



Spring Valley Town Advisory Board

Desert Breeze Community
8275 West Spring Mountain Road
Las Vegas, NV 89103

October 29, 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 October 8, 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 October 29, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **VS-19-0789-USA:**
VACATE AND ABANDON easement of interest to Clark County located between Rochelle Avenue and Flamingo Road, and between Durango Drive and Gagnier Boulevard within Spring Valley (description on file). MN/jt/jd (For possible action) **11/20/19 BCC**
2. **WS-19-0707-DORAL ACADEMY OF NEVADA:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the distance between an animated wall sign and residential development.
DESIGN REVIEW for signage in conjunction with an existing school on 3.8 acres in a C-1 (Local Business) Zone. Generally located on the south side of Saddle Avenue, 1,317 feet west of Fort Apache Road within Spring Valley. JJ/nr/jd (For possible action) **11/05/19 PC**
3. **AR-19-400132 (UC-18-0629)-CORIA-CRUZ, SERGIO:**
USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed food cart (Mexican-Italian) in conjunction with an existing car wash on 0.8 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Torrey Pines Drive, 150 feet south of Sahara Avenue within Spring Valley. JJ/nr/ja (For possible action) **11/19/19 PC**
4. **UC-19-0785-WONG, SUSAN:**
USE PERMIT for a proposed day care facility (adult) within an existing office building on 0.2 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Decatur Boulevard and approximately 108 feet south of Via De Palma Drive within Spring Valley. JJ/sd/ja (For possible action) **11/19/19 PC**
5. **WS-19-0761-CENTURY RHODES RANCH GC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for the public water service requirement in conjunction with a minor subdivision map on a portion of 4.6 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the north side of Rhodes Ranch Parkway, 375 feet east of Sherwood Greens Drive (alignment) within Spring Valley. JJ/rk/ja (For possible action) **11/19/19 PC**
6. **WS-19-0762-CENTURY RHODES RANCH GC, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for the public water service requirement in conjunction with a minor subdivision map on a portion of 1.3 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone. Generally located on the south side of Rhodes Ranch Parkway and the east side of Rustington Drive within Spring Valley. JJ/rk/ja (For possible action) **11/19/19 PC**

BOARD OF COUNTY COMMISSIONERS
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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

7. **TM-19-500205-LOFT DE LUXE, LLC:**
TENTATIVE MAP for a commercial subdivision on a 4.8 acre parcel in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. MN/rk/jd (For possible action) 11/20/19 BCC
8. **TM-19-500211-USA:**
TENTATIVE MAP consisting of 40 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Rochelle Avenue, 285 feet east of Durango Drive within Spring Valley. MN/jt/jd (For possible action) 11/20/19 BCC
9. **WS-19-0767-LOFT DE LUXE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce height/setback ratio adjacent to single family residential use; 3) reduce parking lot landscaping; 4) reduce street landscaping; and 5) modified driveway design standards.
DESIGN REVIEWS for the following: 1) a proposed office complex; and 2) alternative parking lot landscaping on a 4.8 acre parcel in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the west side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. MN/rk/jd (For possible action) 11/20/19 BCC
10. **WS-19-0776-NEW RAINBOW, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a freestanding sign; 2) increase sign area for a freestanding sign; and 3) increase animation area for a freestanding sign.
DESIGN REVIEW for a proposed freestanding sign in conjunction with an approved office complex on a portion of 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the north side of Rafael Rivera Way and the west side of Montessori Street (alignment) within Spring Valley. MN/rk/jd (For possible action) 11/20/19 BCC
11. **WS-19-0781-A & A, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setback; 2) reduce parking lot landscaping; 3) modified loading zone requirements; 4) waive CMA Design Overlay District standards; and 5) modified driveway design standards.
DESIGN REVIEW for a proposed retail center consisting of an in-line retail building and an attached restaurant building with drive-thru on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Fort Apache Road, 630 feet north of Tropicana Avenue within Spring Valley. JJ/rk/ja (For possible action) 11/20/19 BCC
12. **ZC-19-0772-GRAND FLAMINGO CAPITAL MGMT, LLC:**
ZONE CHANGE to reclassify 0.5 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-4 Overlay District.
DESIGN REVIEW for modifications to a previously approved mixed use development on a portion of 10.9 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 and MUD-4 Overlay Districts. Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jt/jd (For possible action) 11/20/19 BCC

13. **ZC-19-0777-USA:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance on Tee Pee Lane.
DESIGN REVIEW for a park. Generally located on the southwest corner of Patrick Lane and Tee Pee Lane within Spring Valley (description on file). JJ/jt/ja (For possible action) **11/20/19 BCC**
14. **ZC-19-0787-USA:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increase finished grade. Generally located on the north side of Rochelle Avenue, 285 feet east of Durango Drive within Spring Valley (description on file). MN/jt/jd (For possible action) **11/20/19 BCC**

VII. General Business

1. None

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

IX. Next Meeting Date: November 12, 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
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LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

EASEMENT
(TITLE 30)

ROCHELLE AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0789-USA:

VACATE AND ABANDON easement of interest to Clark County located between Rochelle Avenue and Flamingo Road, and between Durango Drive and Gagnier Boulevard within Spring Valley (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
163-21-101-017

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a drainage easement that traverses the site from the northwest to the southeast portion of the parcel. According to the applicant the drainage easement has already been relinquished, and this application will finalize the process of removing the drainage easement, which is no longer needed.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|-----------------|--|
| North | Commercial Neighborhood | C-1 | Mini-warehouse facility |
| South & East | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential subdivisions |
| West | Commercial General & Commercial Neighborhood | C-2 & C-1 | Shopping center |

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-19-0787 | A zone change to reclassify the site to R-2 zoning is a companion item on this agenda. |
| TM-19-500211 | 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.

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

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Rochelle Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

CONTACT: WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

| | | | |
|--|-------|--|--|
| APPLICATION TYPE | STAFF | DATE FILED: <u>10/3/19</u> | APP. NUMBER: <u>VS-19-0789</u> |
| | | PLANNER ASSIGNED: <u>JCT</u> | TAB/CAC <u>SPRING VALLEY</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 #): _____ | | ACCEPTED BY: <u>JCT</u> | TAB/CAC DATE: <u>10/29</u> TIME: <u>6:30 pm</u> |
| | | FEE: <u>875</u> CHECK #: <u>20356801</u> | PC MEETING DATE: _____ |
| | | COMMISSIONER: <u>MW</u> | BCC MTG DATE: <u>11/20</u> |
| | | OVERLAY(S)? <u>N</u> | ZONE / AE / RNP: <u>R-1 / R-2</u> |
| | | TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N | PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N |
| | | | PLANNED LAND USE: <u>SVRM</u> |

| | |
|----------------|-------------------------------------|
| PROPERTY OWNER | NAME: <u>USA</u> |
| | ADDRESS: _____ |
| | CITY: _____ STATE: _____ ZIP: _____ |
| | TELEPHONE: _____ CELL: _____ |
| | E-MAIL: _____ |

| | |
|-----------|---|
| APPLICANT | NAME: <u>KB Homes</u> |
| | ADDRESS: <u>5795 W. Badura, Suite 180</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>(702) 266-8451</u> CELL: _____ |
| | E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____ |

| | |
|---------------|---|
| CORRESPONDENT | NAME: <u>WLB Group</u> |
| | ADDRESS: <u>3663 E Sunset Road</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> |
| | TELEPHONE: <u>702-458-2551</u> CELL: <u>702-379-2658</u> |
| | E-MAIL: <u>khalpin@wlbgroup.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 163-21-101-017

PROPERTY ADDRESS and/or CROSS STREETS: Durango Road and Rochelle Avenue

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)*

Brian Kunec
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 2, 2019 (DATE)
 By Brian Kunec
 NOTARY PUBLIC: C. Bilbrey

*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.

September 23, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

VS-19-0789

***RE: Justification Letter for Design Review,
Conforming Zone Change,
Waiver of Development Standards,
Vacation, and Parking Analysis for
BLM Lot 6 – Durango and Rochelle***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Design Review, Conforming Zone Change, Waiver of Development Standards, Tentative Map, and Parking Analysis for parcel 163-21-101-017, totaling approximately 5 acres, with a net of 4.77 acres, located North of Rochelle Avenue, East of Durango Drive. The current zoning on this property is R-E (Rural Estate Residential). The proposed development will consist of 40 single family residential units for a density of 8.00 units per acre, conforming to the proposed R-2 zoning. Access to the project is proposed off of Rochelle Avenue.

Four 2-story plans are proposed, with three distinct elevation options. The models range from 1,455 square feet to 2,469 square feet. All four models will be in conformance with Title 30 Development Requirements for four-sided architecture. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches. The development features paver driveways and house forward architecture by means of a cantilevered 2nd floor on the largest plan.

Conforming Zone Change X

1. A conforming zone change for a proposed single family residential development.

We are requesting to change the zoning from the current R-E designation to the conforming zone designation of R-2. This request is warranted due to the fact that this development will be adjacent to several existing developments in the area already zoned R-2, thereby keeping consistent with the existing residential developments already in the immediate vicinity. The residential development directly to the East of the proposed site is currently zoned R-2, as well as the development directly to the South (across the street from Rochelle), as well as other properties in the area. In addition, the properties to the West and to the South are commercial properties. Therefore, we are confident that this request to change the current zoning from R-E to R-2 is warranted and will ensure we will deliver a quality project for this area.

Design Review ✕

1. A design review for a proposed single-family residential development.
2. To increase finish grade to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040. This request is due to the fact that this single-family residential development is an infill project constricted on four sides by existing developments of single family residential and commercial properties. This request occurs throughout multiple areas within the development.

Waiver of Development Standards ✕

1. A request for a waiver of standards to increase wall height to a maximum of 12 feet (6-foot screen wall with a maximum 6 foot retaining wall) where a maximum wall height of 9 feet (6-foot screen wall with a 3-foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

This waiver is requested due to the existing developments adjacent to the site on three sides, especially those sides adjacent to the commercial properties. In order to incorporate a residential development adjacent to commercial properties, additional wall height will help to buffer the commercial use of the neighboring properties. We are confident that this request for a waiver of standards will deliver a quality project. This request will be warranted on all lots adjacent to the existing developments.

2. A street intersection off-set waiver is requested for this project to reduce the required length from 125 feet to 111 feet.

This waiver is requested due to the proposed lot layouts and sizes, as well as the access off of Rochelle Avenue. In order to incorporate the current proposed layout in the project design, the proposed street intersection off-set is 111 feet, where 125 feet is generally required. We are confident that this request for a waiver of standards will deliver a quality project and allow us to keep the lot layouts as proposed in this application for a design review.

Vacation

1. A request for a vacation to vacate the existing drainage easement on the property.

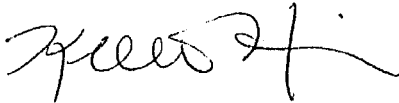
This vacation is requested to vacate the existing drainage easement on the property, as it is no longer required and has already been relinquished. This property was purchased from the BLM during auction, and this easement was discovered on the property. Upon further investigation, it appears the easement was relinquished previously, so this vacation is requested to officially remove the easement, as it is no longer applicable or required.

Parking Analysis X

Per Clark County Title 30 Table 30.60.1, 100 parking spaces are required for the 40 lots. All houses will have 2 car garages and 20 foot deep, two car driveways. In summary, not including street parking, 160 parking spaces will be available, which is well in excess of the 100 required parking spaces.

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551 or via email at khalpin@wlbgroup.com. Thank you for your consideration.

Respectfully,



Kellie Halpin
Project Coordinator
3663 E Sunset Road - #204
Las Vegas, NV 89120
khalpin@wlbgroup.com
702-379-2658

11/05/19 PC AGENDA SHEET

SIGN SETBACKS
(TITLE 30)

SADDLE AVE/FORT APACHE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0707-DORAL ACADEMY OF NEVADA:

WAIVER OF DEVELOPMENT STANDARDS to reduce the distance between an animated wall sign and residential development.

DESIGN REVIEW for signage in conjunction with an existing school on 3.8 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Saddle Avenue, 1,317 feet west of Fort Apache Road within Spring Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:
163-18-803-020

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the distance between an animated sign and a residential development to 137 feet where 200 feet is required per Table 30.72-1 (a 31.5% decrease).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9625 W. Saddle Avenue
- Site Acreage: 3.8
- Project Type: Sign setbacks
- Square Feet: 18.5

Site Plan

The site plan shows an existing 38,805 square foot school situated on a triangular shaped lot of 3.8 acres. The site is accessed by 2 driveways on Saddle Avenue and via cross access with the property to the southeast, which has access from Flamingo Road.

Elevations

The plans depict an approved 2 story building with concrete and stucco exterior with earth tone colors. The sign is proposed to be wall mounted at the side entrance of the main building.

Signage

The proposed signage is an 18.5 square foot (2 foot 8 inches tall, 6 foot 10 inches wide) wall mounted digital sign to be flush mounted facing northwest.

Applicant's Justification

The applicant indicates that the proposed sign will provide parents and students school related messages which include activities and events, alerts and notices, and traffic and safety information. The sign would only be used during the hours of 5:30 a.m. and 8:30 p.m. The applicant states there will be no light pollution from the proposed sign.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| ADR-0587-17 | Building addition | Approved by ZA | June 2017 |
| UC-0503-14 | Public address system | Approved by PC | July 2014 |
| UC-0755-12 | School with an addition | Approved by PC | February 2013 |
| UC-1519-06 | Major school | Approved by PC | December 2006 |
| VS-0881-01 | Vacated easements for school project | Approved by PC | August 2001 |
| ZC-0412-01 | Reclassified 4.3 acres from R-E to C-1 zoning with a use permit for a college or university | Approved by BCC | June 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--------------------------------------|-----------------|------------------------------|
| North | Residential Suburban (up to 8 du/ac) | R-2 | Single family residences |
| South | Commercial General | C-2 | Undeveloped & CC 215 |
| East | Commercial General | C-2 | Restaurant/bar & undeveloped |
| West | Commercial General | C-2 | Tavern & CC 215 |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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

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

This property was previously approved for a charter school. Title 30 has residential protection standards which requires at least a 200 foot separation between an animated sign and residential development. Based on the placement of the existing building, signage will be seen from the residential area, to the north. The request for a waiver of this separation can be seen as appropriate given the location of the sign on the existing building and since similar signs have been approved throughout the County without issue. Proper placement and thoughtful site design in regard to signage is important to the success of any business. The design minimizes any potential impacts to the surrounding area with existing landscaping along Saddle Avenue and block walls along the residential development; therefore, staff can support the requested waiver and design review.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEBBIE TOMASETTI

CONTACT: JACOB GATESON, 6630 ARROYO SPRINGS #600, LAS VEGAS, NV 89113





AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-19-0707 NOW WS/DR-19-0707

Property Owner or Subdivision Name: Doral Academy of Nevada

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC _____ PC _____ BCC _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) TAB 10/08 and PC 11/05

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: Add Design Review

Additional fees – \$AMOUNT OF ADDITIONAL FEES: \$675.00

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Add a Design Review

Change initiated by: NR Date: 9/19/2019

Change authorized by: ROK Date: 9/19/2019

Change processed by: ds Date: 9/19/2019

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-18-803-020

Town Board(s): Spring Valley

3

11/19/19 PC AGENDA SHEET

FOOD CART
(TITLE 30)

TORREY PINES DR/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-19-400132 (UC-18-0629)-CORIA-CRUZ, SERGIO:

USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed food cart (Mexican-Italian) in conjunction with an existing car wash on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Torrey Pines Drive, 150 feet south of Sahara Avenue within Spring Valley. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:

163-11-103-019

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2535 S. Torrey Pines Drive
- Site Acreage: 0.8
- Project Type: Food cart
- Structure Height (feet): 12
- Square Feet: 128
- Parking Required/Provided: 10/15 (entire site)

History & Request

In October of 2018, the Planning Commission approved a use permit and design review for a food cart with the proposed hours of operation to be 10:00 a.m. to 8:00 p.m., Monday through Saturday. The use permit and design review were approved with a 1 year review.

