u>7/9/19</u> PLANNER ASSIGNED: <u>JPT</u> ACCEPTED BY: <u>JPT</u> FEE: <u>\$875</u> CHECK #: <u>97566</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N</u> TRAILS? <u>Y(N)</u> <input checked="" type="checkbox"/> PFNA? <u>Y(N)</u>	APP. NUMBER: <u>VS-19-0532</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>8/13/19</u> TIME: <u>6:30 PM</u> PC MEETING DATE: <u>9/3/19</u> BCC MTG DATE: <u>10/1/19</u> ZONE / AE / RNP: <u>R-3</u> PLANNED LAND USE: <u>SUPP</u>
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PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 S Arville St, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 476-09-801-007 176-09-801-010 thru 014

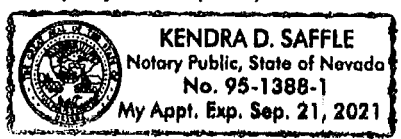
PROPERTY ADDRESS and/or CROSS STREETS: West Mesa Verde Lane & South Buffalo Drive

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Jeffrey L. Canarelli
 Property Owner (Signature)*

Jeffrey L. Canarelli
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 13, 2019 (DATE)
 By Jeffrey L. Canarelli
 NOTARY PUBLIC: Kendra D. Saffle



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



VS-19-0552

June 24, 2019

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Buffalo Mesa Verde Unit 2
SHG Project No. AWD1807-002
Justification Letter for Patent Easement Vacation**

To whom it may concern:

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

The project site associated with the subject is approximately 20.3± gross acres and covers APN 176-09-801-007. It is located in a portion of Section 9, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

The applicant is vacating Easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels, but are no longer required for the proposed development. This request will be in compliance with the conditions of the Tentative Map submitted for Buffalo Mesa Verde Unit 2 accompanying this application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

Corey Lieber, PE

Project Manager

Cc: Kendra Saffle, American West Development;
Chelsea Jensen, SHG

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09/03/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SUNSET RD/WARBONNET WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0548-DAVIDSON, ROBERT S. & DEBBIE D.:

VACATE AND ABANDON easements of interest to Clark County located between Sunset Road and 215 Beltway, and between Warbonnet Way and Buffalo Drive within Spring Valley (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-04-501-007

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements on the east, west, and south sides of the parcel. According to the applicant, the easements are no longer needed, and vacating the easements will allow for development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	M-D	Office/warehouse development
East	Business and Design/Research Park	C-2	Office/retail development
West & South	Business and Design/Research Park	R-4	Multiple-family residential complex

Related Applications

Application Number	Request
NZC-19-0573	A nonconforming zone change to reclassify 4.9 acres to R-4 zoning for a multiple family residential complex 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 easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA WEST PARTNERS V, LLC

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



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7/16/19</u>	APP. NUMBER: <u>VS-19-0548</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>875</u> CHECK #: <u>1 INVOICE DEDUCTIBLE</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA/MUD3</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/>	TAB/CAC <u>SPRING VALLEY</u> TAB/CAC DATE: <u>8/13/19</u> TIME: <u>5:30 PM</u> PC MEETING DATE: <u>9/3/19</u> BCC MTG DATE: <u>10/2/19</u> ZONE/AE/RNP: <u>R-4</u> PLANNED LAND USE: <u>SUBDP</u>

PROPERTY OWNER	NAME: <u>Robert S and Debbie D Davidson</u> ADDRESS: <u>14740 Little Springs Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89161</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
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APPLICANT	NAME: <u>Nevada West Partners V, LLC</u> ADDRESS: <u>6655 S. Eastern Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>n/a</u> E-MAIL: <u>clk@kcnvlaw.com</u> REF CONTACT ID #: <u>164820</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-04-501-007

PROPERTY ADDRESS and/or CROSS STREETS: Buffalo/I-215

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

 _____ Property Owner (Signature)* STATE OF NEVADA <u>Idaho</u> COUNTY OF <u>Benewah</u> SUBSCRIBED AND SWORN BEFORE ME ON <u>June 5, 2019</u> (DATE) By <u>Robert S and Debbie D Davidson</u> NOTARY PUBLIC:	 _____ Property Owner (Print)
--	--

LASZLO L SUTO
 NOTARY PUBLIC - STATE OF IDAHO
 COMMISSION NUMBER 39129
 MY COMMISSION EXPIRES 11-22-2020

***NOTE:** Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER KAEMPFER
ckaempfer@kcnvlaw.com
702.792.7000

July 15, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

**Re: Justification Letter – Vacation
Buffalo / I-215
Nevada West Partners V, LLC
APN: 176-04-501-007**

To Whom It May Concern:

This firm represents Nevada West Partners V, LLC (the “Applicant”) in the above referenced matter. The proposed project is located on approximately 4.89 acres near S Buffalo Drive and W Sunset Road (the “Property”). The Property is more particularly described as Assessor’s Parcel Number 176-04-501-007.

Along with this vacation request the Applicant is also submitting applications for a non-conforming zone change, design review, and waivers of development standards for phase 2 of an existing multi-family development. Phase 1 of this project and to be included as part of the design review for phase 2 is APN 176-04-501-019. This is the 17.1 acre parcel located west and south of the subject parcel.

This application is a request for a vacation of patent easements to allow for development. These easements surround the subject parcel to the west, south, and east and are no longer needed.

Thank you in advance for your consideration. Please do not hesitate to let me know if you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL


Christopher L. Kaempfer

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

08/06/19 PC AGENDA SHEET

CONDOMINIUM HOTEL/RETAIL CENTER
(TITLE 30)

RUSSELL RD/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0449-DEAN JERRY & DEANNA FAMILY TRUST EXEMPTION TR ETAL & DEAN DEANNA S TRS:

ZONE CHANGE to reclassify a 4.6 acre portion of a 12.8 acre site from M-D (Designed Manufacturing) Zone and M-D (Designed Manufacturing) (AE-60) Zone to C-2 (General Commercial) Zone and C-2 (General Commercial) (AE-60) Zone.

USE PERMITS for the following: 1) condominium hotel; and 2) lodging, long/short term.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) increase building height.

DESIGN REVIEW for a condominium hotel, lodging long/short term, and retail center on 12.8 acres.

Generally located on the north side of Russell Road and the west side of Decatur Boulevard within Spring Valley (description on file). MN/rk/mg (For possible action)

RELATED INFORMATION:

APN:

163-25-802-007; 163-25-802-008; 163-25-802-015 and 163-25-802-016

USE PERMITS:

1. Condominium hotel with kitchens in guestrooms.
2. Lodging long/short term development.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 420 spaces where 448 spaces are required per Table 30.60-1 (a 7% reduction).
2. Increase building height to 69 feet where 50 feet is the standard per Table 30.40-4 (a 38% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.8

- 4
- Number of Units/Rooms: 303
 - Project Type: Condominium hotel with kitchens in guestrooms, lodging long/short term, and retail pad sites
 - Number of Stories: Up to 5
 - Building Height (feet): 69 (condominium hotel)/ 40 (retail pad sites)
 - Square Feet: 555,655 (condominium hotel)/ 39,600 (retail pad sites)
 - Parking Required/Provided: 448/420 (non-deed restricted parking area); 68/146 (deed restricted parking area)

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on June 3, 2019, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There was 3 attendees present at the open house meeting for this item. The attendees had general questions about management of the project, the potential end users of the retail pad sites, and the height of the buildings.

Site Plans

The plans depict a proposed condominium hotel consisting of 303 guest rooms within a 5 story building, located near the north center of the project site. The retail pad site buildings are located along Russell Road, south of the condominium hotel building. As discussed with McCarran Airport Property Management, the condominium hotel use is located outside of the restricted AE-60 portion of the property which is generally located on the southern portion of the overall development site. Parking is equitably distributed throughout the site with the majority of the parking spaces shown around the perimeter of the property. There are 2 access points shown on the plans, one along Russell Road and another on Decatur Boulevard. This request also includes waivers of development standards to reduce parking for the non-deed restricted parking areas and increase building height for the condominium hotel.

Landscaping

Street landscaping is shown at 15 feet in width with a detached sidewalk along Russell Road and Decatur Boulevard. A landscape area 10 foot wide with trees shown 30 feet on-center is located along the northern and western property lines adjacent to M-D zoned parcels. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include trees, shrubs, and groundcover.

Elevations

The condominium hotel is a 5 story building with a maximum height of 69 feet. The building will range in height from 50 feet to 69 feet at its highest point. The portion of the building that faces east towards Decatur Boulevard is the highest point of the building, which is 5 stories with the ground level having restaurant and retail uses. The remaining portions of the building are shown at 4 stories. The proposed building has unified and consistent modern architecture with multiple surface planes and building height variations. The materials include stucco, concrete panel walls that are off-set with varying color schemes. Accents consist of recessed lines, wrought iron railing, roofline treatments, and metal canopy shade structures located at various entrances. Each unit will have a balcony with a small patio area. The balconies are depicted on all sides of the building.

The 3 retail pad site buildings are 1 story, and will range in height from 21 feet to 40 feet and will be similar in design. The maximum building heights are shown at 40 feet for decorative tower elements; however, a majority of the rooflines are shown at 21 feet in height. The exterior building materials consist of stucco concrete panel walls with galvanized corrugated metal accents, vertical and horizontal reveals, decorative wooden trellises, and aluminum window treatments. The roofline of the buildings are flat with decorative treatments shown at various heights.

Floor Plans

The floor plans depict a condominium hotel consisting of 303 rooms with each of the units having kitchens in the guest rooms. Other amenities within the condominium hotel building are as follows: clubhouse lounge, fitness room, saunas, play room, game room, movie theater, library, restaurant, and retail area. The restaurant and retail area will be open to the public.

The floor plans depict the total building area for the 3 retail pad sites at 39,600 square feet. The plans indicate that the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. The buildings range in size from 3,000 square feet to 8,800 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed business model for the project is intended to have a majority of short term guests with a smaller percentage staying longer. The project will be a high-end development meant to attract both business travelers and guests looking to stay off the Strip. With easy access to heavily travelled arterials, nearby commercial, and the new football stadium located a little more than a mile away, it is the applicant's belief that the condominium hotel project with retail uses is an appropriate use for the property. The applicant is requesting a waiver to increase building height to 69 feet. There is no existing residential in the area; therefore, the height increase will not negatively impact the surrounding industrial and commercial uses. The applicant is also requesting a waiver for a 7% reduction in parking for the condominium hotel portion of the project. It is the applicant's belief that the majority of the guests will very likely utilize Uber, Lyft, and taxis during their stay.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2012-05	Reclassified this site to M-D and C-2 zoning for an office/warehouse development, shopping center, and office uses	Approved BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse development
East	Industrial	C-1	Undeveloped
South	Business and Design/Research Park; Commercial General	C-2	Undeveloped
West	Business and Design/Research Park	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant indicates there has been a change in trends in the area since the Spring Valley Land Use Plan was adopted in October 2014, making the current request appropriate. One of the changes is the new football stadium that is currently under construction a little more than a mile away and the second change is the adjacent site to the east across Decatur Boulevard that has been approved for an in-line retail building with 2 drive-thru restaurants in 2016. Furthermore, Urban Land Use Policies were adopted in April 2015 and staff finds this request and the surrounding development is in conformance with several policies dealing with commercial development accessing arterial and collector streets, providing cross access, and being compatible with the surrounding area.

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

The applicant indicates the density and intensity of this project are compatible with the existing industrial and commercial uses in the area. The site is located in an area that may be transitioning to more locally supporting commercial uses along major thoroughfares rather than industrial uses with commensurate intense uses such as outside storage or warehousing. Similar commercial uses are developing and proposed to the east and south of the proposed site. Therefore, the land use and intensity proposed with this application is consistent and compatible with the existing nearby land use designations.

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

Various Clark County service departments have reviewed this development proposal and based on the information submitted by the applicant and comments received from those service providers, the project is not anticipated to have substantial adverse effects on services and facilities.

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

The zoning request is appropriate because the area along this corridor is partially transitioning to similar local serving commercial uses. The request complies with Urban Land Use Policy 2 of the Comprehensive Master Plan that encourages, in part, maximizing the use of infill and redevelopment in existing urban/suburban areas where infrastructure is available and transit is accessible. The proposed site design complies with Urban Land Use Policy 10 which encourages, in part, site designs to be compatible with adjacent land uses and off-site circulation patterns. The request is also compliant with Urban Land Use Policy 67 which encourages, in part, ensuring that commercial developments are complementary with abutting uses through site planning and building design.

Summary

Zone Change

The area is a mixture of C-2, M-D, and M-1 zoned properties. Based on the analysis above, staff finds that the applicant has demonstrated a change in policies, trends, or facts to justify reclassifying this site to a C-2 zoning district. The intensity of the project is compatible with the development in the area and complies with other applicable plans, goals, and policies. Therefore, staff finds that the applicant has provided a compelling justification to warrant reclassification of the site to C-2 zoning.

Use Permits & Design Review

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

Staff finds that the proposed uses are appropriate for the area and the kitchens will not adversely affect the overall development. The project will allow the creation of a development that will provide an opportunity for the use of creative design concepts to address community needs, and will not jeopardize the health, safety, or welfare of the general public. All building elevations contain substantial amounts of articulation and fenestration. Additionally, the development is compatible with adjoining development in density and intensity, and provides appropriate buffers and setbacks, as encouraged by Urban Specific Policy 53.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff can support the request to reduce the number of parking spaces required for the condominium hotel portion of the project. Staff concurs with the applicant's justification that guests will very likely utilize Uber, Lyft, and taxis during their stay. The parking reduction is not excessive, and is only a 7% reduction from code; therefore, staff can support this waiver request.

Waiver of Development Standards #2

Increasing the height to 69 feet where 50 feet is the maximum is not an excessive request since only portions of the building that face north and east are 5 stories, 69 feet in height. Most of the remaining roofline of the building meets the height requirements of code. Additionally, there is no existing residential in the area and the height increase will not negatively impact the surrounding industrial and commercial uses. Furthermore, landscaping is in excess of Code requirements which is located along the northern and western boundaries of the site which will mitigate any impacts to existing developments. Therefore, staff can support this request.

Department of Aviation

APN 163-25-802-016 and portions of APN's 163-25-802-007 and 163-25-802-015 are located within the AE-60 zone and subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including the hotel/condominiums presented in this land use application from being developed, (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels, and (3) prohibit uses intended to fulfill development and/or zoning requirements for any of the hotel/condominiums that permit more than 30 days stay (landscaping, parking, etc.). Therefore, all development requirements associated with the hotel/condominiums of this project, which is located on two deed restricted parcels that may be modified, must be contained solely outside the AE-60 zone, including all density bonus benefits/requirements. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification for those portions of APN's 163-25-802-007 and 163-25-802-015 located outside the AE-60 zone, to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses on portions of APN 163-25-802-007 and 163-25-802-015 located outside the AE-60 zone, included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

The property 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 the McCarran International Airport facilities to meet future air traffic demand.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2019 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 feet along the spandrel in the northwest corner of Russell Road and Decatur Boulevard;
- Vacate the right-of-way for the driveway on Russell Road and grant pedestrian access easements per the new standards;
- Vacate 5 feet of right-of-way along Decatur Boulevard and 5 feet for APN:163-25-802-007 and associated spandrel along Russell Road;
- If required by the Regional Transportation Commission, provide a 5 foot by 50 foot bus shelter pad easement behind the sidewalk in the existing bus turnout on the north side of Russell Road just west of Decatur Boulevard.
- 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; Clark County Public Works does not

maintain meandering sidewalks; and that compliance with the Uniform Standard Drawings is required.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN's 163-25-802-016, 163-25-802-007, and 163-25-802-015;
- For the hotel/condominium use, applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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;
- 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

- 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.
- Applicant is advised to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

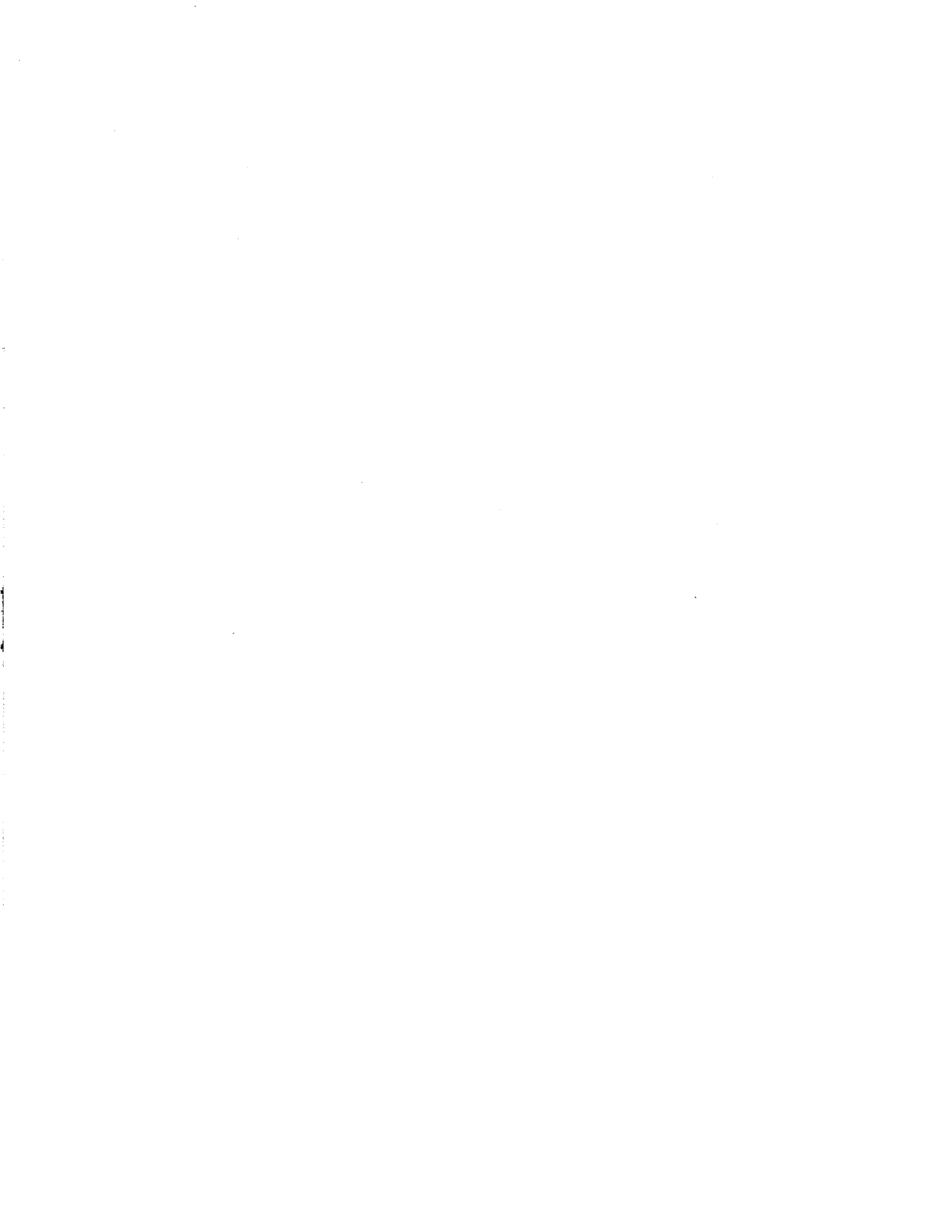
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0305-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LIZ DELK

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

DRAFT



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08/20/19 PC AGENDA SHEET

SETBACKS
(TITLE 30)

GREEN CANYON DR/LANTANA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0507-BAIRES LUIS ALONSO & BAIRE-GALINDO CRISTABEL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Green Canyon Drive and south of Lantana Way within Spring Valley. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

163-23-315-144

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setbacks for an existing accessory structure to 3 feet 5 inches where 5 feet is required per Table 30.40-1 (a 30% reduction).
- b. Reduce the rear setbacks for an existing accessory structure to 2 feet 5 inches where 5 feet is required per Table 30.40-1 (a 50% reduction).
2. Reduce the building separation between 2 accessory structures to 2 feet 5 inches where 6 feet is required per Table 30.40-1 (a 58% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4662 Green Canyon Drive
- Site Acreage: 0.2
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 11
- Square Feet of each accessory structure: 100

Site Plans

The project site is developed with a single family residence located east of Green Canyon Drive. There is an existing 6 foot high block wall on a portion of the north and south sides of the property and the entire length of the east side (rear) of the property. The plans show an existing 3 foot high decorative combination metal/block fence in the southwest portion of the front yard. There are two, 100 square foot accessory structures located in the rear yard on the east side of the principal structure. The sheds have a setback of 2 feet 5 inches to the 6 foot high block wall on the rear property line and a 3 feet 5 inch setback from the 6 foot high block wall interior side of the property. There is 2 feet 5 inches of building separation between the sheds.