Site Plans

The previously approved plans depict a food cart placed in the parking lot of an existing car wash facility. The food cart is a 128 square foot self-contained trailer and is stationed within 2 existing parking spaces along Torrey Pines Drive and set back approximately 10 feet from the property line. There is sufficient parking on the site to accommodate the use of 2 parking spaces for the food cart. The existing car wash facility consists of a self-service car wash building,

detail building, and vacuum facility. Access to the site is provided by 1 driveway from Torrey Pines Drive. The site has cross access to the north with an existing convenience store with gasoline sales. No changes are proposed or required to the existing buildings, structures, drive aisles, parking areas, or landscaping.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0629:

Current Planning

- 1 year to commence and review as a public hearing;
- Hours of operation to be limited to 10:00 a.m. to 8:00 p.m. Monday through Saturday.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant indicates that the purpose of this request is to serve the Las Vegas community with healthy, authentic Mexican-Italian food. The proposed extended hours would provide the applicant with the opportunity to serve the breakfast crowd and the late night crowds and be closed after lunch to prepare for the next meal.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|--------------|
| UC-18-0629 | Food cart | Approved by PC | October 2018 |
| UC-0619-16 | Food cart in a similar location to this request – expired | Approved by PC | October 2016 |
| UC-0698-12 | Food cart in a similar location to this request – expired | Approved by PC | January 2013 |
| UC-1589-98 | Existing car wash facility | Approved by PC | October 1998 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|-------------------|---|
| North | Commercial General | C-2 | Convenience store & animal hospital |
| East | Commercial Neighborhood | C-1 | Bank & medical offices |
| South | Commercial General and Rural Neighborhood Preservation (up to 2 du/ac) | C-P & R-E (RNP-I) | Office building & single family residence |
| West | Commercial General | C-2 | Auto sales facility |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Since approval of the use permit and design review in October 2018, the cart has been placed and the use has commenced. There have been no complaints filed with Clark County Public Response. Staff can support this review since staff has previously approved food carts for more permanent locations in conjunction with commercial/retail centers. Staff also finds that there have not been adverse impacts on parking, signage, and pedestrian and vehicular movements; 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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GERMAN CASTELLANOS

CONTACT: GERMAN CASTELLANOS, 5147 EDNA AVENUE, LAS VEGAS, NV 89146





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

| | | |
|--------------|---|--|
| STAFF | DATE FILED: <u>9-30-2019</u> PLANNER ASSIGNED: <u>JM</u> ACCEPTED BY: <u>RJB</u> FEE: <u>\$650 Invoiced</u> CHECK #: _____ COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>MUD-3</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>AQ-19-400132</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>10-29</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>11-19 7pm.</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>CG</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____ |
|--------------|---|--|

| | |
|-----------------------|---|
| PROPERTY OWNER | NAME: <u>Sergio Coria</u> ADDRESS: <u>2535 S. Toney Pines Dr</u> CITY: <u>Las Vegas, NV</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ |
|-----------------------|---|

| | |
|------------------|---|
| APPLICANT | NAME: <u>German Castellanos Sr.</u> ADDRESS: <u>2535 S. Toney Pines Dr</u> CITY: <u>Las Vegas, NV</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>177407</u> |
|------------------|---|

| | |
|----------------------|---|
| CORRESPONDENT | NAME: <u>German Castellanos Jr.</u> ADDRESS: <u>5147 Edna Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: _____ CELL: <u>702-375-0419</u> E-MAIL: <u>gcastellanosjr@gmail.com</u> REF CONTACT ID #: <u>177407</u> |
|----------------------|---|

ASSESSOR'S PARCEL NUMBER(S): 163-11-103-019

PROPERTY ADDRESS and/or CROSS STREETS: 2535 S. Toney Pines Dr Las Vegas, NV 89146

PROJECT DESCRIPTION: Feed Truck

(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)*

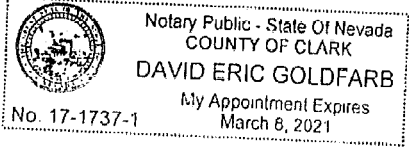
Sergio Coria
 Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 9-24-19 (DATE)

By Sergio Coria

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.

Dear Spring Valley Town Board,

Thank you for giving us a chance to set up shop on the corner of Sahara and Torrey Pines Dr. It has now been 1 year since we were given the chance to start our Mexican-Italian Food truck not knowing what to expect, simply working our hearts off.

We were not able to open until January 2nd of 2019. Since then we have grown a steady and loyal base of customers who have dined with us in the rain, in the snow, in the heat, on windy days, on cloudy days and every single day possible. We are grateful that through the range of weather, they have helped us stay afloat during year 1.

It has not been without challenges but that is what we signed up for. Everyday we wake up thankful and lucky to get a chance to do what we have wanted to do for years.

But now we want to take it up to the next level. Since it is a family business, our families are all in. This is our future. During the summer we caught a glimpse of how slow we could get because we are affected by extreme weather. Moments like these are moments where we wished we could open earlier and close later. During the 100 degree days, our foot traffic drastically declined.

For this reason, we ask for an extension of hours. We do not plan to extend our hours because we want to work all of them, but instead we would like to extend them so that we could have the option to change them without having to go through a formal process.

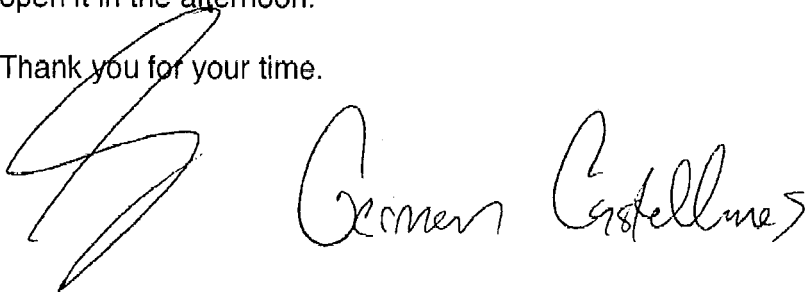
As I said earlier, we are 2 families who are all in when it comes to making the business grow. Our little food truck garnered national attention with our first feature on Eater. So far we have had immaculate reviews.

We would like to extend our days to 7 a week. We would also like to experiment with breakfast as well as late night and would like to extend our hours from 7am to 2am.

Opening at 7am would give us the option of experimenting with a breakfast menu. Food and Beverage is all about rushes. For 1 to 2 hours everyone comes to eat and then for another 3 few are hungry. We would like to have the flexibility to close after lunch so that we could reopen for dinner and make our labor more efficient. For the late night, we miss out on so much opportunity by not being able to open after 8pm. Since Vegas is a 24 hour city there are many swing shift workers who would like to eat with us after their shift as well as graveyard workers who would like to eat before their shift.

Being that we are a small team and completely family run we hope that you extend us this option. This way we can spend our free time during the middle of the day more efficiently away from the truck, especially during the extreme weather, and return to open it in the afternoon.

Thank you for your time.



German Castellano

PLANNER
COPY

11/19/19 PC AGENDA SHEET

DAY CARE
(TITLE 30)

DECATUR BLVD/VIA DE PALMA DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0785-WONG, SUSAN:

USE PERMIT for a proposed day care facility (adult) within an existing office building on 0.2 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Decatur Boulevard and approximately 108 feet south of Via De Palma Drive within Spring Valley. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:
163-12-710-224

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3007 S. Decatur Boulevard
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Day care facility (adult)
- Number of Stories: 1
- Square Feet: 2,109
- Parking Required/Provided: 5/7

Site Plans

The plans show a proposed adult day care facility within an existing 2,109 square foot office building. Access to the site is from 1 driveway off Decatur Boulevard. A total of 7 parking spaces are provided where a minimum of 5 spaces are required.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The plans show an existing 1 story office building constructed of stucco finish with a pitched roofline with asphalt shingle roofing.

Floor Plans

The plans show a 2,109 square foot, adult day care facility consisting of a kitchen, office and reception area, multi-purpose computer room, quiet room, movie room, kitchen, therapy room, and bathrooms. The total square footage for classroom and office area is approximately 1,140 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they will be operating an adult day care facility for up to 11 patients with 2 caregivers at any given time. Hours of operation will be from 7:00 a.m. to 6:00 p.m. daily. Clients will be dropped off and picked up by the applicant by providing transportation services to and from the facility while coordinating any doctor or other appointments with transportation. Meals will be provided according to daily requirements. The applicant states that the facility is for seniors who just need a little attention, recreation, and company. The applicant further states that the property being 1 story is perfect for those clients with limited means of physical mobility and is setup with wide door entries. No outside area will be incorporated with the day care.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| UC-0500-98 | Insurance pre-licensing school | Approved by PC | May 1998 |
| ZC-0212-83 | Reclassified the site for office building | Approved by BCC | December 1983 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-----------------|-------------------------|
| West | Residential Suburban (up to 8 du/ac) | R-1 | Single family residence |
| North | Office Professional/Residential Suburban (up 8 du/ac) | R-1 | Single family residence |
| South | Office Professional | C-P | Office |
| East | City of Las Vegas | R-3 | Multi-family residences |

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 day care facility should not adversely impact the residential subdivisions to the west and north since all activities are conducted indoors and will be limited to 11 people. Furthermore, the facility is located on an arterial street (Decatur Boulevard) where any additional traffic would not have an impact. Adequate parking is provided on-site and the applicant will be providing for the transportation needs of all adults, including picking up and dropping off to the site, which will negate any increase in traffic to the establishment or require additional parking.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Maximum of 11 patients.
- 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: PRECIOUS PETTAWAY

CONTACT: PRECIOUS PETTAWAY, 4017 FABULOUS FINCH AVENUE, NORTH LAS VEGAS, NV 89084



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

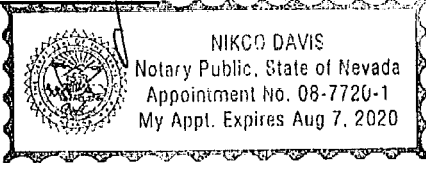
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| | PROPERTY OWNER NAME: <u>SUSAN WONG</u> ADDRESS: <u>121 Chateau Whistler CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: <u>702 497 9095</u> E-MAIL: _____ | APPLICANT NAME: <u>PRECIOUS PETTAWAY</u> ADDRESS: <u>4017 FABULOUS FINCHES AVE</u> CITY: <u>NORTH LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89084</u> TELEPHONE: _____ CELL: <u>702 709 4828</u> E-MAIL: <u>PRECIOUS.PETTAWAY@9100.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): 163-12-710-224
 PROPERTY ADDRESS and/or CROSS STREETS: Decatur + Via De Palma
 PROJECT DESCRIPTION: adult day care

(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.

Susan Wong Property Owner (Signature)*
SUSAN Wong Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON September 24, 2019 (DATE)
 By Precious Pettaway
 NOTARY PUBLIC: Nikco Davis

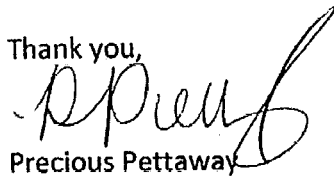


*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Justification Letter:

I would like to utilize the building at 3007 S. Decatur Las Vegas NV 89102 to operate an adult day care. The building is a commercial home, the building provides an "at home, warm feeling." Being that the business is to serve the elderly the building is a great fit. The building is a one level flat surface and it has wide door entries that could accommodate potential clients. The clients would be brought to the adult day care daily and dropped off, as the adult day care would provide transportation. We anticipate having no more than eleven clients during each shift. The adult day care staff would consist of the individuals for each shift. The agency would be open ten-hour days to allow for two-hour shifts. The agency would set aside an hour in the morning prior to shift for cleaning, setting up and transportation. The last hour to end the shift would allow the staff to transport and clean.

Thank you,



Precious Pettaway

702-769-4828 or 702-955-4370

PS MAXIMUM 11 clients + 2 caretakers at any given time

HOURS: 7 AM until 10:00 / 6 pm

CLIENTS 8 AM to 4:30 pm

PRECIOUS Pettaway

 - 10-3-19

11/19/19 PC AGENDA SHEET

WATER CONNECTION
(TITLE 30)

RHODES RANCH PKWY/SHERWOOD GREENS DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0761-CENTURY RHODES RANCH GC, LLC:

WAIVER OF DEVELOPMENT STANDARDS for the public water service requirement in conjunction with a minor subdivision map on a portion of 4.6 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

Generally located on the north side of Rhodes Ranch Parkway, 375 feet east of Sherwood Greens Drive (alignment) within Spring Valley. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-08-411-004 ptn

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 20 E. Rhodes Ranch Parkway
- Site Acreage: 4.6 (portion)
- Project Type: Waive conditions on a minor subdivision map

Site Plan

A minor subdivision map (MSM-19-600055) is currently in the preliminary review phase of the mapping process with the Clark County Mapping Team. The minor subdivision map is intended to "carve out" 2 existing cell tower facilities from the golf course. This application is to waive the public water service connection for the 2 cell tower parcels as required by the minor subdivision mapping process.

Applicant's Justification

The applicant indicates the existing cell tower buildings are not fit for occupancy, water services, or direct frontage onto public or private streets. In order to provide logistical availability for water services, the developer is willing to process and record separate document easements, in favor of the Water District from the subject parcels to the nearest private street.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|--------------|
| UC-0641-08 | Communications facility consisting of a 70 foot high stealth design tower | Approved by PC | August 2008 |
| ADR-0966-01 | Communications facility consisting of a 60 foot high slim line tower | Approved by ZA | October 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|---------------------------|-----------------|-----------------------------------|
| North, South, East, & West | Single Family Residential | R-2 | Club house & golf course facility |

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-19-0762 | A waiver of development standards for the public water service requirement in conjunction with another minor subdivision map 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

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.