Landscaping

There is existing mature landscaping on the site. Landscaping is not a part of this request.

Elevations

The pictures show 2 accessory structures that are 11 feet high with grey stucco and a tile roof to match the principal structure. Each shed has an access door and a small window.

Floor Plans

The plans show 2 accessory structures that are 10 feet by 10 feet with open interiors for storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that there were no accessory structures on the property when it was purchased. It was not until the sheds were constructed that the property owner found out that a permit was required for the construction of the sheds. The applicant is requesting to keep the sheds with the current setbacks.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

Case CE-19-03666 is an active case filed in March of 2019 in regards to building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as to mitigate possible safety concerns. The 2 accessory structures are partially screened from the adjacent properties by the existing 6 foot high block wall on the north and the east (rear) sides of the property. The accessory structures would be allowed as a matter of right if they both met the required setbacks and building separation. Although the placement of the accessory structures could be better, they are architecturally compatible with the principal structure which reduces the visual impacts to the neighboring properties; 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

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LUIS BAIRES

CONTACT: LUIS BAIRES, 4662 GREEN CANYON DRIVE, LAS VEGAS, NV 89103

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09/03/19 PC AGENDA SHEET

SINGLE FAMILY SUBDIVISION
(TITLE 30)

BUFFALO DR/MESA VERDE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-19-0533-CFT LANDS, LLC:

ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce intersection off-set.

DESIGN REVIEW for a single family subdivision.

Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-09-801-010 through 176-09-801-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase interior and perimeter walls to 6 feet 8 inches where 6 feet is the maximum per Table 30.64-1 (a 9% increase).
2. Reduce intersection off-set to 95 feet where 125 feet is required per Section 30.52.052 (a 24% decrease).

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots: 188
- Density (du/ac): 9.4
- Minimum/Maximum Lot Size (square feet): 2,625/4,531 (gross and net)
- Project Type: Single family subdivision
- Number of Stories: 3 stories with rooftop deck
- Building Height: 35 feet
- Square Feet: 2,344/2,483/2,547/2,550

- Open Space Required/Provided: 22,560/69,935
- Parking Required/Provided: 376/376

Neighborhood Meeting Summary

The applicant mailed out the required notices to a 1,500 foot radius from the project site and invited the neighbors to the required neighborhood meeting, which was held on May 22, 2019 at Canarelli Middle School at 6:00 p.m. Twenty-three neighbors attended the meeting and expressed concerns about the density of the project and increased traffic. The neighbors encouraged the applicant to pursue the request through the Land Use Amendment process, rather than through the nonconforming boundary amendment process. That way, the cumulative impacts of the request along with other amendments to the Spring Valley Land Use Plan can be considered at the same time. In addition, the neighbors requested traffic signals at Robindale Road and Buffalo Drive, and at Windmill Lane and Buffalo Drive.

Site Plan

The plans depict a 188 lot single family subdivision with gated entrances from Buffalo Drive and Windmill Lane. Internal to the subdivision, the private streets are 38 feet wide with a 4 foot wide sidewalk on 1 side. The road configuration consists of 3 parallel streets running north/south with connecting east/west streets at the north and south sides of the development. Stub streets provide access to additional lots in the 4 corners of the subdivision.

A waiver of development standards is necessary to reduce intersection off-set from the entrance to the subdivision on Windmill Lane to the internal private streets to 95 feet where 125 feet is required.

Landscaping

A 16,839 square foot, landscaped common lot is located behind the gated entrance from Buffalo Drive, and another 6,932 square foot landscaped common lot is located in the northwest corner of the subdivision. Other common lots include 6 foot wide landscaped areas adjacent to some of the internal streets, landscape areas on the sides of both gated entrances, and a 15 foot wide landscape area with detached sidewalks along Buffalo Drive and Windmill Lane. Also, a 10 foot wide landscape area with an attached sidewalk is depicted along Mesa Verde Lane.

A waiver of development standards is necessary to increase the perimeter wall height up to a maximum of 6 feet 8 inches.

Elevations

A total of 4 different house models are proposed for the subdivision with 3 separate elevations per model. All 4 house models are 3 stories tall with a roof deck option and a maximum height of approximately 35 feet. The contemporary design of the homes include painted stucco, stucco pop-outs, metal railing, parapet walls along the roof, and sloped roof elements.

Floor Plans

The 3 story home models range in size from 2,344 square feet to 2,550 square feet. A typical home model will include a garage, game room, laundry, and storage on the first floor; a main entrance, bedrooms, and bathrooms on the second floor; a kitchen, great room, powder room,

and balcony on the third floor; and a deck on the roof. Other models depict the kitchen, great room, and dining room on the second floor, and the bedrooms and bathrooms on the third floor.

Applicant's Justification

According to the applicant, the residential subdivision is appropriate for the area, and the target buyer will be young families and second home upgraded home buyers. The request for increased wall height is a typical request from this developer, and the increased height will provide additional privacy to future home buyers in the development. In addition, the applicant states that the reduced intersection off-set will not create any traffic control issues since the entrance is gated.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-2	Single family subdivision
South	Commercial Neighborhood & Residential Medium (3 du/ac to 14 du/ac)	C-1 & RUD	Undeveloped & single family subdivision
East	Commercial Neighborhood & Residential High (8 du/ac to 18 du/ac)	R-E & R-3	Undeveloped
West	Public Facilities	P-F	Place of worship (The Crossing)

The subject site and surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-19-500136	A tentative map for a single family subdivision is a companion item on this agenda.
VS-19-0532	A vacation and abandonment of easements (right-of-way grants) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

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

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the*

area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

Since the previous amendment to the Spring Valley Land Use Plan was adopted in 2014, the subject parcels were offered for sale from the Bureau of Land Management to private buyers. At that time, any public reservations for the site were removed, and the site was made available for sale. In addition, the applicant states that the Public Facilities planned land use is no longer necessary since other public facilities are already constructed in the area, including the Sierra Vista High School and James Regional Sports Park. Therefore, the change in trends in the area after the previous amendment to the Spring Valley Land Use Plan make this nonconforming zone boundary amendment to residential appropriate.

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

An existing R-2 zoned neighborhood is located to the north, undeveloped parcels to the east are designated for Residential High and Commercial Neighborhood uses, an undeveloped parcel to the south is designated for Commercial Neighborhood uses, and an existing single family neighborhood to the south is zoned RUD. The applicant states that the proposed development will blend seamlessly with these neighborhoods as Buffalo Drive continues to develop with additional residential and commercial projects. In addition, the site to the west is a developed place of worship, and the proposed residential zoning is compatible with the intensity of the adjacent use.

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

The service providers have indicated that there will not be a substantial adverse effect on public facilities from the proposed nonconforming boundary amendment to residential. However, the Clark County School District indicates that Steele Elementary School and Canarelli Middle School were over capacity for the 2018-2019 school years. Steele Elementary School was at 118% capacity and Canarelli Middle School was at 113% capacity.

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

The applicant indicates that the Spring Valley Land Use Plan encourages pedestrian friendly neighborhoods as well as a variety of architectural styles, colors, and elevations to enhance the community character. The open spaces within the subdivision will encourage residents to walk, and the more modern architectural style of the houses will provide architectural variety consistent with the goals of the Land Use Plan.

Summary

Zone Change

Although the proposed zone boundary amendment to R-3 is consistent with densities planned on abutting Residential High parcels and with intensities planned for abutting Commercial Neighborhood parcels, staff recommends that the request should instead be completed through the upcoming 2020 Spring Valley Land Use amendment process rather than the nonconforming zone change process. The Spring Valley Land Use amendment process will take a comprehensive look at the planned uses for all parcels in the Spring Valley Town Board area, and the cumulative impacts of changes to the land use plan can be analyzed collectively. This approach will better ensure that services, facilities, and infrastructure are available for the planned uses in the area, rather than analyzing individual projects through a piecemeal, non-comprehensive, nonconforming amendment process. In addition, Urban Specific Policy 8 in the Comprehensive Master Plan discourages nonconforming zone changes. As a result, staff cannot support this request.

Waiver of Development Standards #1

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.

An increase in perimeter block wall height to 6 feet 8 inches is a typical request for this developer, and the request has been approved on other subdivisions. In addition, landscaping meets Title 30 requirements for this subdivision, and the landscaping will help visually soften the monotonous aspects of the increased wall height. However, since staff cannot support the zone boundary amendment, staff also cannot support the waiver of development standards.

Design Review

The design of the subdivision provides only 2 exterior access points, and although the open space exceeds Title 30 standards, the street layout of the subdivision creates long corridors over 1,000 feet in length. The limited access points and the long streets reduce overall connectivity and will discourage walking. Land Use Goal 4 encourages pedestrian and vehicular connections between all development types, and Urban Specific Policy 31 encourages residential developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial, and recreational areas. As a result, the proposed development does not promote connectivity between the development and adjacent uses nor does it promote walking or biking. Staff cannot support the design; however, if this application is approved, staff recommends adding a gated pedestrian access point from Common Lot B to the cul-de-sac on Mesa Verde Lane to help increase compliance with the goals and policies of the Comprehensive Master Plan.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds the request to reduce the street intersection off-set to be a self-imposed hardship that can be rectified with a site redesign.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Provide gated pedestrian access from Common Lot B to the cul-de-sac on Mesa Verde Lane;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 45 feet to the back of curb for Buffalo Drive, 30 feet for Mesa Verde Lane together with the portion of the knuckle at the western terminus of Mesa Verde Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate an easement for a bus shelter pad behind the sidewalk on Buffalo Drive per the direction of the RTC.
- Applicant is advised that meandering sidewalks are a non-standard improvement that the County will not maintain; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

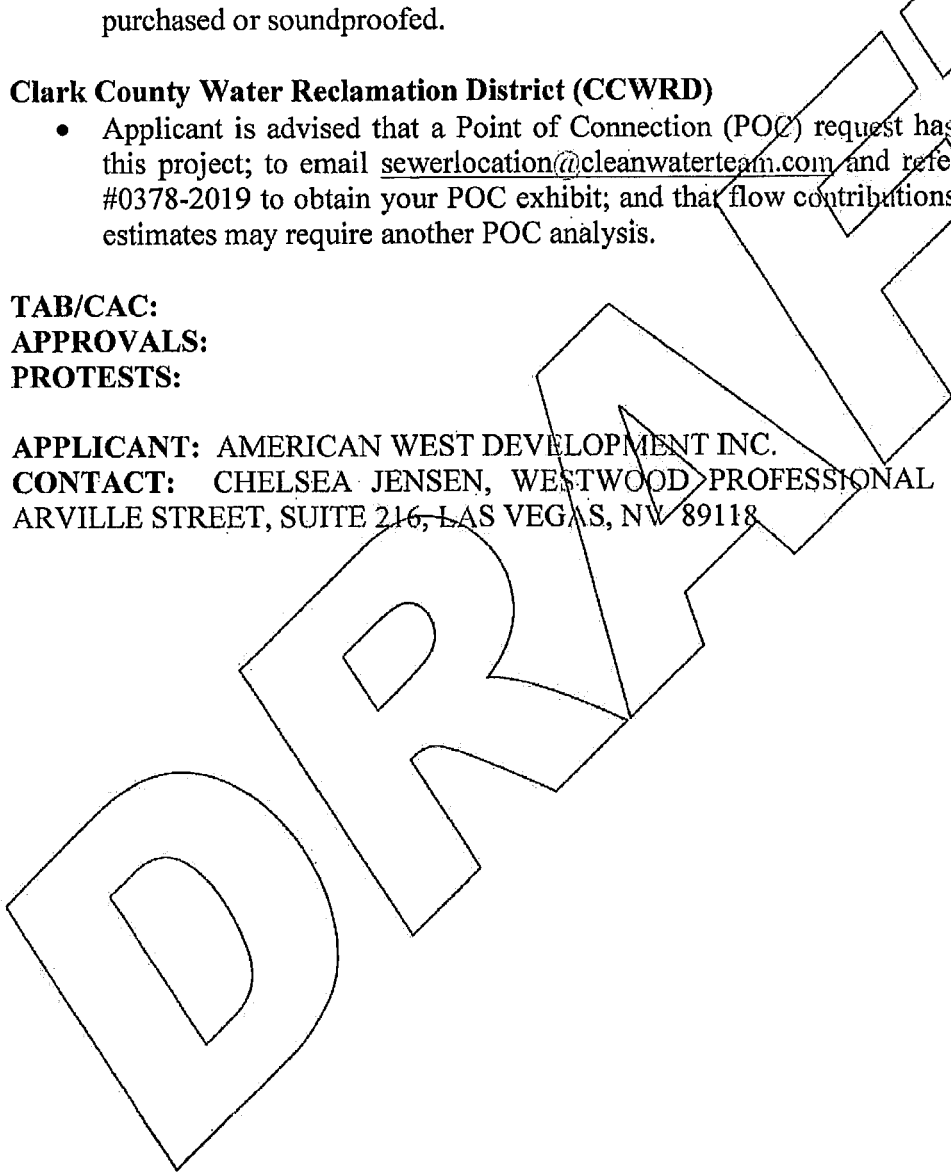
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0378-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT INC.
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118



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09/03/19 PC AGENDA SHEET

MULTIPLE FAMILY COMPLEX
(TITLE 30)

SUNSET RD/WARBONNET WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0573-DAVIDSON ROBERT S & DEBBIE D AND NV I-215 BUFFALO, LLC:

ZONE CHANGE to reclassify 4.9 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) reduce parking lot landscaping.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a multiple family residential complex on 4.9 acres in an R-4 (Multiple Family Residential - High Density) Zone; and 3) modifications to an existing multiple family residential complex on 17.1 acres in an R-4 (Multiple Family Residential - High Density) Zone and R-4 (Multiple Family Residential - High Density) (AE-60) Zone.

Generally located on the south side of Sunset Road and the east side of Warbonnet Way within Spring Valley (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-04-501-007 & 019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the rear (south) setback where 20 feet is the minimum per Table 30.40-3 (a 100% reduction).
2. Reduce parking lot landscaping to 1 tree per 12 parking spaces where 1 tree per 6 parking spaces is required per Figure 30.64-14 (a 50% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22
- Number of Units: 368 (existing)/124 (proposed)/ 492 (total)
- Density (du/ac): 21
- Project Type: Multiple family residential complex
- Number of Stories: 2

- 3
- Building Height (feet): 29
 - Open Space Required/Provided: 49,200/98,699
 - Parking Required/Provided: 884/915

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 4.9 acres from an R-E zone to an R-4 zone to allow a multi-family residential development. The applicant conducted a neighborhood meeting at the Zone5 Apartment Clubhouse on June 17, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. No neighbors attended the meeting.

Site Plan

The plan depicts a multiple family residential development consisting of 124 units. This project is proposed to be developed in conjunction with an existing 368 unit multiple family residential development on the adjacent parcel to the south and west. The proposed development is considered to be the second phase of the project and consists of 9 residential buildings, 25,734 square feet of useable open space, and 199 parking spaces. Combined with the existing first phase, the entire complex will consist of 492 units, 98,699 square feet of useable open space, and 915 parking spaces. Seventy parking spaces were removed from the existing multi-family complex to allow for connectivity and cross access between phase 1 and phase 2. Parking is distributed throughout the site and includes covered parking areas and long term bicycle parking areas. Phase 2 includes 3 connected drive aisles to phase 1, and no additional street access is provided in phase 2.

A waiver of development standards is necessary to eliminate the rear (south) setback where 20 feet is required. Two of the residential buildings in phase 2 are proposed along the south property line, which is internal to the overall development and adjacent to phase 1 of the project.

Landscaping

Landscaping along Sunset Road is 15 feet wide with a detached sidewalk and 2 off-set rows of trees, and a 10 foot wide landscape strip is depicted along the east property line. Landscaping is also depicted around the base of the buildings and screening the ground mounted mechanical equipment. Within the parking lot, a design review is necessary to allow half-diamond landscape planters rather than landscape fingers, and a waiver of development standards is necessary to allow the half-diamonds spaced every 12 parking spaces rather than every 6 parking spaces.

Elevations

The residential buildings are all 2 story with pitched roofs consisting of concrete tile roofing material. The exterior walls have a stucco finish painted in earth tone colors. The second floor units will have balconies with wrought iron railings. The residential buildings are designed with various pop-outs, recesses, and varying roof heights on all sides of the buildings to break-up the vertical and horizontal lines of the buildings.

Floor Plans

The residential buildings will consist of 40, one bedroom units, 76, two bedroom units, and 8, three bedroom units.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, phase 2 will be seamlessly integrated with phase 1. For example internal drive aisles will connect the 2 phases, and no separate right-of-way access is necessary for phase 2. In addition, phase 2 will utilize amenities existing in phase 1, including pool/spa/cabana areas and a recreation/clubhouse building consisting of meeting rooms, social gathering area, a gym, business center, and theater.

The applicant states that the half-diamond landscape planters are necessary to match the parking lot landscaping design in phase 1. Furthermore, the reduction of landscaping planters to 1 planter per 12 parking spaces will allow for additional covered parking spaces closer to each residential unit. Lastly, the applicant states that the reduced rear setback is appropriate since the project is adjacent to a parking lot landscape strip and parking spaces in phase 1.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0633-12 (ET-0002-17)	Second extension of time to reclassify 17.2 acres to R-4 zoning for a multiple family residential development	Withdrawn without prejudice by BCC	May 2017
NZC-0633-12 (ET-0021-16)	Extension of time to reclassify 17.2 acres to R-4 zoning for a multiple family residential complex	Approved by BCC	May 2016
WS-0019-15	Waivers of development standards for a freestanding sign with a design review for a freestanding sign and project identification signs – the freestanding sign was withdrawn and 1 project identification sign was deleted from consideration	Approved by BCC	April 2015
VS-0188-13	Vacated and abandoned government patent easements and a portion of right-of-way being Wagon Trail Avenue	Approved by PC	June 2013
NZC-0633-12	Reclassified 17.2 acres from R-E & C-2 zoning to R-4 zoning for a multiple family residential development	Approved by BCC	January 2013
ZC-1644-04	Zone boundary amendment to C-2 zoning on the western 10 acres for a future commercial development	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & M-D	Undeveloped, & office/warehouse development
East	Business and Design/Research Park	R-E & C-2	Undeveloped & office/retail development
West	Business and Design/Research Park	C-2 & M-D	Automobile dealership
South	Business and Design/Research Park	C-2 & R-E	215 Beltway & undeveloped

Related Applications

Application Number	Request
VS-19-0548	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

Amendments to the Spring Valley Land Use Plan were last adopted in October 2014, and since that time, there have been multiple changes in the southwest sector. Large employment centers have been developed and are in operation. A by-product of the increased employment opportunities is a sharp increase in demand for housing in the area. By way of example, several multi-family developments have been approved through the nonconforming zone change process in the area, including phase 1 of the applicant's development, directly to the south and west of the subject site. Based on these recent employment centers and multi-family developments in the area, these trends support the request for the proposed development.

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

The density and intensity of the proposed development are directly compatible with the existing multi-family development to the south and west. In addition, the proposed development will be fully integrated with the existing multi-family development, and no additional curb cuts are proposed for Sunset Road. Furthermore, the site is located between the 215 Beltway and Sunset Road, and multi-family developments are appropriate along highways and arterial roads to serve as a buffer or transitional parcel. Finally, multi-family development is compatible with areas planned for commercial or office uses because multi-family developments typically have larger setbacks and thus an ability to buffer from adjacent uses.

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

Various Clark County service departments have reviewed this development proposal and found adequate services available, or have specified the type of improvements that are needed for this development. No additional curb-cuts are required, and the site will provide recreational amenities for residents, which will not burden Clark County recreational facilities. However, the Clark County School District indicates that Rogers Elementary School was 142% overcapacity for the 2018-2019 school year.

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

The proposed zoning and design are similar to the existing R-4 zoned development to the south and west; therefore, the applicant indicates that the design of this project satisfies the Comprehensive Master Plan Urban Land Use Policy 7, which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses. The project is located between the 215 Beltway and Sunset Road and conforms to Urban Specific Policy 57 which encourages multiple family residential developments to locate near transit along with pedestrian and road networks that can accommodate higher residential densities.

Summary Zone Change

Based on the criteria listed above, staff finds that the applicant has satisfied the requirements for a compelling justification to warrant approval of the application. The density and intensity proposed by this request will result in a land use that is similar in intensity to uses allowed by the Business and Design/Research Park land use category designated for the site. With appropriate buffers and landscaping, multi-family is also compatible with future commercial and office uses planned for the area.