According to Title 30, water service shall be provided to all developments when the development is within 1,250 feet of a public water line. The proposed size of the subject parcels are 336 square feet and 640 square feet. Staff finds as a result of creating lots of this size makes the requirement of connecting to water service unnecessary. These parcels are undevelopable and have no buildings that are fit for occupancy. Therefore, staff can support the waiver of development standards to not connect to public water service.

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)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC

CONTACT: CENTURY COMMUNITIES OF NEVADA, LLC, 6345 S. JONES BOULEVARD #400, LAS VEGAS, NV 89118

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 checked="" 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>9-25-19</u> APP. NUMBER: <u>WS-19-0761</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> ACCEPTED BY: _____ TAB/CAC MTG DATE: <u>10/29/19</u> TIME: <u>6:30pm</u> FEE: <u>\$475.00</u> PC MEETING DATE: <u>11/19/19</u> TIME: <u>7:00pm</u> CHECK #: <u>19252</u> BCC MEETING DATE: _____ COMMISSIONER: <u>JJ</u> ZONE / AE / RNP: <u>R-2</u> OVERLAY(S)? <u>P.C.</u> PLANNED LAND USE: <u>SUMDP (R.R.)</u> PUBLIC HEARING? <input checked="" type="checkbox"/> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y/ <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>MSM-19-600055</u> APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____ |
| PROPERTY OWNER | NAME: <u>Century Rhodes Ranch GC LLC</u> ADDRESS: <u>6345 S. Jones Blvd., Ste. 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: <u>702-498-8471</u> E-MAIL: <u>rick.barron@centurycommunities.com</u> | |
| APPLICANT | NAME: <u>Century Communities of Nevada LLC</u> ADDRESS: <u>6345 S. Jones Blvd., Ste. 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: <u>702-498-8471</u> E-MAIL: <u>rick.barron@centurycommunities.com</u> REF CONTACT ID #: _____ | |
| CORRESPONDENT | NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 176-08-411-004

PROPERTY ADDRESS and/or CROSS STREETS: 20 and 115 E. Rhodes Ranch Pkwy

PROJECT DESCRIPTION: Rhodes Ranch Cellular Towers - MSM-19-600055 & 56

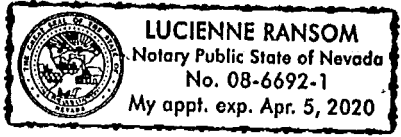
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)* RICK BARRON
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 26 2019 (DATE)
 By Rick Barron

NOTARY PUBLIC: Lucienne Ransom



*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.



September 25, 2019

Mr. Robert Kaminski
Principle Planner
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89115

Re: Waiver of Development Standards for Rhodes Ranch

Dear Mr. Kaminski,

Century Communities of Nevada, LLC, as managing member of Century Rhodes Ranch G C, LLC, respectfully submits this justification letter to accompany a request to waive the required connection to the public water system as contemplated in the Las Vegas Valley Water District's Service Rules, Section 6.10C, for two parcel maps (MSM-19-600055 and MSM-19-600056) being processed in Clark County.

The parcel maps are being pursued to subdivide, or "carve out", two cellular towers from the Rhodes Ranch Golf Course property. Unfortunately, this process is unconventional as the entire Rhodes Ranch Golf Course property, which includes the cellular towers, has a zoning designation of R-2 (Residential Medium). The residential zoning not only disallows the processing of a commercial subdivision map, the conventional means for subdividing properties with commercial uses, but creates the stipulation for water services to each parcel per the referenced section 6.10C of the Service Rules.

However, the cellular tower properties in question do not have occupiable buildings, do not have water services and do not have frontage onto public or private streets, thus requiring the aforementioned Waiver in order to record the parcel map.

While no plans for water services exists, it is understood that should a future need for water services be requested, adherence to the Services Rules and District requirements for obtaining water service will be required. Additionally, to provide logistical availability for water service, Century will process and record separate documents easements, with a minimum 30' width, in favor of the District from the cellular tower parcel locations to the nearest private street.

If you have any questions or concerns, please feel free to contact me at 702-873-5338 or at rick.barron@centurycommunities.com.

Thank you for your help with this matter.

Respectfully,

Rick Barron
Sr. V.P. of Land

11/19/19 PC AGENDA SHEET

WATER CONNECTION
(TITLE 30)

RHODES RANCH PKWY/RUSTINGTON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0762-CENTURY RHODES RANCH GC, LLC:

WAIVER OF DEVELOPMENT STANDARDS for the public water service requirement in conjunction with a minor subdivision map on a portion of 1.3 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

Generally located on the south side of Rhodes Ranch Parkway and the east side of Rustington Drive within Spring Valley. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-08-810-233 ptn

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N5 E. Rhodes Ranch Parkway
- Site Acreage: 1.3 (portion)
- Project Type: Waive conditions on a minor subdivision map

Site Plan

A minor subdivision map (MSM-19-600056) is currently in the preliminary review phase of the mapping process with the Clark County Mapping Team. The minor subdivision map is intended to "carve out" 2 existing cell tower facilities from a maintenance and storage yard site. This application is to waive the public water service connection for the 2 cell tower parcels as required by the minor subdivision mapping process.

Applicant's Justification

The applicant indicates the existing cell towers in question are not fit for occupancy or water services. In order to provide logistical availability for water services, the developer is willing to process and record separate document easements, in favor of the Water District from the subject parcels to the nearest private street.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|-------------|
| UC-0635-04 | Communications facility consisting of a 62 foot high stealth designed tower | Approved by PC | July 2004 |
| UC-1051-03 | Communications facility consisting of a 50 foot high slim line tower | Approved by PC | August 2003 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------------|---------------------------|-----------------|----------------------|
| North | Single Family Residential | R-2 | Golf course facility |
| South, East, & West | Single Family Residential | R-2 | Single family homes |

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-19-0761 | A waiver of development standards for the public water service requirement in conjunction with another minor subdivision map 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

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.

According to Title 30, water service shall be provided to all developments when the development is within 1,250 feet of a public water line. The proposed size of the subject parcels are 560 square feet and 700 square feet. Staff finds as a result of creating lots of this size makes the requirement of connecting to water service unnecessary. These parcels are undevelopable and have no buildings that are fit for occupancy. Therefore, staff can support the waiver of development standards to not connect to public water service.

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)

- No comment.

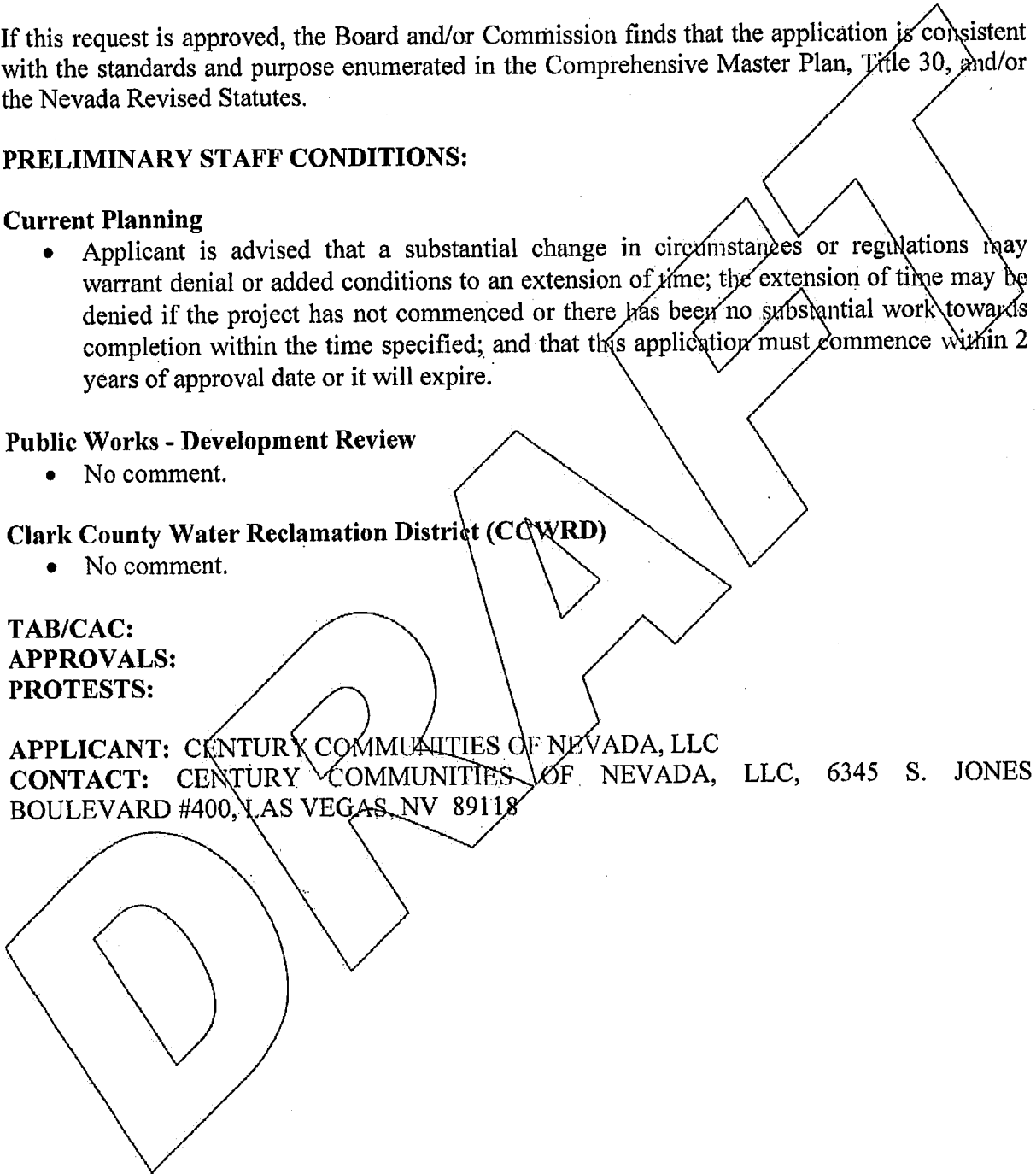
TAB/CAC:

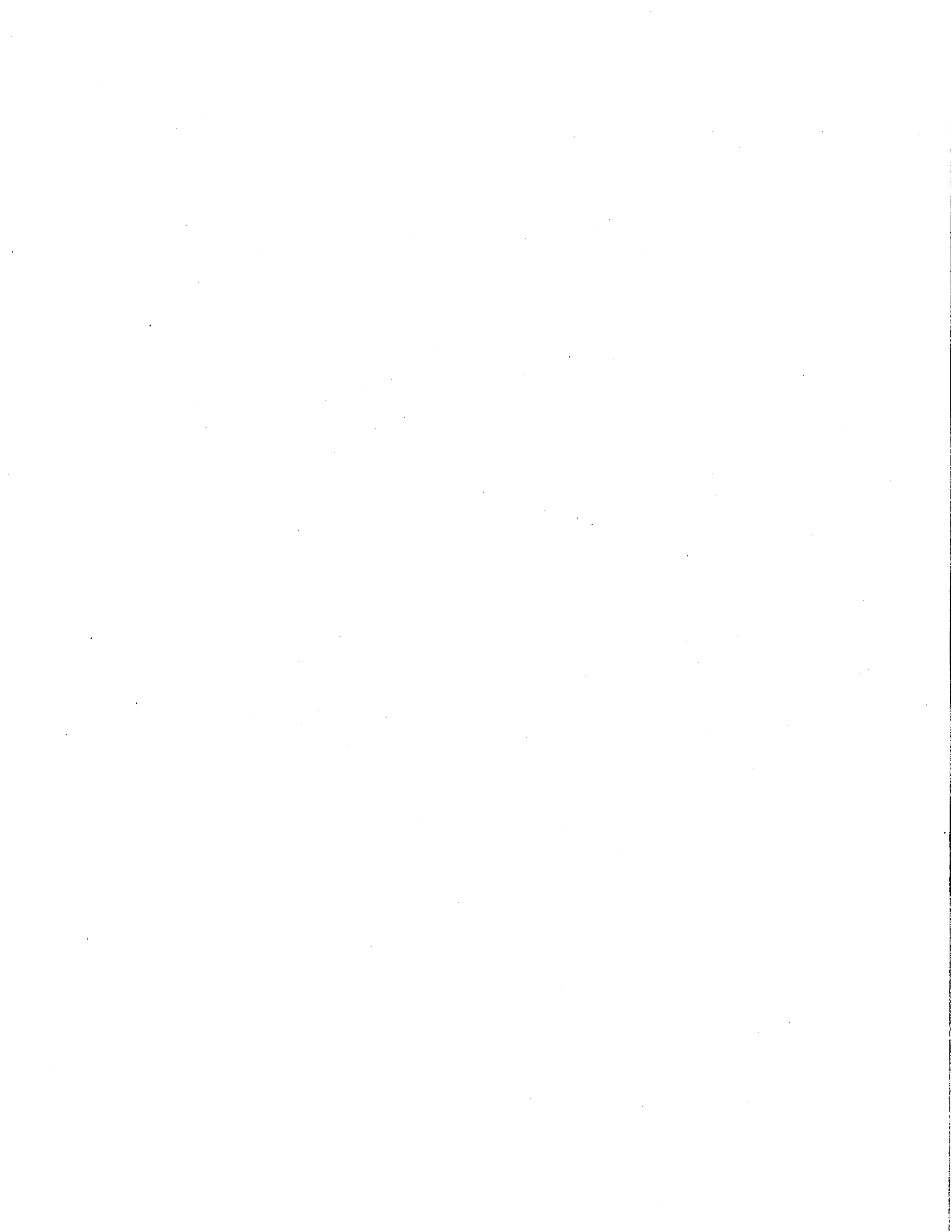
APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES OF NEVADA, LLC

CONTACT: CENTURY COMMUNITIES OF NEVADA, LLC, 6345 S. JONES BOULEVARD #400, LAS VEGAS, NV 89118







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 checked="" 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>9-25-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$475.00</u> CHECK #: <u>19253</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>P.C</u> PUBLIC HEARING? <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 APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>WS-19-0762</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>10/29/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>11/19/19</u> 7:00pm BCC MEETING DATE: _____ ZONE / AE / RNP: <u>R-2</u> PLANNED LAND USE: <u>SVMDP (R.R.)</u> NOTIFICATION RADIUS: <u>500ft</u> SIGN? <input type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>MSM-19-600056</u> COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER | NAME: <u>Century Rhodes Ranch GC LLC</u> ADDRESS: <u>6345 S. Jones Blvd., Ste. 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: <u>702-498-8471</u> E-MAIL: <u>rick.barron@centurycommunities.com</u> | |
| | APPLICANT | NAME: <u>Century Communities of Nevada LLC</u> ADDRESS: <u>6345 S. Jones Blvd., Ste. 400</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-873-5338</u> CELL: <u>702-498-8471</u> E-MAIL: <u>rick.barron@centurycom</u> REF CONTACT ID #: _____ | |
| | CORRESPONDENT | NAME: <u>SAME</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 176-08-810-233

PROPERTY ADDRESS and/or CROSS STREETS: 20 and 115 E. Rhodes Ranch Pkwy

PROJECT DESCRIPTION: Rhodes Ranch Cellular Towers - MSM-19-600055 & 56

(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)*

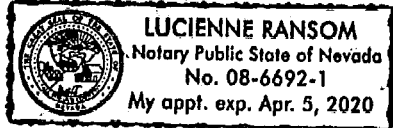
RICK BARRON

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 20, 2019 (DATE)
 By Rick Barron

NOTARY PUBLIC Lucienne Ransom



*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.



September 25, 2019

Mr. Robert Kaminski
Principle Planner
Clark County Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89115

Re: Waiver of Development Standards for Rhodes Ranch

Dear Mr. Kaminski,

Century Communities of Nevada, LLC, as managing member of Century Rhodes Ranch G C, LLC, respectfully submits this justification letter to accompany a request to waive the required connection to the public water system as contemplated in the Las Vegas Valley Water District's Service Rules, Section 6.10C, for two parcel maps (MSM-19-600055 and MSM-19-600056) being processed in Clark County.

The parcel maps are being pursued to subdivide, or "carve out", two cellular towers from the Rhodes Ranch Golf Course property. Unfortunately, this process is unconventional as the entire Rhodes Ranch Golf Course property, which includes the cellular towers, has a zoning designation of R-2 (Residential Medium). The residential zoning not only disallows the processing of a commercial subdivision map, the conventional means for subdividing properties with commercial uses, but creates the stipulation for water services to each parcel per the referenced section 6.10C of the Service Rules.

However, the cellular tower properties in question do not have occupiable buildings, do not have water services and do not have frontage onto public or private streets, thus requiring the aforementioned Waiver in order to record the parcel map.

While no plans for water services exists, it is understood that should a future need for water services be requested, adherence to the Services Rules and District requirements for obtaining water service will be required. Additionally, to provide logistical availability for water service, Century will process and record separate documents easements, with a minimum 30' width, in favor of the District from the cellular tower parcel locations to the nearest private street.

If you have any questions or concerns, please feel free to contact me at 702-873-5338 or at rick.barron@centurycommunities.com.

Thank you for your help with this matter.

Respectfully,

Rick Barron
Sr. V.P. of Land

7

11/20/19 BCC AGENDA SHEET

ELON
(TITLE 30)

JONES BLVD/DEWEY DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500205-LOFT DE LUXE, LLC:

TENTATIVE MAP for a commercial subdivision on a 4.8 acre parcel in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-26-803-002

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 4.8 acre site that is in conjunction with a proposed office complex. Access to the site is from 1 driveway on Jones Boulevard. Off-site improvements exist along Jones Boulevard and partial off-sites exist on Dewey Drive.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|------------|
| ZC-0497-06 | Reclassified this site to C-1 zoning for a future commercial development | Approved by BCC | May 2006 |
| UC-1405-98 | For a religious temple with two dormitory buildings – expired | Approved by PC | April 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------|--------------------------------------|-----------------|------------------------------------|
| North* | Residential Suburban (Up to 8 du/ac) | R-2 | Attached single family development |
| South | Commercial Neighborhood | C-1 | Shopping center |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|--------------------------------------|-----------------|-------------------------|
| East | Residential Suburban (Up to 8 du/ac) | CRT | Hospice care facility |
| West | Residential Low (Up to 3.5 du/ac) | R-D | Residential development |

*Immediately to the north is a 60 foot wide flood control channel.

Related Applications

| Application Number | Request |
|--------------------|--|
| WS-19-0767 | A waiver of development standards request for an office complex consisting of 4 buildings with waivers for required parking, landscaping, setback from residential, and throat depth 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, approval of this request is contingent upon approval of WS-19-0767 which staff cannot support.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 remaining portion of the flood channel, 30 feet for Dewey Drive, 50 feet for Jones Boulevard, and associated spandrel;

- Provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk along Jones Boulevard approximately 100 feet to 125 feet south of the flood control right-of-way;
- Vacate any unnecessary rights-of-way and/or easements.

Current Planning Division - Addressing

- Commercial condominium unit numbers shall be assigned by Clark County Addressing Services;
- Street name to be changed to Dewey Drive.

Building Department - Fire Prevention

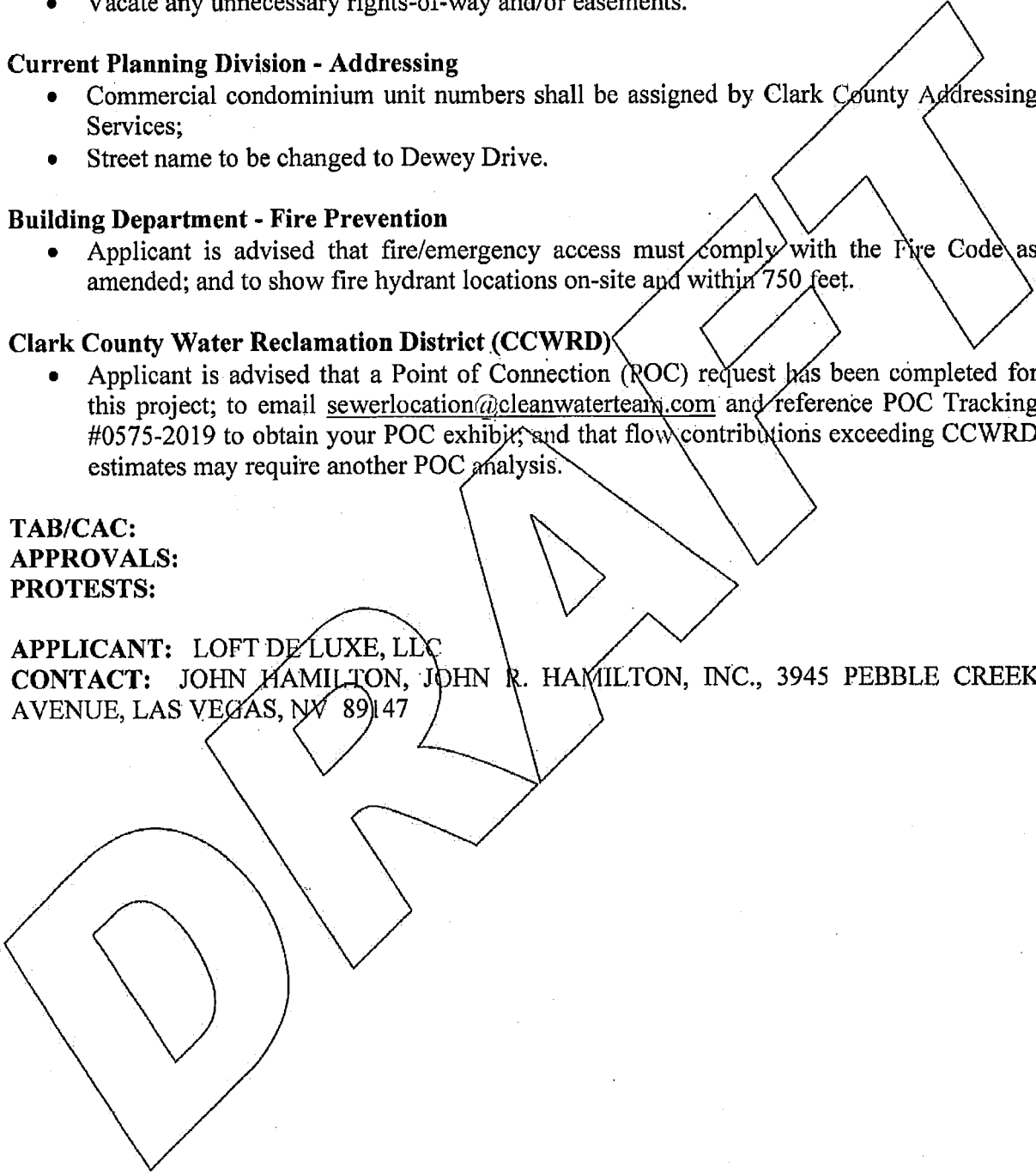
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show fire hydrant locations on-site and within 750 feet.

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 #0575-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: LOFT DE LUXE, LLC
CONTACT: JOHN HAMILTON, JOHN R. HAMILTON, INC., 3945 PEBBLE CREEK AVENUE, LAS VEGAS, NV 89147





TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

| | | | |
|---|-------|--|--|
| APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | STAFF | DATE FILED: <u>9-27-19</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$ 750.00</u> CHECK #: <u>1105</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> TRAILS? <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> | APP. NUMBER: <u>TM-19-500205</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>10/28/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19 9:00AM</u> ZONE / AE / RNP: <u>C-1</u> PLANNED LAND USE: <u>SVCN</u> NOTES: _____ |
|---|-------|--|--|

| | |
|----------------|--|
| PROPERTY OWNER | NAME: <u>LOFT DE LUXE L L C</u> ADDRESS: <u>9732 ST CLAUDE AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: <u>702-237-4070</u> E-MAIL: <u>PDGLASVEGAS@GMAIL.COM</u> |
|----------------|--|

| | |
|-----------|--|
| APPLICANT | NAME: <u>LOFT DE LUXE L L C</u> ADDRESS: <u>9732 ST CLAUDE AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: <u>702-237-4070</u> E-MAIL: <u>PDGLASVEGAS@GMAIL.COM</u> REF CONTACT ID #: _____ |
|-----------|--|

| | |
|---------------|---|
| CORRESPONDENT | NAME: <u>JOHN R. HAMILTON, P.E.</u> ADDRESS: <u>3945 PEBBLE CREEK AVENUE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89147</u> TELEPHONE: _____ CELL: <u>702-580-3658</u> E-MAIL: <u>John@JRHamiltonEnterprises.com</u> REF CONTACT ID #: _____ |
|---------------|---|

ASSESSOR'S PARCEL NUMBER(S): 163-26-803-002

PROPERTY ADDRESS and/or CROSS STREETS: NWC JONES BLVD./DEWEY AVE

TENTATIVE MAP NAME: ELON

NUMBER OF LOTS: 39 GROSS/NET ACREAGE 4.75/3.55 GROSS/NET DENSITY 8.0/10.7

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)*

ELEANOR CHENG / GEORGE VARHELYI
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 14 2019 (DATE)
 By ELEANOR CHENG & GEORGE VARHELYI

NOTARY PUBLIC:

SABRINA ESPINOZA
 NOTARY PUBLIC
 STATE OF NEVADA
 My Commission Expires: 11-01-21
 Certificate No: 18-2979-1

*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.

8

11/20/19 BCC AGENDA SHEET

DURANGO & ROCHELLE
(TITLE 30)

DURANGO DR/ROCHELLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-19-500211-USA:

TENTATIVE MAP consisting of 40 single family residential lots on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Rochelle Avenue, 285 feet east of Durango Drive within Spring Valley. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-21-101-017

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 40
- Density (du/ac): 8
- Minimum/Maximum Gross & Net Lot Size (square feet): 3,442/6,765
- Project Type: Single family subdivision

The tentative map depicts a 40 lot single family subdivision. A 60 foot wide right-of-way with sidewalks on both sides provide gated access to the subdivision from Rochelle Avenue. The right-of-way narrows to a 43 foot wide private street with a sidewalk on 1 side, which extends along the north/south axis of the subdivision. Four 38 foot wide stub streets with no sidewalks extend east and west of the main private street.

A 5 foot wide landscape strip along Rochelle Avenue is provided behind an attached sidewalk. The landscape areas extend to 10 feet wide on both sides of the gated right-of-way access to the subdivision. Landscaping is also provided in 5 foot wide strips along 1 side of each stub street. All of the landscaping is provided within common elements.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|-----------------|--|
| North | Commercial Neighborhood | C-1 | Mini-warehouse facility |
| South & East | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential subdivisions |
| West | Commercial General & Commercial Neighborhood | C-2 & C-1 | Shopping center |

Related Applications

| Application Number | Request |
|--------------------|--|
| ZC-19-0787 | A zone change to reclassify the site to R-2 zoning is a companion item on this agenda. |
| VS-19-0789 | A vacation and abandonment of a drainage easement is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Rochelle Avenue.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names.

Building Department - Fire Prevention

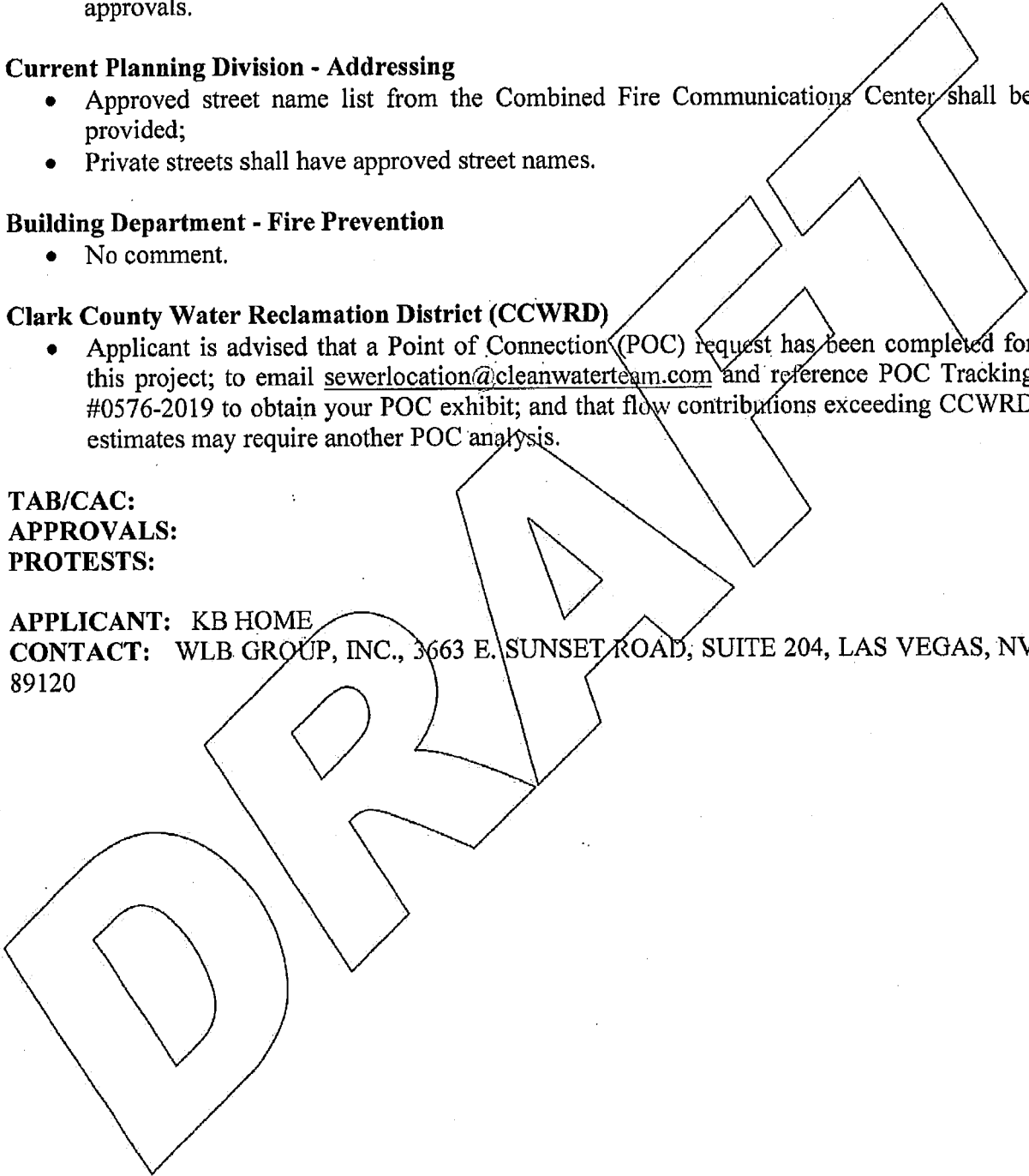
- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0576-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: KB HOME
CONTACT: WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120





TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

| | | | |
|---|--------------|---|---|
| APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM) | STAFF | DATE FILED: <u>10/3/19</u> PLANNER ASSIGNED: <u>JR</u> ACCEPTED BY: <u>JR</u> FEE: <u>\$750</u> CHECK #: <u>20356384</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N</u> TRAILS? Y/ <input checked="" type="checkbox"/> N | APP. NUMBER: <u>TM-19-500211</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>6:30</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19</u> ZONE / AE / RNP: <u>R2</u> PLANNED LAND USE: <u>SURM</u> NOTES: _____ |
|---|--------------|---|---|

| | |
|-----------------------|--|
| PROPERTY OWNER | NAME: <u>USA - BLM</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ |
|-----------------------|--|

| | |
|------------------|---|
| APPLICANT | NAME: <u>KB Home</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____ |
|------------------|---|

| | |
|----------------------|--|
| CORRESPONDENT | NAME: <u>WLB Group</u> ADDRESS: <u>3663 E Sunset Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-379-2658</u> CELL: <u>702-379-2658</u> E-MAIL: <u>khalpin@wlbgroup.com</u> REF CONTACT ID #: _____ |
|----------------------|--|

ASSESSOR'S PARCEL NUMBER(S): 163-21-101-017

PROPERTY ADDRESS and/or CROSS STREETS: Durango Drive and Rochelle Avenue

TENTATIVE MAP NAME: DURANGO + ROCHELLE KH

NUMBER OF LOTS: 40 GROSS/NET ACREAGE 5 GROSS/NET DENSITY 8.00

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)* | <u>Brian Kunc</u> Property Owner (Print) | C. BILBREY NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 02-29-2020 Certificate No: 99-56809-1 |
|---------------------------------|---|--|

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 2, 2019 (DATE)
 By Brian Kunc

NOTARY PUBLIC: C. Bilbrey

*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.

11/20/19 BCC AGENDA SHEET

OFFICE COMPLEX
(TITLE 30)

JONES BLVD/DEWEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0767-LOFT DE LUXE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce height/setback ratio adjacent to single family residential use; 3) reduce parking lot landscaping; 4) reduce street landscaping; and 5) modified driveway design standards.

DESIGN REVIEWS for the following: 1) a proposed office complex; and 2) alternative parking lot landscaping on a 4.8 acre parcel in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard and the north side of Dewey Drive within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-26-803-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 226 spaces where 231 spaces is the minimum per Table 30.60-1 (a 2% reduction).
2. Reduce the height/setback ratio adjacent to a single family residential use to the west to 53 feet where a minimum of 67 feet 6 inches is required per Figure 30.56-10 (a 22% reduction).
3. Allow parking lot landscape fingers every 7 spaces to 10 spaces where a landscape island finger is required every 6 spaces per Figure 30.64-14 (a 17% to 67% reduction).
4. Reduce the street landscaping to a 10 foot wide landscape area adjacent to an existing attached sidewalk along Jones Boulevard where a 15 foot wide landscape area is required per Section 36.64-030 (33% reduction).
5. Allow a minimum 53 foot commercial driveway throat depth along a public street (Jones Boulevard) where a 150 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 98% reduction).

DESIGN REVIEWS

1. Office complex consisting of 4 buildings.
2. Alternative parking lot landscape diamonds per Figure 30.64-14.

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.8
- Project Type: Office complex
- Number of Stories: 2
- Building Height (feet): 28.5
- Square Feet: 57,570
- Parking Required/Provided: 231/226

Site Plans

The plans depict an office complex consisting of 4, two story, staggered designed buildings totaling 57,570 square feet. A majority of the parking spaces are shown near the center of this site between the 4 buildings. Parking is also shown along the west, north, and south property lines. The project has a common property line with an existing R-D zoned single family residential development to the west. The proposed buildings are set back 10 feet from the east property line (Jones Boulevard), 53 feet from the west property line, 20 feet from the north property line, and 41 feet from the south property line (Dewey Drive). Access to the site is shown from a main driveway on Jones Boulevard to the east and a crash gate is also shown on Dewey Drive to south. The design of the building and the layout of the site comply with requirements of the CMA Design Overlay standards.

Landscaping

Street landscaping consists of a 10 foot wide landscape area adjacent to an existing attached sidewalk along Jones Boulevard, and a 10 foot wide landscape area is shown adjacent to a proposed attached sidewalk along Dewey Drive. A 5.5 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the west property line. The perimeter landscaping along Dewey Drive and the north property line will have small areas encumbered by water and sewer infrastructure where there will be no trees or large shrubs which can interfere with the integrity of these easements. The interior parking lot trees are distributed throughout the site; however, there are areas throughout the development where the separation between trees exceeds 6 parking spaces. Additionally, the development is proposing 5 landscape diamonds in lieu of the traditional landscape fingers near the center row of parking in the middle of the site.

Elevations

The plans depict 4, two story, 28.5 foot high office buildings with flat roofs and parapet walls at varying heights. The design features on all of the buildings will integrate the same building materials and heights. The materials consist of painted stucco walls, aluminum awnings, architectural enhancements, and parapet walls shown at varying heights.

Floor Plans

The plans indicate the buildings will have 8 to 10 lease spaces for a total of 38 units. The lease spaces will be constructed with an open floor plan with areas that will be converted to suite specification according to lease agreements.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant the office complex with all proposed site elements, including the requested waivers of development standards, is compatible with the development in the area and will not negatively impact the surrounding area.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|--|-----------------|------------|
| ZC-0497-06 | Reclassified this site to C-1 zoning for a future commercial development | Approved by BCC | May 2006 |
| UC-1405-98 | For a religious temple with two dormitory buildings - expired | Approved by PC | April 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------|--------------------------------------|-----------------|------------------------------------|
| North* | Residential Suburban (up to 8 du/ac) | R-2 | Attached single family development |
| South | Commercial Neighborhood | C-1 | Shopping center |
| East | Residential Suburban (up to 8 du/ac) | CRT | Hospice care facility |
| West | Residential Low (up to 3.5 du/ac) | R-D | Residential development |

*Immediately to the north is a 60 foot wide flood control channel.

Related Applications

| Application Number | Request |
|--------------------|--|
| TM-19-500205 | A tentative map for a one lot commercial subdivision is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 through #4

The amount of waivers submitted with this request results in the creation of a project which does not conform to County zoning requirements and off-site Uniform Standards Drawings. The waivers associated with this request are due in large part by the proposed design of the site. The development consists of 4, two story buildings totaling 57,570 square feet. If some of the buildings were combined and square footage was reduced in size, most of the waivers would not be needed. The project has a common property line with an existing R-D zoned single family residential development to the west. This request does not conform to Commercial Policy 67 of the Comprehensive Master Plan which states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Therefore, staff finds the request to be a self-imposed hardship and there are no unique or special circumstances with the site to warrant approval of the proposed waivers.

Design Reviews

The site design, building design, and development parameters are dependent on consideration of the waiver requests, thereby requiring concurrent consideration of the design review. Since, staff cannot support the waivers of development standards, staff cannot support the design reviews requested.

Public Works - Development Review

Waiver of Development Standards #5

The site design allows the flow of traffic with limited obstruction. Therefore, staff can support the reduction for the throat depth.

Department of Aviation

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

Staff Recommendation

Approval of waiver of development standards #5; denial of waivers of development standards #1, #2, #3 and #4, and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include remaining portion of the flood channel, 30 feet for Dewey Drive, 50 feet for Jones Boulevard, and associated spandrel;
- Provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk along Jones Boulevard approximately 100 feet to 125 feet south of the flood control right-of-way;
- Vacate any unnecessary rights-of-way and/or easements.

Department of Aviation

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

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0575-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LOFT DE LUXE, LLC

CONTACT: JOHN HAMILTON, JOHN R. HAMILTON, INC. 3945 PEBBLE CREEK AVENUE, LAS VEGAS, NV 89147

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 9.27.19 APP. NUMBER: WS-19-0767
 PLANNER ASSIGNED: RC TAB/CAC: Spring Valley
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 10/29/19 TIME: 6:30 PM
 FEE: \$1,150.00 PC MEETING DATE: _____
 CHECK #: 1106 BCC MEETING DATE: 11/20/19 9:00 AM
 COMMISSIONER: MN ZONE / AE / RNP: C-1
 OVERLAY(S)? CMA PLANNED LAND USE: SV CN
 PUBLIC HEARING? N NOTIFICATION RADIUS: 500' SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: LOFT DE LUXE L L C
 ADDRESS: 9732 ST CLAUDE AVE
 CITY: LAS VEGAS STATE: NV ZIP: 89148
 TELEPHONE: _____ CELL: 702-237-4070
 E-MAIL: PDGLASVEGAS@GMAIL.COM

APPLICANT

NAME: LOFT DE LUXE L L C
 ADDRESS: 9732 ST CLAUDE AVE
 CITY: LAS VEGAS STATE: NV ZIP: 89148
 TELEPHONE: _____ CELL: 702-237-4070
 E-MAIL: PDGLASVEGAS@GMAIL.COM REF CONTACT ID #: _____

CORRESPONDENT

NAME: John R. Hamilton, P.E.
 ADDRESS: 3945 Pebble Creek Avenue
 CITY: Las Vegas STATE: NV ZIP: 89147
 TELEPHONE: _____ CELL: 702-580-3658
 E-MAIL: John@JRHamiltonEnterprises.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-26-803-002
 PROPERTY ADDRESS and/or CROSS STREETS: NWC JONES BLVD./DEWEY AVE
 PROJECT DESCRIPTION: Professional Office Condominiums

(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.

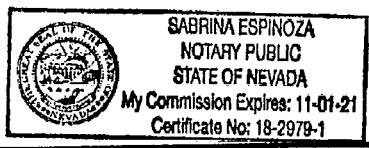
[Signature]
 Property Owner (Signature)*

ELEANOR CHENG / GEORGE VARHELYI
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON AUGUST 14 2019 (DATE)
 By ELEANOR CHENG & GEORGE VARHELYI

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.



John R. Hamilton Enterprises, Inc.

3945 Pebble Creek Avenue • Las Vegas • Nevada • 89147
Ph: (702) 580-3658 • John@JRHamiltonEnterprises.com

Thursday, September 26, 2019

WS-19-0767

Clark County Planning & Zoning
Attn: Rob Kaminski, Clark County Principal Planner
500 South Grand Central Parkway
Las Vegas, Nevada 89106
Ph: (702) 455-5017 Fax: (702) 380-9904 Email: RoK@ClarkCountyNV.gov

**Re: ELON – Design Review AND Waiver of Development Standards– APN 163-26-803-002
Northwest Corner of Jones Blvd./Dewey Avenue**

Attn: Rob Kaminski, Clark County Principal Planner,

Submitted herewith is the application package for a Design Review / Waiver of Development Standards for the above referenced parcel of land, identified as parcel number APN 163-26-803-002, hereinafter referred to as the site. It is proposed to develop this parcel of land as a professional office condominium complex consisting of 38-lots and a common area as shown on the site plan included with this submittal.

Each unit/lot are 2-story units less than 28.5-ft in total height with a required parking count of 231 spaces, refer to table shown on site plan. The proposed development is compliant with the zoning classification of the site being Local Business (C-1).

After review of Title 30, the following alternate landscape standards are requested along with associated waivers.

Reduction in Parking Spaces:

1. The required parking for the project development is 231 spaces where 226 is provided being a 2.16% reduction or 5 spaces. Architecturally, the buildings are uniquely designed as staggered 2-story professional office units. The quantity of 5 spaces is equivalent to an office space of 1,250 square feet being less than the design of a 2-story professional office unit. It is not possible to remove a portion of a professional office unit being 2-stories. Removal of a whole professional office unit will adversely affect the design concept of the development especially considering that 1,250 square feet is a small fraction of the total 57,570 square feet proposed such that the parking spaces provided are considered adequate and reasonable for the requirements of this project development.

Landscape Islands:

1. Landscape diamonds for the center parking was selected as an alternative design to Figure 30.64.14 to necessitate a reduction from 2-trees being typical in a 6-ft landscape island to 1-tree for a diamond planter. There are 5 landscape diamonds for the center parking to result in a tree reduction from 10 to 5.
2. Center drive aisle end caps, it seems that two (2) trees are required for each end cap. For the end cap where a trash enclosure is provided, one (1) tree is provided.

In general, the landscaping of this project development is compliant with the intent of Title 30 such that these minor adjustments to the landscape islands are deemed appropriate, inconsequential, and incidental to a project development of this size in lieu of making more compliant the parking spaces and to facilitate the required trash receptacles.

Street side landscaping:

To provide water and sewer infrastructure to the site, certain easements such as the proposed 45 ft x 20 ft Las Vegas Valley Water District (LVVWD) easement at the southeast corner of the site warrants this waiver request. When providing such easements, the LVVWD states in part that *"No buildings, structures, walls, fences, or trees shall be placed upon, over or under said parcel of land for the duration of this easement, except that said parcel may be improved and used for street, road or driveway purposes, trail, path or parking lot, non-vehicular public access, or shallow root landscaping purposes, and for other utilities, insofar as such use does not interfere with its use by the DISTRICT for the purposes for which it is granted."* This is to protect the proposed infrastructure and to facilitate maintenance of the underground facilities. Similarly, large trees over the sewer line that would otherwise be required are to be replaced with shallow root landscaping within the north landscape buffer where the sewer line and/or water line is proposed.