In addition, staff finds that the density and intensity proposed by this request will result in a land use that is compatible with the development to the south and west. Therefore, this project satisfies Comprehensive Master Plan Urban Specific Policy 7, which encourages, in part, that new developments should be complementary and similar in scale and intensity to the

surrounding land uses. Therefore, staff finds the proposed project is compatible with the existing and planned development in the area.

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

Urban Specific Policy 53 in the Comprehensive Master Plan encourages appropriate setbacks to ensure multi-family developments are compatible with adjoining land uses. By connecting internal drive aisles and locating buildings appropriately, the proposed design will not create any negative impacts from the reduced setbacks to the south. Essentially, phase 1 and phase 2 will create 1 integrated multi-family complex, and the reduced setbacks are internal to the development, adjacent to a parking lot planter strip, parking spaces, and a drive aisle. As a result, staff can support the request.

Waiver of Development Standards #2

Urban Specific Policy 53 also encourages appropriate landscaping for multi-family residential developments. Although the parking spaces will be covered with carports, appropriate landscaping in the parking lot is still required, and it provides many benefits including improving air quality; enhancing the visual image of the area; and reducing, dust, noise, and glare. Overall, the entire site has 31 parking spaces more than required, and some of the excess parking spaces could be removed to accommodate additional parking lot landscaping. As a result, staff cannot support the request.

Design Reviews

The design of the subdivision layout is consistent and compatible with approved land uses in this area, and staff finds the project conforms to Urban Land Use Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. For example, phase 2 is fully integrated with phase 1, and no additional curb-cuts to Sunset Road are required. In addition, the changes proposed to phase 1 (removing parking spaces to allow for cross access) are appropriate and do not result in a shortage of parking.

Overall, the residential buildings are designed with various pop-outs, recesses, and varying roof heights on all sides of the buildings to break up the vertical and horizontal lines of the buildings. The design also conforms to Urban Land Use Policy 55 which encourages design alternatives and spatial distribution rather than the massing of buildings, and the proposed buildings are similar and compatible with the existing residential buildings in phase 1. Therefore, staff recommends approval of these requests.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of the zone change, waiver of development standards #1, and design reviews; denial of waiver of development standards #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road.
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0241-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEVADA WEST PARTNERS V, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, STE 650, LAS VEGAS, NV 89135

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input checked="" type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF	DATE FILED: <u>7/19/19</u> APP. NUMBER: <u>NZC-19-0573</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>SPRING JARLES</u> ACCEPTED BY: <u>JCT</u> TAB/CAC MTG DATE: <u>8/13/19</u> TIME: <u>6:30 PM</u> FEE: <u>\$2,800</u> PC MEETING DATE: <u>9/3/19</u> CHECK #: <u>INVOICE ONLINE</u> BCC MEETING DATE: <u>10/2/19</u> COMMISSIONER: <u>MN</u> ZONE / AE / RNP: <u>R-E → R-4</u> OVERLAY(S)? <u>CMA/MUD J</u> PLANNED LAND USE: <u>SUBDEP</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N NOTIFICATION RADIUS: <u>1,500 SIGN</u> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>N/A</u> APPROVAL/DENIAL BY: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>
	PROPERTY OWNER	NAME: <u>Robert S & Debbie D Davidson</u> ADDRESS: <u>14740 Little Springs Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89161</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	APPLICANT	NAME: <u>Nevada West Partners V, LLC</u> ADDRESS: <u>6655 S. Eastern Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>n/a</u> FAX: <u>n/a</u> CELL: <u>n/a</u> E-MAIL: <u>n/a</u>
	CORRESPONDENT	NAME: <u>Chris Kaempfer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> FAX: <u>702-796-7181</u> CELL: <u>n/a</u> # <u>164820-RCI</u> E-MAIL: <u>clk@kcnvlaw.com</u>

ASSESSOR'S PARCEL NUMBER(S): 176-04-501-007
 PROPERTY ADDRESS and/or CROSS STREETS: Buffalo Drive / I-215
 PROJECT DESCRIPTION: NZC from R-E to R-4 (PRE-19-100021)

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Robert S Davidson

 Property Owner (Signature)* Debbie D Davidson

 Property Owner (Print)

STATE OF Idaho
 COUNTY OF Booner
 SUBSCRIBED AND SWORN BEFORE ME ON June 5 2019 (DATE)
 By Robert S and Debbie D Davidson
 NOTARY PUBLIC: _____

LASZLO L SUTO
 NOTARY PUBLIC - STATE OF IDAHO
 COMMISSION NUMBER 39129
 MY COMMISSION EXPIRES 11-22-2020

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

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Carson City, NV 89703
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Fax: 775.882.0257

July 18, 2019

VIA HAND DELIVERYCLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106**Re: *Compelling Justification Letter – Nonconforming Zone Change and Design Review for
Multi-Family Development***
APN: 176-04-501-007

To Whom It May Concern:

Please be advised our office represents Nevada West Partners (the "Applicant") in the above-referenced matter. The Applicant is requesting a second phase or continuation of an existing multi-family development located between the 215 Frontage (Rafael Rivera Way) and Sunset Road near Buffalo Drive. The property is approximately 5.0 acres and is more particularly described as APN: 176-04-501-007 (the "Site"). The Applicant is requesting a nonconforming zone change from R-E to R-4 and a design review to develop a 124 unit multi-family development that will seamlessly flow into the Applicant's developed multi-family development called the *2 One 5*.

Nonconforming Zone Change:

The Spring Valley Land Use Plan designation for the Site is Business and Design Research Park ("BDRP"). However, this request satisfies the criteria for a nonconforming zone change with the compelling justification required by Title 30 as follows:

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

The Spring Valley Land Use Plan was last amended in September of 2014. There have been multiple changes within the last several years within the southwest sector. Large employment centers have been developed and now are operating in the southwest portion of the valley. A byproduct of the increased employment opportunities is a sharp increase in housing demand for the area. By way of example, the Applicant developed and is now operating the multi-family development called the *2 One 5* which is to the west and south Site. The *2 One 5* was approved by the Board of County Commissioner via NZC-0018-12. The Site is a second

phase to the 2 *One 5* with Site to be directly incorporated into the 2 *One 5*. Other recent approvals in the immediate area for multi-family developments include nonconforming zone changes for Picerne Development at the southwest corner of Sunset Road and Cimarron Road and Calida Development at the southeast corner of Sunset Road and Cimarron Road.

Based on these recent apartment developments in the area supported by planning staff, Spring Valley TAB, the Planning Commission and the BCC, these trends support the request for the proposed development. In addition to what has been stated above, the Site's most logical use is to be incorporated into the Applicant's existing development.

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

With the Applicant's current development of multi-family immediately to the west and south of the Site and the fact that Site will be incorporated into the existing development, the density and intensity is compatible. The Site is also located between the 215 Frontage (Rafael Rivera) and Sunset Road. It is natural to have more intense residential uses along highways and major arterials to serve as a buffer or transition parcel. Another bonus is that since the Site will be incorporated into the existing development, there will be no need for an additional curb cut along Sunset Road.

Finally, multi-family is the ideal type of residential development for an area planned largely for commercial or offices uses. Multi-family developments typically have larger setbacks and thus an increased ability to buffer from adjacent uses. Thus, overall, the density and intensity is compatible with the area.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. This Site is located along the 215 Frontage (Rafael Rivera Way) and Sunset Road. And because the Site will be incorporated into the existing multi-family development, no additional curb cut along the Sunset Road is needed. Further, the Site will provide recreational amenities which will not burden Clark County recreation facilities. Finally, the Applicant will mitigate any impacts the proposed development may have.

4. The proposed nonconforming zone conforms to other applicable adopted plans, goals, and policies:

Pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation

patterns.” Here, the Site is located between the 215 Frontage (Rafael Rivera Way) and Sunset Road. Not only is the proposed development compatible with the general policy of the Urban Land Use Polices, but it is also compatible with the more specific Multiple Family Residential policies of the Urban Land Use Policies, including, but not limited to the following policies:

- Policy 57 encourages multi-family developments to be located near transit stops and road networks that can accommodate higher residential densities. Here, the Site is located near bus stops.
- Policy 55 encourages spatial distribution rather than the massing of buildings. Here, the buildings are oriented in various directions to avoid the monotone linear pattern. Additionally, the design review shows varied elevations.
- Policy 51 encourages multi-family projects to provide several amenities including usable open space, swimming pools, barbeque pits, and community centers. Here, the additional multi-family units will have complete use of the clubhouse, pool and other usable open space amenities.
- Policy 54 encourages the arrangement of parking areas into courts to avoid long concrete corridors of parking. Here, the parking is dispersed throughout the entire project and avoids creating long corridors of parking area.
- Policy 53 encourages the use of drought-tolerant landscaping. Here, the landscaping complies with all Title 30 requirements.

As such, the Site design meets the goals and polices set forth in the Urban Land Use Policies.

Design Review:

The Applicant is proposing a 124 multi-family unit development to serve as an addition to the existing multi-family development immediately to the west and south. The existing multi-family development is approximately 17 acres and is more particularly described as APN: 176-04-501-019 and is included as part of this design review. The bedroom mix is as follows: 40 one bedroom units, 76 two bedroom units, and 8 three bedroom units. Since the Site is an expansion of the existing multi-family development, there is no separate access to the Site from any right-of-way. Rather, a new internal drive aisle will be created providing access from the existing development to the expansion. The multi-family buildings will be two stories and approximately 30’ in height. Additionally, the Site will utilized the existing outdoor amenities such as a pool/spa/cabana area and indoor amenities with a recreation/clubhouse building consisting of meeting rooms and social gatherings areas, a gym, business center and theatre on the adjoin property

Additionally, the Applicant is requesting a Design Review for Alternative Landscape design pertaining to the parking lot stall configuration. The Applicant is requesting to allow diamond landscaping pop-outs for every 12 stalls. The diamond landscaping pop outs every 12 parking stalls will ensure that the new site matches the existing phase 1 site. The existing site is parked with external diamonds, whereas the new site has diamonds on the exterior and the Applicant has added the diamonds on the interior of phase 2 only in order to closely comply with the requirements. The use of diamonds at every 12 parking stalls in front of the building allows the project to place carports in closer proximity of the units they serve. Additionally, the averages of the offsets of the building are being used in order to exceed the 10' landscape requirement for every 12 spaces.

Waivers of Development Standards:

The Applicant is requesting setback waivers as follows. For buildings 36 & 37; the application is requesting a 0' setback where a 10' setback is required on the south side of the buildings. For building 38; the applicant is requesting a 5' setback where a 10' setback is required on the west side of the building. For building 43; the applicant is requesting an 8' setback where a 10' setback is required.