The affected locations are identified as follows:

- Southeast Corner of site for proposed LVVWD 45x20 easement
- Northeast Corner of site for proposed LVVWD 15x15 easement
- North landscape area above proposed sewer line
- All fire hydrant areas



Landscaping along Jones Blvd and Building Setback to residential land use:

1. Waiver of Title 30.64.30(L)(2) states in part *“On collector or arterial streets, when attached sidewalks are permitted in lieu of detached sidewalks per 30.64.030(l)(3), 15 feet of landscaping is required behind the sidewalk.”*
 - a. Request reduction of landscape along Jones Blvd. from 15-ft to 10-ft behind back of sidewalk.

2. Waiver of Title 30.56.070(b) states *“Except for single family detached residences, normal accessory structures, flagpoles, signs, and ornamental architectural features, all portions of structures over 1 story or 14 feet shall be set back from any adjacent single family residential use a distance of 300% of the height of the building or structure, except as provided in Figure 30.56-10 below.”*
 - a. Request reduction of the building setback to residential land use to approximately 53 ft where 67.5 feet is required being a 21.5% reduction.

The site is long compared to its overall width such that long building units are determined to be the most productive and effective utilization of the site while adhering to required fire department access around buildings as well as to facilitate the overall on-site traffic circulation for the tenants and/or guests. To mitigate the requested reduction in landscaping along Jones Blvd., each building is designed with staggered office units enhancing the visual appeal as well as the community interest that is otherwise not offered with additional landscaping.

The buildings are less than 28.5-ft total height and there is an existing 6-ft screen wall along the west property boundary. Per Title 30.56.70(b) and Figure 30.56.-10, the building setback is determined at (building height x 3) minus (wall height x 3) = (28.5 x 3) - (6 x 3) = 67.5 feet building setback adjacent to a residential development. It is the design intent to provide as much distance as practical for the proposed office buildings while adhering to other code requirements such as fire department access, which is accomplished by effectively utilizing the west end of the project development as an on-site fire access route and drive aisle. This places the proposed buildings along the westerly property boundary approximately 53 ft from the adjacent residential land use. Preliminary engineering suggests that the two westerly building units are anticipated to be roughly 2-ft lower than the finish floor elevations of the adjacent residential homes that will further assist in mitigating this requested waiver.



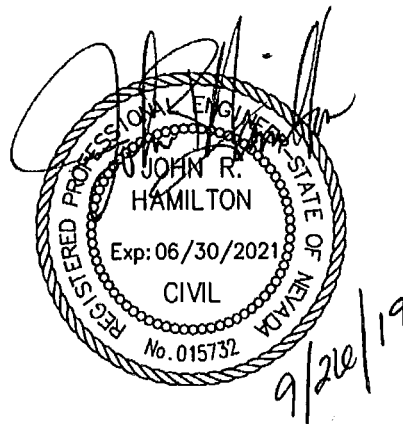
Driveway Throat Depth:

Per Uniform Standard Drawing #222.1, a throat depth of 150 ft can be interpreted for project developments with a single driveway for parking lots greater than 201 parking spaces. As it pertains to this project development, the worst-case scenario is 83% exiting the project development during the PM peak hour per the Institute of Transportation Engineers Trip Generation land use 710 for a General Office Building. Assuming 100% occupancy of all 226 parking stalls, it is reasonable to assume that 83% of the tenants and/or guests will leave the project development in the PM peak hour being a total of 188 tenants and/or guests. It is further reasonable to assume that of these 188 tenants and/or guests, the exiting onsite traffic will be evenly distributed among the 4 drive aisles being 47 tenants and/or guests for each internal drive aisle due to the symmetry of the site. If it is assumed that 47 tenants and/or guests translates to parking stalls for each drive aisle, then a throat depth of 25-ft is deemed required where approximately 53-ft is provided.

We feel this project development as designed is compliant with the intent of Title 30 and we respectfully request approval of these design alternatives and waivers. I trust this letter concludes this portion of the Design Review / Waiver of Development Standards submittal application, however, if additional information is required, please do not hesitate to contact either myself or Csaba Meiszburger, Project Manager, at (702) 237-4070.

Respectfully submitted,

John R. Hamilton, P.E.
President / Principal Civil Engineer



11/20/19 BCC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

RAFAEL RIVERA WY/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0776-NEW RAINBOW, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase the height of a freestanding sign; **2)** increase sign area for a freestanding sign; and **3)** increase animation area for a freestanding sign.

DESIGN REVIEW for a proposed freestanding sign in conjunction with an approved office complex on a portion of 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way and the west side of Montessori Street (alignment) within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-03-501-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a freestanding sign along Rafael Rivera Way and the 215 Beltway to 70 feet where a maximum of 28 feet is permitted in the CMA Design Overlay District per Section 30.48.680 (a 150% increase).
2. Increase freestanding sign area to 777 square feet where a maximum area of 428 square feet is permitted per Table 30.72-1 (an 82% increase).
3. Increase animated sign area to 124 square feet where 70 square feet is the maximum permitted in the CMA Design Overlay District per Section 30.48.680 (a 77% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 7155 Wagon Trail Avenue
- Site Acreage: 5
- Project Type: Freestanding sign
- Sign Height (feet): 70
- Square Feet: 777

History/Site Plan

The request is for a proposed freestanding sign in conjunction with an approved 80,000 square foot office complex. The office buildings are located on the north and south sides of the parcel, and a parking garage is located near the center. Access to the site is provided by 1 driveway on Rafael Rivera Way to the south and 1 driveway on Wagon Trail Avenue to the north. The freestanding sign is oriented along Rafael Rivera Way (215 frontage road), and set back 10 feet from the right-of-way.

Signage

The 70 foot high freestanding sign is located on the southeast corner of the site. The sign is double face which includes a 124 square foot LED animated display on the top of the main sign face. The overall sign area is 777 square feet and is oriented in an east/west direction. The sign elements are compatible with the materials used for the buildings in the office complex and will consist of internally illuminated cabinets and tenant panels.

Applicant's Justification

The applicant states that the purpose of increasing the height of the freestanding sign is to increase visibility of the office complex from the 215 Beltway. The applicant adds that there have been previous approvals to increase the heights of the existing freestanding signs for different shopping centers along the 215 Beltway.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| WS-18-0953 | Increased building height to 70 feet and increased the length of the roofline without articulation with a design review for office buildings and a parking garage | Approved by BCC | January 2019 |
| WS-0607-08 | Reduced separation between 2 freestanding signs with a design review for a comprehensive sign package - expired | Approved by BCC | December 2008 |
| UC-0586-08 | Increased building height and a design review for a professional office complex and parking garage - expired | Approved by BCC | July 2008 |
| ZC-0803-07 | Reclassified the northern 2.5 acres to C-2 zoning with a design review for an office complex on 5 acres | Approved by BCC | August 2007 |
| ZC-0759-06 | Reclassified the middle 1.3 acres to C-2 zoning for future commercial development | Approved by BCC | July 2006 |
| ZC-2027-97 | Reclassified the southern 1.3 acres to C-2 zoning for a convenience store and gasoline station | Approved by BCC | January 1998 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-----------------------------------|-----------------|-------------------------------|
| North | Business and Design/Research Park | M-D | Undeveloped |
| South | Business and Design/Research Park | C-2 | 215 Beltway & shopping center |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|------|-----------------------------------|-----------------|--------------------------------------|
| East | Business and Design/Research Park | M-D | Undeveloped |
| West | Business and Design/Research Park | R-3 | Multi-family residential development |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 does not typically support a request to increase the height of freestanding sign within the CMA Design Overlay District adjacent to the 215 Beltway. Earlier this year, the office buildings for the project were approved at a maximum height of 70 feet; however, staff does not support increasing the height of this sign to 70 feet. If approved, staff finds that limiting the height of the proposed sign to 60 feet would be more in compliance with signs in the area while also providing the desired visibility. Directly across the Beltway from this site is the Arroyo Crossings shopping center that has increased sign height at a maximum of 60 feet. Since 2005 there have been a number of different automobile dealerships and shopping centers along the 215 Beltway that were approved to increase the height of freestanding signs. Therefore, staff can support the sign height if limited to 60 feet.

Waivers of Development Standards #2 & #3

Staff finds that the proposed size of the freestanding sign and amount of animation is not consistent with the intent of the CMA sign regulations. The animated portions of the sign exceed the allowable standard for animation in the CMA by 77%. Staff does not support waivers in the CMA without mitigating circumstances. In the CMA, the intent is to discourage signs which contribute to visual clutter of the streetscape, and ensure that signage enhances the overall development and the immediate area. The proposed request for sign area and animation is excessive and is not compatible with surrounding area; therefore, staff cannot support these requests.

Design Review

Approval of the design review is contingent upon approval of the waivers of development standards which staff does not fully support. Staff finds that the design of the sign does not meet the standards for approval required for a design review because it fails to meet the sign

regulations in the CMA and Title 30. Therefore, with these inconsistencies, staff cannot support this request.

Staff Recommendation

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

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:

- Maximum height of 60 feet for the freestanding sign.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEW RAINBOW, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

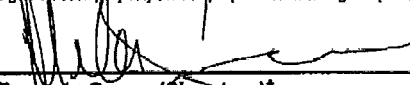
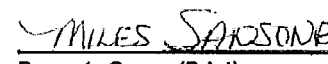
CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT


SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

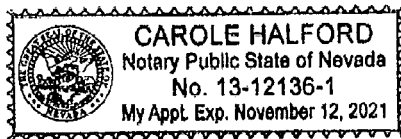
| | | | |
|---|-----------------------|--|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input 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 #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #) | STAFF | DATE FILED: <u>10-2-19</u> PLANNER ASSIGNED: <u>PK</u> ACCEPTED BY: _____ FEE: <u>\$1,150.00</u> CHECK #: <u>On-line account</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>CMA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N APPROVAL/DENIAL BY: _____ | APP. NUMBER: <u>WS-19-0776</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>10/29/19</u> TIME: <u>6:30pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/20/19 9:00am</u> ZONE / AE / RNP: <u>C-2 / AE-60</u> PLANNED LAND USE: <u>SV BDRP</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N LETTER DUE DATE: <u>WS-18-0953</u> COMMENCE/COMPLETE: _____ |
| | PROPERTY OWNER | NAME: <u>New Rainbow, LLC</u> ADDRESS: <u>2580 St. Rose Parkway, #125</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> | |
| | APPLICANT | NAME: <u>New Rainbow, LLC</u> ADDRESS: <u>2580 St. Rose Parkway, #125</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>000-000-0000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>n/a</u> REF CONTACT ID #: <u>n/a</u> | |
| | CORRESPONDENT | NAME: <u>Kaempfer Crowell - Tony Celeste</u> ADDRESS: <u>1980 Festival Plaza Dr. #650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>ajc@kcnvlaw.com</u> REF CONTACT ID #: <u>175451</u> | |

ASSESSOR'S PARCEL NUMBER(S): 176-03-501-022
 PROPERTY ADDRESS and/or CROSS STREETS: Rainbow & 215
 PROJECT DESCRIPTION: Waiver for sign height

(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 SEPT. 18, 2019 (DATE)
 By MILES SARSONE
 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.

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kcnvlaw.com

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Fax: 702.796.7181

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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

October 2, 2019

VIA HAND DELIVERY

CLARK COUNTY DEPARTMENT OF
COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: *Justification Letter – Design Review for On-Premises Pylon Sign with Waivers of Developments Standards to (1) Increase Sign Height, (2) Allow Animated Sign Where Not Permitted, (3) Increase Animated Area Square Footage, and (4) Increase Allowed Tenant Panel Square Footage*
New Rainbow, LLC
APN: 176-03-501-022 (NWC of Rafael Rivera Way and the Montessori Street Alignment)

To Whom It May Concern:

Please be advised our office represents New Rainbow, LLC (the "Applicant"). By way of background, on January 23, 2019, the BCC approved a design review for a 70' tall office building with parking garage, via WS-18-0953, on property located at the northwest corner of Rafael Rivera Way and the Montessori Street alignment, more particularly described as APN: 176-03-501-022 (the "Site"). The Applicant is now requesting a two-sided on-premises pylon sign. The pylon sign will be located on the southeast corner of the Site adjacent to Rafael Rivera Way and the 215 Beltway. The proposed pylon sign is internally illuminated. The size and scope of the sign request is consistent with the existing and approved signs along the 215 Beltway between Durango Drive (the Ikea sign) and Rainbow (the Arroyo Crossings Shopping Center) including the recently approved 80' tall pylon sign located near Rainbow and the 215 Beltway. As such, in conjunction with the design review for the pylon sign, the Applicant is requesting similarly approved waivers of developments standards including the following:

- **Increase in Sign Height:** On January 3, 2018, the BCC approved, via NZC-0902-17, two sign height waivers at heights of 80' where 28' is permitted and 28' where 20' is permitted. Here, the Applicant is requesting a pylon sign at a height of only 70' where 28' is permitted instead of 80' approved nearby. Additionally, the Applicant is only requesting one sign and not two signs like what was approved via NZC-0902-17. Further, based on the Site's street frontage, the Applicant would be permitted two on-premises pylon signs. Instead of two signs, the Applicant is requesting only one sign at an increases height. Unlike NZC-0902-17 where only 1 story retail is approved, the Site is approved for a 70' tall office building. The increase height is required so that the sign visible above the Rainbow overpass – like NZC-0902-17. Therefore, based on previous approvals of signs significantly greater in height in the area (see Ikea sign and sign approved via NZC-0902-17) and the approval of the office building on the Site, a 70' tall pylon sign is appropriate and compatible with the area.





- **Allow Animated Sign and Increase Animated Sign Area:** Like NZC-0902-17 and the pylon signs located in the Arroyo Crossing Center, the Applicant is requesting animated signage where not permitted. Also, similar to NZC-0902-17, the Applicant is requesting to exceed the 70 square foot allowed animated sign area. NZC-0902-17 is approved to allow a 237 square foot animated area. Here, the Applicant is requesting to allow a 248 square foot animated area. As such, the proposed an animated sign area is appropriate as there are other animated signs in the area at similarly approved square footages.
- **Increase Tenant Panel Square Footage:** Based on the 341 lineal feet of street frontage and number of proposed tenant panels, the Applicant is permitted up to 428.5 square feet of sign area. Here, like NZC-0902-17, the Applicant is requesting to exceed the allowed sign area and the Applicant is proposing a total sign area of 776.5 square feet. But unlike NZC-0902-17, the Applicant is only requesting one pylon sign. Additionally, the Applicant is permitted up to two on-premises pylon signs (one on Frontage Road and one on Montessori Street Cul de Sac) but is only requesting one pylon sign. Based the existing pylon signs in the area, the proposed sign area is reasonable and compatible.

Even though the Applicant is requesting waivers, the proposed pylon sign is modest. The proposed pylon sign is not out of place considering across the 215 Beltway from the Site is the Arroyo Crossing Shopping Center and other approved signs at heights of 80' or greater (see Ikea sign and NZC-0902-17). As such, the Applicant's proposed on-premises pylon sign is constant with the existing and approved signage in the area.

We thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL

Anthony Celeste
Anthony J. Celeste *by [signature]*

AJC/mao

11/20/19 BCC AGENDA SHEET

RETAIL CENTER
(TITLE 30)

FORT APACHE RD/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0781-A & A, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce trash enclosure setback; **2)** reduce parking lot landscaping; **3)** modified loading zone requirements; **4)** waive CMA Design Overlay District standards; and **5)** modified driveway design standards.

DESIGN REVIEW for a proposed retail center consisting of an in-line retail building and an attached restaurant building with drive-thru on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Fort Apache Road, 630 feet north of Tropicana Avenue within Spring Valley. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:
163-19-818-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce setback to a residential use for a trash enclosure to 6 feet where 50 feet is required per Section 30.56.120 (an 88% reduction).
2. Allow parking lot landscape fingers every 9 spaces where a landscape island finger is required every 6 spaces per Figure 30.64-14 (a 50% reduction).
3. Allow modified loading zone dimensions for a commercial use per Section 30.60.070.
4. Waive the minimum 10% of total property frontage being occupied by a building as required per Section 30.48.640 (CMA Design Overlay District).
5. Allow a minimum 13.5 foot commercial driveway throat depth along a public street (Fort Apache Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 46% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.1

- Project Type: Retail center
- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 5,297 (in-line building)/882 (attached restaurant with drive-thru)
- Parking Required/Provided: 38/38

Site Plans

The plans depict a retail center consisting of a 5,297 square foot in-line building, and an attached 882 square foot restaurant with a drive-thru (future coffee tenant). The dual drive-thru lanes are shown along the west side of the building where vehicles would enter along the interior north side of the parcel and exit along the interior south side of the parcel. A trash enclosure is shown at the northwest corner of the site, 6 feet from the property line. Also near the trash enclosure is a 25 foot wide by 16.5 foot deep "loading zone" for truck deliveries. Code requires the dimensions of the loading zone to be 10 foot wide by 25 foot deep. The project has a common property line with an R-3 zoned development to the west. The proposed building is set back 124 feet from the east property line (Fort Apache Road), 83 feet from the west property line, 31 feet from the north property line, and 25 feet from the south property line. Access to the site is shown from an existing ingress/egress points on Fort Apache Road and cross access will remain to the existing commercial building to the south and the future commercial development to the north. The design of the building and the layout of the site comply with most requirements of the CMA Design Overlay standards with the exception of the building, or a portion of the building, not being within 100 feet of Fort Apache Road.

Landscaping

Street landscaping consists of a 15 foot wide landscape area adjacent to an existing attached sidewalk along Fort Apache Road. A 6 foot wide landscape area with trees shown every 20 feet is located along the west property line. A smaller 4 foot wide landscape area with shrubs and groundcover is located along the south property line adjacent to an existing commercial site. The parking lot landscaping will not have the required number of landscape fingers required by Code. It appears that there are 3 areas within the parking lot that the development is missing a landscape island.

Elevations

The plans depict a 1 story, 27 foot high restaurant building with a flat roof and parapet walls at varying heights. Building materials consist of stucco finished walls, CMU block veneer, horizontal and vertical reveals, decorative ribbed metal accents, metal awnings, and aluminum storefront systems. A drive-thru window is shown on the south elevation. No outside dining area is proposed with this project.

Floor Plans

The plans indicate the building will be constructed with an open floor plan with areas that will be converted to suite specifications according to lease agreements.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the architecture of the proposed building will complement the existing retail buildings to the south. As for the waivers, the applicant states by maintaining cross access to the properties to north and south, and providing adequate parking triggers the waivers from Code.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|-------------|
| UC-0170-17 | Vehicle rental and car wash facility located on the undeveloped parcel to the north – expired | Approved by BCC | April 2017 |
| TM-0052-11 | 1 lot commercial subdivision | Approved by PC | August 2011 |
| ZC-0337-97 | Reclassified 4.2 acres to C-1 and C-2 zoning for a shopping center | Approved by BCC | May 1997 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|-----------------|-----------------------------------|
| North | Commercial Neighborhood | C-1 | Undeveloped |
| South | Commercial General | C-2 | Existing shopping center |
| East | Commercial General | C-2 | Existing commercial development |
| West | Residential High (8 to 18 du/ac) | R-3 | Existing multi-family development |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 through #4

The amount of waivers submitted with this request results in the creation of a project which does not conform to County zoning requirements and the off-site Uniform Standard Drawings. The waivers associated with this request are due in large part by the proposed design of the site. The development contains 6,179 square feet of retail and restaurant uses with dual drive-thru lanes. If the building and drive-thru lanes were reduced in size most of the waivers would not be needed. Furthermore, this request does not conform to Commercial Policy 67 of the

Comprehensive Master Plan which states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Therefore, staff finds the requests to be a self-imposed hardship.

Design Review

The site design, building design, and development parameters are dependent on consideration of the waiver requests, thereby requiring concurrent consideration of the design review. Since staff cannot support the waivers of development standards, staff cannot support the design review request.

Public Works - Development Review

Waiver of Development Standards #5

Staff finds the request to reduce the throat depth is a self-imposed hardship that can easily be rectified with minimal changes to the site plan. The reduced throat, coupled with the confusing parking layout, may result in vehicles stacking into the right-of-way while attempting to enter the site. With adequate cross access to the south, staff finds that the development on the site would be served better by removing the existing the driveway and using the cross access points.

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:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that the minimum driveway width must be 36 feet measured from the lip of the gutter to the lip of the gutter; and that off-site permits will be required for any working within public right-of-way and/or easements.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and 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 #0582-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

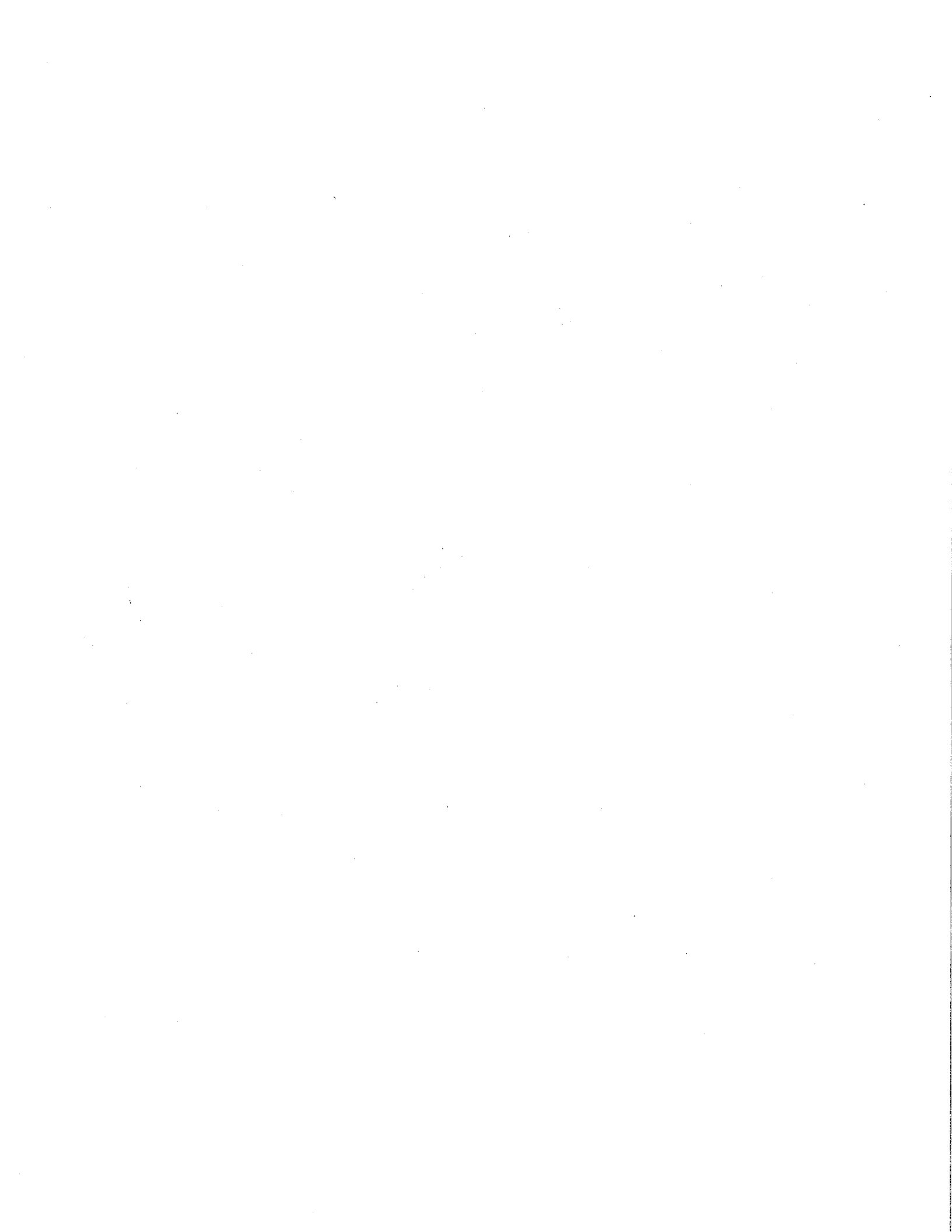
APPROVALS:

PROTESTS:

APPLICANT: ROBERTO PIEDRA

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305, HENDERSON, NV 89074

DRAFT





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

| | | |
|-----------------------|---|--|
| STAFF | DATE FILED: <u>10.2.19</u> | APP. NUMBER: <u>NS-19-0781</u> |
| | PLANNER ASSIGNED: <u>RK</u> | TAB/CAC: <u>Spring Valley</u> |
| | ACCEPTED BY: _____ | TAB/CAC MTG DATE: <u>10/29/19</u> TIME: <u>6:30pm</u> |
| | FEE: <u>\$1,175.00</u> | PC MEETING DATE: _____ |
| PROPERTY OWNER | CHECK #: <u>1038</u> | BCC MEETING DATE: <u>11/20/19 9:00am</u> |
| | COMMISSIONER: <u>JJ</u> | ZONE / AE / RNP: <u>C-2</u> |
| | OVERLAY(S)? <u>CMA</u> | PLANNED LAND USE: <u>SV CN</u> |
| | PUBLIC HEARING? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N | NOTIFICATION RADIUS: <u>500</u> FT SIGN? <input checked="" type="checkbox"/> Y <input checked="" type="checkbox"/> N |
| APPLICANT | TRAILS? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | LETTER DUE DATE: _____ |
| | PFNA? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | APPROVAL/DENIAL BY: _____ |
| | COMMENCE/COMPLETE: _____ | |
| | | |
| CORRESPONDENT | NAME: <u>A&A LLC, Hamid Moradi Manager</u> | |
| | ADDRESS: <u>14 Sugarberry Ln</u> | |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> | |
| | TELEPHONE: _____ CELL: <u>702-371-9645</u> | |
| | E-MAIL: <u>Henry.h.moradi@gmail.com</u> | |
| | NAME: <u>SAME</u> | |
| | ADDRESS: _____ | |
| | CITY: _____ STATE: _____ ZIP: _____ | |
| | TELEPHONE: _____ CELL: _____ | |
| | E-MAIL: _____ REF CONTACT ID #: _____ | |
| | NAME: <u>SERGIO COMPARAN</u> | |
| | ADDRESS: <u>2580 ST. ROSE PKWY. SUITE 305</u> | |
| | CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> | |
| | TELEPHONE: <u>(702) 719-2020</u> CELL: _____ | |
| | E-MAIL: <u>sergio@scadesign.com</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 163-19-818-003

PROPERTY ADDRESS and/or CROSS STREETS: S. FORT APACHE RD & W. TROPICANA AVE

PROJECT DESCRIPTION: RETAIL AND RESTAURANT BUILDING

(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.

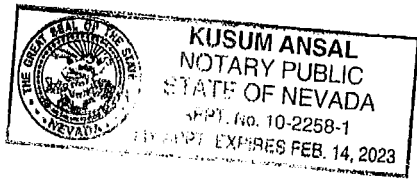
[Signature] _____
Property Owner (Signature)*

A&A LLC, Hamid Moradi Mngr
Property Owner (Print)

STATE OF NEVADA
COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 18 DAY of Sept 2019 (DATE)
By Hamid Moradi

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.



2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

October 2, 2019

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89102

RE: Justification Letter for proposed Retail & Restaurant Building at Fort Apache Rd. & Tropicana Ave.

Please accept this letter as justification for the proposed construction of a new retail and restaurant building located on the northwest corner of Fort Apache Rd. and W. Tropicana Ave. (APN: 163-19-818-003) currently zoned as General Commercial (C-2). Through this design review, on behalf of our client we respectfully request for your approval of the following waivers of development standards:

- 1) Request waiver of development standards of USDCCA 222.1 for driveway throat depth distance of 13 feet 6 inches on South Fort Apache Road where 25 feet is required. Providing the 25 foot depth would have a negative impact on the proposed cross access drive aisles and required parking, as it would break the existing cross access flow on the existing developments to the south.
- 2) Request waiver of development standards 30.56.120 for trash enclosure setback of 6 feet where 50 feet is required from any residential development on a separate parcel. Providing the 50 foot setback would have a negative impact on the proposed drive-thru lanes, as it will reduce the minimum required stacking of 15 cars per Dutch Bros standards by half. To help mitigate the proposed trash enclosure location, dense landscaping will be installed between enclosure and property line abutting the residential site to the west side. In addition, a solid cover over the enclosure will be installed. This cover will consist of tube steel beams and columns with corrugated metal sheets, which will compliment the site and proposed building design.
- 3) Request waiver of development standards 30.64-14 for landscape fingers to be installed at every 9 parking spaces where it is required to be at every 6 parking spaces. Providing the fingers will have a negative impact on the required amount of parking spaces, which would be reduced by two spaces from the proposed. To help mitigate this request, it is proposed to have larger landscape terminal islands where it is possible, as well as providing one additional large canopy tree than the minimum required.
- 4) Request waiver of development standards 30.48.640-b.2 for building to be placed at 124 feet from South Fort Apache Road where the requirement is for the building to be placed within 100 feet of the front property line. Placing the building within the 100 foot requirement will impact the ability to provide adequate parking along the building's storefront.

The proposed building has a gross square footage of 6,179 square feet and stands 26'-7" high. Its design intent is to harmoniously blend with the existing General Commercial developments in the surrounding area. The site is accessible from Fort Apache Road through an existing 35 foot driveway, as well as ADA compliant pedestrian walkways. In addition, the site could also be accessed from the adjacent developments to the south through the proposed cross access drive aisles.