Additionally, the Applicant is also requesting a waiver of development standards for the adjacent parking stalls of the parking lot landscape diamonds. These adjacent stalls will be 18' x 10' where 19' x 10' is required. The additional foot is needed for the landscape diamond.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL RENSHAW
GRONAUER & FIORENTINO



Anthony J. Celeste

AJC/MAO

8

09/03/19 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

TOMSIK ST/ROY HORN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-19-0538-GK ACQUISITIONS, LLC ET AL & STANLEY 015 REALTY, LLC:

STREET NAME CHANGE to change the name of Tomsik Street to Narrative Way.

Generally located on the south side of Roy Horn Way and the north side of Badura Avenue within Spring Valley. MN/dm/ja (For possible action)

RELATED INFORMATION:

APN:

176-04-301-006; 176-04-201-013; 176-04-201-015; 176-04-210-001

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Project Type: Change the name of an existing street from Tomsik Street to Narrative Way

Applicant's Justification

Construction of a 100,000 square foot state of the art office building is proposed on the adjacent parcels. Changing the street name is in conjunction with the branding of the proposed development to offer a higher level of office space.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0681	Reclassified site from R-E and C-2 zoning to M-D zoning for an office building	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	CC215
South	Business and Design/Research Park	R-E	Undeveloped

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	M-D, R-E	Undeveloped & proposed commercial development
West	Business and Design/Research Park	M-D	Office building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Tomsik Street is a north/south alignment that exists in several segments in the southwest quadrant of the valley. This application is requesting to change a portion of the alignment that runs between Roy Horn Way and Badura Avenue. This segment of road is isolated from the rest of the alignment due to the CC215 to the north and the St. Rose Dominican Hospital, San Martin Campus to the south. Since this segment of street does not and cannot connect to the other segments of the alignments, the Las Vegas Valley Street Naming and Address Assignment policy does not prohibit this street from having a different name. There are no addresses affected by this street name change and the street name, Narrative Way, has been approved by the Combined Fire Communication 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

- Subject to Narrative Way.
- Applicant is advised that they shall be responsible for installation of street signs, per Public Works requirements.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROBERT TORRES

**CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, ZENITH ENGINEERING, 1980
FESTIVAL PLAZA DR, LAS VEGAS, NV 89135**

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input checked="" type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/11/19</u> PLANNER ASSIGNED: <u>DMM</u> ACCEPTED BY: _____ FEE: <u>\$400</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>MUD-2</u> PUBLIC HEARING? <u>(Y) / N</u> TRAILS? Y / N PFNA? Y / N APPROVAL/DENIAL BY: _____
	PROPERTY OWNER	APP. NUMBER: <u>19-0538</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>9/3</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>MD</u> PLANNED LAND USE: <u>BDRP</u> NOTIFICATION RADIUS: <u>0</u> SIGN? Y / <u>(N)</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>GK Acquisitions, LLC</u> ADDRESS: <u>3960 Howard Hughes Pkwy. #150</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	CORRESPONDENT	NAME: <u>Zenith Engineering - Julia Izzolo</u> ADDRESS: <u>1980 Festival Plaza Drive #450</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-866-9535</u> CELL: <u>702-835-3496</u> E-MAIL: <u>julia@zenith-lv.com</u> REF CONTACT ID #: <u>189228</u>

ASSESSOR'S PARCEL NUMBER(S): 176-04-201-013 and 176-04-201-015, 176-04-210-001, 176-04-201-006
 PROPERTY ADDRESS and/or CROSS STREETS: Tomsik Street and Roy Horn Way
 PROJECT DESCRIPTION: Street Name Change

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

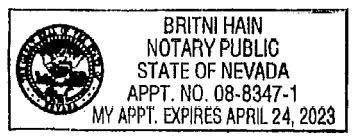
 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 3, 2019 (DATE)
 By Robert Manuel Torres

NOTARY PUBLIC: BRH



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

SC-19-0538



July 8, 2019

Clark County
Department of Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Tomsik Street Name Change Justification Letter, Zenith Project No. 191017

Dear Sir or Madam:

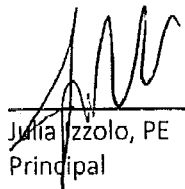
Zenith Engineering has been retained by G2 Capital Development to file a street name change application to change the name of Tomsik Street between Roy Horn Way and Badura Avenue associated with property located on the west side of Tomsik Street, south of Roy Horn Way (Assessor's Parcel Numbers 176-04-201-013 and 176-04-201-015).

The property referenced above is slated for a proposed development consisting of 100,000+ square feet of state-of-the-art and highly amenitized Class A Office space, which will be the first post-recession development of its kind. In order to provide synergistic branding with the proposed development and maintain a higher level of advanced space, we hereby request to change the name of Tomsik Street to Narrative Way between Roy Horn Way and Badura Avenue.

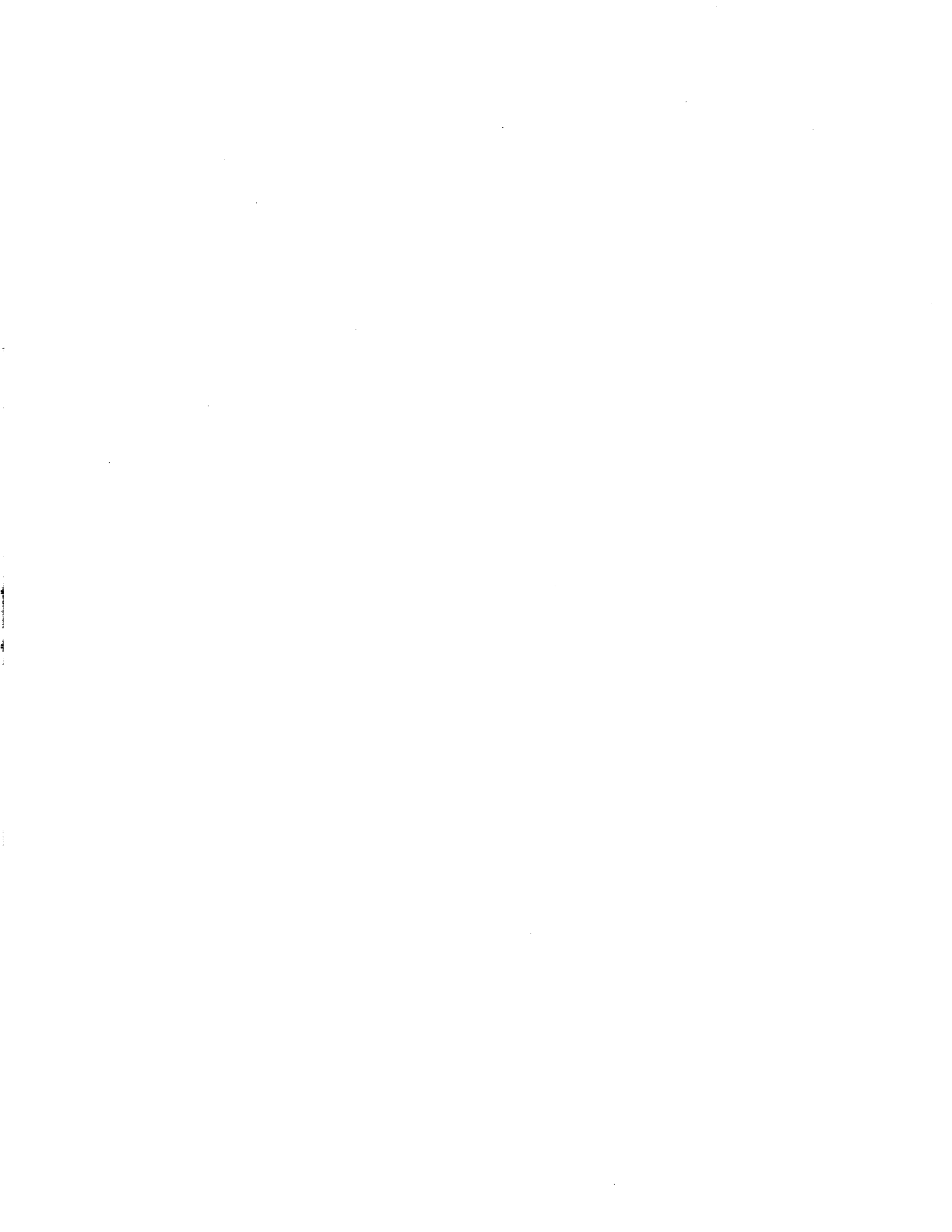
Please feel free to contact me with any questions or comments at (702) 866-9535. Thank you.

Sincerely,

ZENITH ENGINEERING



Julia Jzolo, PE
Principal



09/03/19 PC AGENDA SHEET

BUFFALO MESA VERDE UNIT 2
(TITLE 30)

BUFFALO DR/MESA VERDE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500136-CFT LANDS, LLC:

TENTATIVE MAP consisting of 188 single family residential lots and common lots on 20.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley. MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-09-801-010 through 176-09-801-014

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots/Units: 188
- Density (du/ac): 9.4
- Minimum/Maximum Lot Size (square feet): 2,625/4,531 (gross and net)
- Project Type: Single family subdivision

The plans depict a 188 lot single family subdivision with gated entrances from Buffalo Drive and Windmill Lane. Internal to the subdivision, the private streets are 38 feet wide with a 4 foot wide sidewalk on 1 side. The road configuration consists of 3 parallel streets running north/south with connecting east/west streets at the north and south sides of the development. Stub streets provide access to additional lots in the 4 corners of the subdivision.

A 16,839 square foot, landscaped common lot is located behind the gated entrance from Buffalo Drive, and another 6,932 square foot landscaped, common lot is located in the northwest corner of the subdivision. Other common lots include 6 foot wide landscaped areas adjacent to some of the internal streets, landscape areas on the sides of both gated entrances, and a 15 foot wide landscape area with detached sidewalks along Buffalo Drive and Windmill Lane. Also, a 10 foot wide landscape area with an attached sidewalk is depicted along Mesa Verde Lane.

9

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-2	Single family subdivision
South	Commercial Neighborhood & Residential Medium (3 du/ac to 14 du/ac)	C-1 & RUD	Undeveloped & single family subdivision
East	Commercial Neighborhood & Residential High (8 du/ac to 18 du/ac)	R-E & R-3	Undeveloped
West	Public Facilities	P-F	Place of worship (The Crossing)

The subject site and surrounding parcels are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-19-0533	A nonconforming zone change to reclassify 20 acres to R-3 zoning with a waiver of development standards to increase wall height and a design review for a single family subdivision is a companion item on this agenda.
VS-19-0532	A vacation and abandonment of easements (right-of-way grants) 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. However, since staff cannot support the companion nonconforming zone change request, staff recommends denial of this tentative map.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the 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 the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that 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;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 45 feet to the back of curb for Buffalo Drive, 30 feet for Mesa Verde Lane together with the portion of the knuckle at the western terminus of Mesa Verde Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate an easement for a bus shelter pad behind the sidewalk on Buffalo Drive per the direction of the RTC.
- Applicant is advised that meandering sidewalks are a non-standard improvement that the County will not maintain; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street labeled Wildcat Mountain Ave and the street Misty Oaks Ave shown on the revised TM-18-500236 shall have the same name;
- The entrance street adjacent to lot 1 and lot 83 is an extension of Moonlight Meadows St and shall have the same name.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- 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 #0378-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT INC.

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7/9/19</u>	APP. NUMBER: <u>TM-19-500136</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JET</u>	TAB/CAC: <u>SPRING VALLEY</u>
		ACCEPTED BY: <u>JET</u>	TAB/CAC MTG DATE: <u>8/13/19</u> TIME: <u>6:30</u>
		FEE: <u>*750</u>	PC MEETING DATE: <u>9/3/19</u>
		CHECK #: <u>97567</u>	BCC MEETING DATE: <u>10/1/19</u>
		COMMISSIONER: <u>MN</u>	ZONE / AE / RNP: <u>R-3</u>
		OVERLAY(S)? <u>N</u>	PLANNED LAND USE: <u>SVPF</u>
		TRAILS? Y <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/> * PFNA <input checked="" type="checkbox"/> / N	NOTES: _____

PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u>
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APPLICANT	NAME: <u>American West Development, Inc.</u> ADDRESS: <u>250 Pilot Road, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-736-6434</u> CELL: _____ E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____
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CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u> ADDRESS: <u>5740 South Arville, Suite 216</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>
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ASSESSOR'S PARCEL NUMBER(S): 176-09-801-007 176-09-801-010 thru 014

PROPERTY ADDRESS and/or CROSS STREETS: West Mesa Verde Lane & South Buffalo Drive

TENTATIVE MAP NAME: Buffalo Mesa Verde Unit 2

NUMBER OF LOTS: 188/2 GROSS/NET ACREAGE 20.23 GROSS/NET DENSITY 9.3

I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*	Jeffrey L. Canarelli Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>May 13, 2019</u> (DATE)	
By <u>Jeffrey L. Canarelli</u>	
NOTARY PUBLIC:	

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



TM-19-500184

AWD1807.002

May 28, 2019

Al Laird
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

SUBJECT: Tentative Map for Buffalo Mesa Verde Unit 2

Dear Mr. Laird:

On behalf of our client American West Development, we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Non-Conforming Zone Change, Waiver, Vacation and Design Review. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, American West Development, would like the applications to go concurrent since they are companion items on the same site.

Sincerely,

Slater Hanifan Group, Inc.

Chelsea Jensen
Senior Project Coordinator

09/03/19 PC AGENDA SHEET

KENNEL (DOG DAY CARE & BOARDING)
(TITLE 30)

SUNSET RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0559-LP HOLDINGS 6415, LLC:

USE PERMIT to allow a kennel (dog day care and boarding) within an existing retail building on a portion of 4.0 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Sunset Road and Fort Apache Road within Spring Valley. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:

163-31-814-001 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6415 Fort Apache Road
- Site Acreage: 4 (portion)
- Project Type: Kennel
- Square Feet: 6,241 (lease area)
- Parking Required/Provided: 145/197

Site Plan

The site plan depicts an existing retail commercial center with 2 commercial buildings. Access to the site is from both Fort Apache Road and Sunset Road. A total of 197 spaces are provided where 145 spaces are required. The applicant is requesting to allow for a kennel (dog day care and boarding) within a tenant space of the northern building in the northwest portion of the lot. There is an existing 6 foot high block wall along the northern and western property lines.

Landscaping

Landscaping is located throughout the site and changes to the existing landscaping is neither required nor proposed with this application.

Elevations

The buildings have a stucco finish with earth tone colors and stone veneer extensions. The roof is screened by parapet walls and awnings and located along the store fronts.

Floor Plans

The plans show an interior lease space of 6,241 square feet with a reception area, office, indoor play rooms, wet pen for up to 70 dogs, boarding pens, bathing areas, and restrooms.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that they are a franchise owner of "Dogtopia" providing dog day care and boarding services for a total capacity for 120 dogs, but expect no more than 60 to 70 dogs daily. No overnight boarding is planned at this time. The business will operate indoors and is sound insulated to prevent audible noises from being heard from the outside. Each play area will be equipped with air conditioning to eliminate airborne contagions and will utilize a UV light system in the ductworks to prevent any spread of odors. A total of 10 employees will be present at any given shift. Business hours are Monday through Friday 6:30 a.m. to 7:00 p.m., Saturdays and Sundays from 8:00 a.m. to 5:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0598-11	Recreational facility (indoor play area) with retail sales in an existing shopping center	Approved by PC	January 2012
DR-0635-07	Retail center and waived conditions of a zone change (XC-1332-02) requesting 15 feet of landscaping along right-of-ways	Approved by BCC	July 2007
DR-0531-07	Retail building in conjunction with a shopping center	Approved by PC	June 2007
UC-1760-05 (ET-0373-06)	First extension of time to review and commence the reduced separation, with a design review for shopping center and waiver of conditions for a detached sidewalk and ingress/egress and parking agreements	Approved by BCC	February 2007
VS-1085-06	Vacated and abandoned 33 foot wide government patent easements	Approved by PC	September 2006
UC-1760-05	Reduced separation for outdoor dining to residential development with a design review for shopping center and waiver of conditions of a zone change (ZC-1332-02) for required detached sidewalks along Sunset Road and Fort Apache Road; ingress/egress and parking agreements	Approved by BCC	January 2006
TM-0614-05	Commercial subdivision on 8 acres in a C-2 zone	Approved by PC	December 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1332-02	Reclassified 5 acres from R-E to C-2 zoning for a shopping center with a use permit to reduce separation between a residential use and a car wash and convenience store with gasoline pumps	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac)	R-5	Multi-family residential
South	Commercial General	C-2	Shopping center
East	Public Facilities	C-2	Professional offices
West	Residential Suburban (up to 10 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**

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

The proposed use is located within a retail commercial building, which caters to additional commercial uses, and the proposed use is appropriate and beneficial to the surrounding neighborhood. Per the applicant, all the dogs will be well supervised for safety reasons and employees will ensure that any excessive noise and odor is minimized. Staff does not foresee any negative impacts with the proposed use; therefore, staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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: TORO HOLDINGS, LLC

CONTACT: TORO HOLDINGS, LLC, 6770 SILVER CRESENT STREET, LAS VEGAS,
NV 89148



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/18/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$ 675.00/00</u> CHECK #: <u>227</u> COMMISSIONER: <u>J.J</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? Y <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0559</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6:30</u> PC MEETING DATE: <u>9/3/19</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>C-6</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>LP Holdings 6415, LLC</u> ADDRESS: <u>908 Halsted Street</u> CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60642</u> TELEPHONE: <u>312-654-0100</u> CELL: <u>312-403-1000</u> E-MAIL: <u>flatsko@latsko.com</u>	
	APPLICANT	NAME: <u>Toro Holdings, LLC dba Dogtopia (Hiram Toro)</u> ADDRESS: <u>6770 Silver Cresent Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: <u>787-405-8282</u> E-MAIL: <u>hiramtoro57@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>SAME AS APPLICANT</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): APN: 163-31-814-001

PROPERTY ADDRESS and/or CROSS STREETS: 6415 S. Ft. Apache Road, Suite 125, Las Vegas, NV 89148

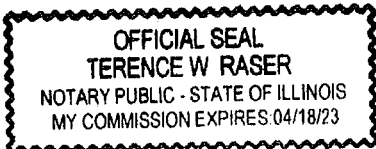
PROJECT DESCRIPTION: Multi-tenant retail center at the NWC of Sunset & Ft. Apache

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* _____
 STATE OF Illinois
 COUNTY OF Cook

Property Owner (Print) Fred S. hatsko

SUBSCRIBED AND SWORN BEFORE ME ON June 6, 2019 (DATE)
 By Terence W. Raser
 NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

July 17, 2019

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV
Re: Property Use

Dear Sir/Madam:

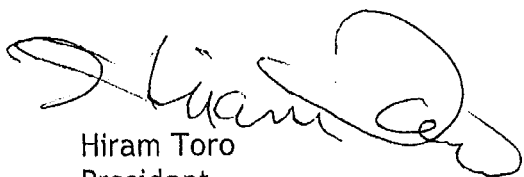
Toro Holdings, LLC is a franchise owner of Dogtopia, the industry leader in dog daycare and boarding with highly sophisticated, safe, quiet, strikingly clean and branded stores all across the country and Canada. The main focus of the operation is providing a joyful experience for the pet through our daycare services while providing peace of mind for the pet "parent". Our camera equipped playrooms will allow pet owners to monitor their dog's activities throughout his stay through their smart phone.

All of the store operations are conducted indoor in our three sound insulated playrooms. Every playroom is wall enclosed and sound insulated preventing audible noises to be heard even-when-indoor in the reception area. Each of these playrooms is equipped with a separate HVAC unit to eliminate and contain airborne contagions and UV light systems are installed in ductworks to prevent the spread of unpleasant odors.

The operation's total capacity based on Dogtopia's high standards is of approximately 120 dogs but we expect to handle an average of 60 to 70 pets daily. Being that our facility is over 6000 square feet this space is more than adequate to comfortably accommodate our pet clients.

Store vehicular traffic will mainly consist of clients' pet drop-offs and pick-ups. Although we will have an average of 25 employees, the shifts will only require 10 employees at one time. Business hours will be Monday thru Friday 6:30 AM to 7:00 PM with Saturdays and Sundays from 8:00 AM thru 5:00 PM.

If we can be of any assistance feel free to contact us. Thank you.



Hiram Toro
President
Toro Holdings LLC

11

09/03/19 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

NORFOLK CT/ANCHORAGE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0531-OSBORNE, SHAWN M. & CANDICE A.:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks for an accessory structure; and 2) reduce building separation in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located the east side Norfolk Court, approximately 71 feet south of Anchorage Street within Spring Valley. MN/sd/ma (For possible action)

RELATED INFORMATION:

APN:
163-22-415-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side setback for an accessory shade structure to 3 feet 7 inches where 5 feet is required per Table 30.40-1 (a 25% reduction).
- b. Reduce the rear setback for an existing accessory structure to 3 feet 7 inches where 5 feet is required per Table 30.40-1 (a 25% reduction).
2. Reduce the building separation between 2 accessory buildings to 2 feet 6 inches where 6 feet is required per Table 30.40-1 (a 46% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4754 Norfolk Court
- Site Acreage: 0.1
- Number of Lots/Units: 1
- Project Type: Accessory structure
- Building Height (feet): 11
- Square Feet: 168

Site Plans

The plans depict an existing single family residence located south of Anchorage Street. There is an existing block wall along the south, east, and north property lines. The plans depict an existing pool and spa along with a bar located in the rear yard with the spa located in the southwest portion of the parcel. The proposed accessory structure will be utilized as a shade structure for the existing spa and the posts of the accessory structure are located 3 feet 7 inches from the property lines. In addition, an existing structure that is identified as a bar that is 42 inches tall will have a separation of 2 feet 6 inches from the proposed shade structure over the spa, where Building Code requires a 6 foot separation. The proposed accessory shade structure is partially screened from both adjacent properties by an existing 6 foot high block wall along the southern and eastern property lines.

Landscaping

There is existing mature landscaping on the site. Landscaping is not a part of this request.

Elevations

The plans show an accessory structure that is up to 11 feet in height. The accessory structure will be open on all 4 sides and will be constructed of wood posts and an aluminum pitched roof with overhangs.

Floor Plans

The plans show an accessory structure that is 12 feet long and 14 feet wide that is open on all sides.

Applicant's Justification

The applicant states that a shade structure to be placed over the spa would allow for greater enjoyment and relief from the sun. Currently, during daytime hours the applicants state that exposure to the sun reduces their enjoyment of using the spa and are seeking relief from the suns UV rays.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Residential Suburban (up to 5 du/ac)	R-1	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

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

Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as to mitigate possible safety concerns. Review of the submitted plans show the accessory structure having overhangs on all sides. In addition, the proposed shade structure will be separated from an existing accessory structure (BBQ and bar) less than the 6 feet required by Code. The proposed accessory shade structure is architecturally compatible with the principal residence and is not visible from the street; however, it is partially screened from the neighbors by an existing 6 foot block wall. The requested waiver to reduce the rear and side setbacks to 3 feet 7 inches to the wooden posts is a self-imposed hardship and does not comply with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages appropriate buffers and setbacks with single family residential developments. Therefore, staff cannot support the request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHAWN OSBORNE

CONTACT: SHAWN OSBORNE, 4754 NORFOLK COURT, LAS VEGAS, NV 89147

09/04/19 BCC AGENDA SHEET

RESTAURANT/OFFICE BUILDINGS
(TITLE 30)

SAHARA AVE/MONTE CRISTO WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0537-SILVAGGIO, ALBERT A. & IW TRS:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for restaurant and office buildings in conjunction with an existing office building on 1.7 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:

163-10-110-002; 163-10-110-003

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce driveway throat depth to 32 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 68% decrease).
- b. Reduce the driveway approach distance to 102 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 32% decrease).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Restaurant and office buildings
- Number of Stories: 1
- Building Height (feet): 21 (restaurant)/18 (office buildings)
- Square Feet: 2,700 (restaurant)/4,032 (office buildings)/14,796 (total)
- Parking Required/Provided: 195/225 (entire shopping center)

Site Plan

The site plan depicts a proposed fast food restaurant with a drive-thru on the north side of the site and 3 office buildings on the southern portion of the site. Cross access extends along the entire western boundary with an existing office building, and 2 existing driveways will be maintained;

1 from Sahara Avenue and 1 from Monte Cristo Way. Two hundred twenty-five parking spaces are provided for the entire shopping center where 195 parking spaces are required. The waiver of development standards is necessary for the existing driveway approach distance and throat depth on Sahara Avenue.

The fast food restaurant is set back 70 feet from the northern property line along Sahara Avenue and 23 feet from the eastern property line along Monte Cristo Way. A drive aisle extends around the fast food restaurant on the south, east, and north sides. The ordering speaker faces south, and the pick-up windows face east.

Each of the office buildings is set back 10 feet from the east property line, adjacent to Monte Cristo Way, and 20 feet from the south property line, adjacent to Laredo Street, consistent with conditions of approval on ZC-0409-97.

Landscaping

Landscaping includes a 15 foot wide landscape strip along Sahara Avenue on the subject property, a 10 foot wide landscape strip along Monte Cristo Way, and a 20 foot wide landscape strip along Laredo Street. Both the 10 foot wide landscape strip along Monte Cristo Way and the 20 foot wide landscape strip along Laredo Street are consistent with conditions of approval on ZC-0409-97. Landscaping is also included in the parking lot and along the driveway entrance from Monte Cristo Way.

Elevations

The fast food restaurant is 21 feet high and consists of parapet walls at various heights along the roofline, foam molding, and stucco fascia. All 3 office buildings are 18 feet high and consist of a flat parapet wall along the roofline, faux decorative columns, stucco, and aluminum framed windows. The architecture, design, and colors of the fast food restaurant and the office buildings match the design of the existing office building to the west.

Floor Plans

The fast food restaurant is 2,700 square feet and consists of a dining room, service counter, kitchen, storage areas, office, and restrooms. Each office building is 4,032 square feet and consists of an open floor plan with restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the fast food restaurant and office buildings are appropriate because they are architecturally compatible with the existing office building, and the design complies with previous conditions of approval. The waiver of development standards is necessary for the existing conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0346-17	Vehicle (car) wash facility	Withdrawn without prejudice by the BCC	August 2017
DR-0982-98 (WC-0023-99)	Waived conditions requiring the block wall height along Laredo Avenue to match the wall height of the adjoining property to the west	Approved by BCC	March 1999
DR-0982-98	Office building	Approved by BCC	July 1998
ZC-0409-97	Reclassified the site to C-1 zoning along with the parcel to the west for an office and retail center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Office complex
East	Commercial General & Rural Neighborhood Preservation (up to 2 du/ac)	C-2 & R-E (RNP-1)	Shopping center & single family residences
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residences
West	Commercial Neighborhood	C-1	Office building

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

Design Review

Urban Specific Policy 10 in the Comprehensive Master Plan encourages site designs that are compatible with adjacent land uses, and Policy 2 encourages infill development to be consistent with existing adjacent development. The proposed design incorporates additional setbacks and landscaping along Monte Cristo Way and Laredo Street as required by ZC-0409-97. In addition, the design places the more intense fast food restaurant near Sahara Avenue and the less intense

office uses closer to Laredo Street, which abuts existing single-family residences. Furthermore, the office buildings will help buffer any potential negative impacts from the fast food restaurant on the single-family residences to the south. Lastly, the design, architecture, and colors of the buildings will match the existing office building to the west. As a result, the design is consistent with Title 30 standards, previous conditions of approval, and policies in the Comprehensive Master Plan. Therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards

Staff finds that with the existing site layout that the requested waiver is appropriate. Additionally, the applicant is providing a significant throat depth at the existing driveway on Monte Cristo Way.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0382-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EMA HOLDINGS, LLC

CONTACT: JAMES GRINDSTAFF, 9440 W. SAHARA AVENUE, SUITE 240, LAS VEGAS, NV 89117

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>7/10/19</u> PLANNER ASSIGNED: <u>JT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>\$850</u> CHECK #: <u>1043</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD 3</u> PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u> APPROVAL/DENIAL BY: <u>N/A</u>	APP. NUMBER: <u>DR-19-0537</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>8/13/19</u> TIME: <u>6:30 pm</u> PC MEETING DATE: <u>X</u> BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>SVCN</u> NOTIFICATION RADIUS: <u>1000</u> SIGN? <u>Y(N)</u> LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u>	
	PROPERTY OWNER NAME: <u>SILVAGGIO ALBERT A & I W TRS</u> ADDRESS: <u>5354 ALTADONNA AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>itsallgood702@cox.net</u>		
	APPLICANT NAME: <u>EMA HOLDINGS LLC</u> ADDRESS: <u>8965 S EASTERN AVE #120B</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89123</u> TELEPHONE: <u>702-461-9711</u> CELL: <u>702-461-9711</u> E-MAIL: <u>onyxnv@gmail.com</u> REF CONTACT ID #: _____		
	CORRESPONDENT NAME: <u>James Grindstaff</u> ADDRESS: <u>2608 Mountain Rail Drive</u> CITY: <u>N. Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: <u>702-275-2322</u> CELL: <u>702-275-2322</u> E-MAIL: <u>onyxnv.james@gmail.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 163-10-110-002

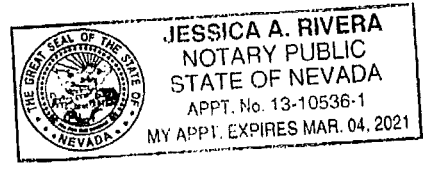
PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: Conforming Zone Change Resturant with Drive thru and Office

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Idabelle Silvaggio Idabelle Silvaggio
Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON June 6, 2019 (DATE)
By Idabelle Silvaggio
NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Las Vegas Commercial Investments, LLC

8965 S. Eastern Ave Suite 120B
LAS VEGAS, NEVADA 89123

Clark County Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, Nevada 89101

June 24, 2019

RE: Design Review

On behalf of EMA Holdings, LLC as the applicant for property located at the ^{west}southeast-corner of Sahara Avenue and Monte Cristo Way, please accept this application for a design Review for restaurant with Drive Thru and three office buildings.

This project is located on approximately 1.871 net acres.

We are asking for a design review for a 2,700 square foot restaurant with drive-thru and three office buildings each consisting of 4,032 square feet.

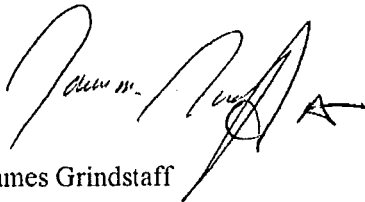
The restaurant has a height of 21 feet and the the office building all have a height of 18 feet.

These building consist of the two remaining undeveloped lots in the Millennium Plaza.

We are asking for no waivers or variances.

If you have any questions please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "James Grindstaff", with a stylized flourish at the end.

James Grindstaff