The required parking total of 37 parking spaces is provided including 1 car accessible space and 1 van accessible space. Bike racks are also provided in lieu of one parking space. All parking can be easily accessed by customers and employees via walkways located at all building entrances. As shown on site plan, all parking is to be illuminated by new 20 foot tall shielded "down-light" posts to eliminate any light pollution outside of the site, to comply with Clark County regulations. Additional wall mounted lighting is provided along the perimeter of the building which will help illuminate the walkways surrounding the building, making this building a safe and illuminated environment.

Adequate landscape is being provided in the form of terminal islands as well as landscape islands and landscape buffers where parking occurs. All plants being used are low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plant list.

The proposed trash enclosure is located on the northwest side of the site. It will have 6 foot high splitface CMU walls to match the existing property wall. A solid cover over the trash enclosure will be provided which consists of tube steel beams and columns with corrugated metal sheets to compliment the site and building. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that this retail and restaurant building will attract new business to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sergio A. Comparan
SCA Design

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11/20/19 BCC AGENDA SHEET

MIXED USE DEVELOPMENT
(TITLE 30)

GRAND CANYON DR/PEACE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0772-GRAND FLAMINGO CAPITAL MGMT, LLC:

ZONE CHANGE to reclassify 0.5 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone in the MUD-4 Overlay District.

DESIGN REVIEW for modifications to a previously approved mixed use development on a portion of 10.9 acres in a U-V (Urban Village - Mixed Use) Zone in the MUD-3 and MUD-4 Overlay Districts.

Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jt/jd. (For possible action)

RELATED INFORMATION:

APN:

163-19-211-016; 163-19-211-017 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.9 (portion)
- Number of Units: 312
- Density (du/ac): 32
- Project Type: Mixed use development
- Number of Stories: 4
- Building Height (feet): 53
- Open Space Required/Provided: 78,486/92,146
- Parking Required/Provided: 517/540

History & Request

ZC-18-0970 was previously approved to reclassify a portion of this site to U-V zoning in conjunction with a 332 unit, 4 story mixed use development. However, the parking area that was previously approved on the northern portion of the site, adjacent to the existing shopping center will be removed from the project, and a 0.5 acre portion of the adjacent parcel to the south will be reclassified to U-V zoning to accommodate the parking area in this new location. In addition,

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this application includes some minor modifications to the previously approved mixed use development, one of which includes flipping the orientation of the 2 "U" shaped buildings to create a larger internal courtyard that is shared between both buildings. Access to the site will remain from the internal drive aisle to the east, which provides access to the adjacent shopping center.

Site Plans

The plans depict a horizontal mixed use development consisting of the following elements: 1) residential; 2) existing commercial shopping center; 3) indoor and outdoor amenity areas; and 4) substantial amounts of useable open space. The residential component consists of 312 units at a density of 32 dwelling units per acre. The commercial component consists of an existing shopping center on the adjacent parcels to the north and east with frontage and access along Grand Canyon Drive, Flamingo Road, and Peace Way. The proposed residential development consists of 2 buildings for the residential units, 76 individual garages distributed between the 2 residential buildings and separate detached garage buildings with 92,146 square feet of open space located in the center of the complex. Parking is distributed around the perimeter of the site and includes covered parking areas, garages, and bicycle parking areas.

Pedestrian Circulation, Open Space/Recreational Amenities, & Landscaping

Pedestrian circulation is provided by the following: 1) pedestrian realm areas along the internal access road within the shopping center; 2) sidewalks adjacent to buildings; and 3) usable open spaces within the courtyard area between the buildings. Since the project is a horizontal mixed use development, the applicant provided renderings depicting the integration and connectivity between commercial and residential elements. The project meets the minimum pedestrian realm, landscaping, and parking requirements. The plans depict a total of 92,146 square feet of open space, which consists of the following: 1) an 18 foot wide pedestrian realm consisting of a detached sidewalk along the interior private drive along the eastern portion of the site; 2) swimming pool; 3) fitness center; and 4) clubhouse. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the residential portion of the site and connects to the adjacent commercial development.

Elevations

The buildings are 4 stories and 53 feet in height with a combination pitched roof and flat roof with various facades to provide enhanced building articulation as well as other enhanced architectural elements such as balconies, varying color schemes, and foam pop-outs.

Floor Plans

The plans depict 2 "U" shaped residential buildings with a mixture of 1 and 2 bedroom units. The clubhouse and fitness center are located in the northern building and a lobby area is located in the southern building. There are 5 separate garage buildings along the northern and southern boundaries of the site.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site is located near the 215 Beltway/Flamingo Road interchange and the intersection of Flamingo Road and Hualapai Way, and the changes to the site will continue to be compatible with the existing and approved development in the area. Furthermore, the zone change request and design of the project conforms to the land use plan and the requirements of the MUD-3 and MUD-4 Overlay Districts.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|----------------|
| VS-19-0509 | Vacated and abandoned drainage easement | Approved by PC | August 2019 |
| ZC-18-0970 | Reclassified a portion of the site to U-V for a mixed use development | Approved by BCC | February 2019 |
| DR-18-0397 | Day care facility | Approved by BCC | July 2018 |
| TM-0322-03 | 1 commercial lot on 125 acres | Approved by PC | September 2003 |
| DR-1517-02 | Retail center buildings within an approved shopping center | Approved by PC | November 2002 |
| ZC-1244-98 | Reclassified 105 acres to C-2 zoning for a regional shopping center | Approved by BCC | December 1998 |
| ZC-1897-97 | Reclassified 68 acres to C-2 zoning for a shopping center | Approved by BCC | December 1997 |
| ZC-1485-97 | Reclassified 8.6 acres to C-2 zoning for a shopping center | Approved by BCC | September 1997 |
| ZC-0419-97 | Reclassified to C-2 zoning for a shopping center | Approved by BCC | May 1997 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|-----------------|--|
| North & East | Commercial General | C-2 | Shopping center |
| South | Commercial General | C-2 | Shopping center & undeveloped |
| West | Commercial General & Residential Urban Center (18 to 32 du/ac) | R-4 | Undeveloped & multi-family residential development |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone boundary amendment conforms to the Mixed Use Overlay District. The project is in compliance with several of the applicable mixed use policies contained within the Comprehensive Master Plan. Since the project is located near 2 arterial streets (Hualapai Way and Flamingo Road) and 2 collector streets (Grand Canyon Drive and Peace Way), the project is geographically situated in an area that is suitable for this type of mixed use development in conformance with Urban Specific Policy 109. While there is no commercial component on the site with the residential uses, a variety of commercial uses are located within a half mile radius of this site that will provide goods and services for the future residents. Directly to the north, east, and south are existing shopping centers with a mixture of large scale retail stores and restaurants. Therefore, staff finds that the changes to the project continue to meet the purpose and expectations of the Mixed Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan.

Design Review

Moving the parking area from the northern portion of the site to the southern portion will not create any negative impacts. In addition, reorienting the buildings to create a larger internal courtyard is an improvement in usable open space over the previously approved design. With these changes, staff finds that the project continues to incorporate a balanced level of internal horizontal integration that appears safe and convenient with an overall site design with well-connected pedestrian corridors. The parking areas will not negatively impact the pedestrian movement, and the on-site pedestrian realm on the eastern portion of the site connects to the existing sidewalk adjacent to drive aisle that runs north to south through the shopping center. In addition, the pedestrian realm on the southern portion of the site connects to an existing enhanced pedestrian area that transects the parking lot to the south and connects to existing retail uses adjacent to Peace Way. The pedestrian realm on the northern portion of the site connects to the existing sidewalk in front of an existing retail building to the north.

Staff finds that the project continues to meet the purpose and expectations of the Mixed Use Overlay District and is in conformance with the intent and purposes of Title 30 and the Comprehensive Master Plan. Therefore, staff finds that the changes to the previously approved plans are harmonious and compatible with the development in the area and the plans satisfy the following criteria for a design review: 1) the proposed development is compatible and harmonious with adjacent development in the area; 2) the proposed development is consistent with the applicable land use plan and Title 30; and 3) design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance. Since this application replaces the design review portion of ZC-18-0970, the design review portion of ZC-18-0970 can be expunged.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Expunge the design review portion of ZC-18-0970;
- Design review as a public hearing on substantial changes;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that any work done within the limits of the drainage easement will require an off-site permit.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JANET GOYER

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



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
-
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
-
- APPLICATION REVIEW (AR)
-
- DEVELOPMENT AGREEMENT (DA)

STAFF

DATE FILED: 9/30/19 APP. NUMBER: ZC-19-0772
 PLANNER ASSIGNED: JAK TAB/CAC: SPRING VALLEY
 ACCEPTED BY: JAK TAB/CAC MTG DATE: 10/29/19 TIME: 6:30 P
 FEE: \$2,250⁰⁰ PC MEETING DATE: ---
 CHECK #: 5131 BCC MEETING DATE: 11/20/19
 COMMISSIONER: JJ ZONE / AE / RNP: CZ + U-V
 OVERLAY(S)? MUD J & MUD 4 PLANNED LAND USE: SUC6
 PUBLIC HEARING? (Y/N) NOTIFICATION RADIUS: 1000 SIGN? (Y/N)
 TRAILS? Y/N PFNA? Y/N LETTER DUE DATE: NA
 APPROVAL/DENIAL BY: NA COMMENCE/COMPLETE: NA

PROPERTY OWNER

NAME: Grand Flamingo Capital Mgmt LLC
 ADDRESS: 3755 Breakthrough Way, Suite 250
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-304-8383 FAX: 702-304-1622
 CELL: _____ E-MAIL: jkennedy@jakrec.com

APPLICANT

NAME: Janet Goyer -- Ovation Development Corporation
 ADDRESS: 6021 S. Fort Apache Road, #100
 CITY: Las Vegas STATE: NV ZIP: 89148
 TELEPHONE: 702-990-2325 FAX: 702-990-2391
 CELL: 702-580-9036 E-MAIL: jang@ovationdev.com

CORRESPONDENT

NAME: Jennifer Lazovich -- Kaempfer Crowell
 ADDRESS: 1980 Festival Plaza Drive, #650
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-792-7000 FAX: 702-796-7181
 CELL: _____ E-MAIL: jlazovich@kcnvlaw.com

ASSESSOR'S PARCEL NUMBER(S): 163-19-211-017; 163-19-211-016 (part of)
 PROPERTY ADDRESS and/or CROSS STREETS: North of Peace Way and West of S. Grand Canyon Parkway
 PROJECT DESCRIPTION: 2nd Zone Change part of 163-19-211-016. 2nd Design Review.

(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.

Joseph A. Kennedy
 Property Owner (Signature)*

Grand Flamingo Capital Management, LLC
By: Joseph A. Kennedy, Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON July 30, 2019 (DATE)
 By Joseph A. Kennedy

NOTARY PUBLIC: Jennifer Ferguson



*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

JENNIFER LAZOVICH

jlazovich@kcnvflaw.com
702.782.7050

September 30, 2019

VIA HAND DELIVERY

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

*Re: REVISED Justification Letter – Design Review for a Multi-Family Development in a Mixed-Use Area and Conforming Zone Change for a Portion of APN: 163-19-211-016 (Near Grand Canyon/Rochelle)
APNs: 163-19-211-017 & Portion of 163-19-211-016*

To Whom It May Concern:

Please be advised our office represents Ovation (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 9.75 acres located near Grand Canyon Drive and Rochelle Avenue within the Grand Canyon shopping complex. The property is more particularly described as APNs: 163-19-211-017 and a portion of 163-19-211-016 (collectively the "Site"). By way of background, on February 6, 2019, the BCC approved ZC-18-0970 allowing for the development of a four story 332 multi-family unit project on the Site. As part of the approval of ZC-18-0970, the Site's zoning was changed from C-2 to U-V.

The boundary of the Site has now slightly changed and the Applicant is amending the legal description of the Site. As a result, the Applicant is now requesting a zone change to incorporate a portion of APN: 163-19-211-016 and amend the zoning to U-V to match the overall zoning of the Site. Also, the northwest portion of APN: 163-19-211-017 is no longer a part of the site plan. As part of the zone change request, the Applicant is requesting to amend the design review for a multi-family project on the entire Site.

Conforming Zone Change for Portions of APN: 163-19-211-016

The request is to incorporate a portion of property to the south of the original approved Site. The new portion to be incorporated is approximately 0.47 acres of APN: 163-19-211-016. The Applicant is requesting a conforming zone change from C-2 to U-V. The south portion, like the balance of the Site, is located within the MUD Overlay District. This southern portion will be utilized as parking to support the multi-family use as well as make-up for the northwest portion as described above that is no longer part of the Site. The MUD-4 Overlay District permits a moderately concentrated mixture of low-rise to mid-rise residential and commercial uses. See Title 30.48.760(b)(3). Therefore, the U-V zoning for the south portion conforms and will match the balance of the approved Site.

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 050
Las Vegas, NV 89135
Tel: 702.782.7000
Fax: 702.782.7191

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3500
Fax: 775.327.2011

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

ZC-19-0772

As previously demonstrated via ZC-18-0970, not only does the zone change request to U-V conform to the overlay district, but a U-V zoning district and mixed-use development is compatible with the overall area. There are large scale retail shopping centers on both the north and south side of Flamingo Road between the 215 and Hualapai. And even more specifically, the Site is within the Grand Canyon shopping center which includes the following retail uses and square footage:

| | |
|---|---------------|
| 4155 S Grand Canyon (Target): | 151,968 SF |
| 4265 S Grand Canyon (Kohls Building): | 79,294 SF |
| 4145 S Grand Canyon (Mattress Firm Building): | 29,824 SF |
| 4205 S Grand Canyon (Hotties): | 37,000 SF |
| 4165 S Grand Canyon (Bite): | 11,649 SF |
| 4125 S Grand Canyon (Chase): | 2,865 SF |
| 4135 S Grand Canyon (McD's): | 2,642 SF |
| 4115 S Grand Canyon (Vit Shoppe): | 8,948 SF |
| 4195 S Grand Canyon (Fuddruckers): | 7,480 SF |
| 4215 S Grand Canyon (Carpets&More): | 7,403 SF |
| 4175 S Grand Canyon (Chuck E Cheese): | 33,240 SF |
| 4245 S Grand Canyon (Extreme Flipping Out): | 147,127 SF |
| 4355 S Grand Canyon (Sears): <i>(vacant)</i> | 162,000 SF |

Most importantly, the Site and development of the multi-family will provide the residential component to the existing large scale retail.

Design Review:

The Applicant is proposing a multi-family development to complement the existing retail development. The amended design has changed since approved in February, 2019. The main changes the Site are (1) making the northwest portion of APN: 163-19-211-017 no longer a part of the site plan to allow Kohl's better access to their loading dock which is directly to the north of the Site and (2) incorporating a portion of APN: 163-19-211-016 to provide parking. Additionally, the Applicant has rearranged the building footprints to allow residents in both buildings better access to commons areas. But like the original approval, the main entry to the multi-family development is on the east side of the Site and accessible to the main internal spine street of the Grand Canyon shopping center. The Applicant is proposing two (2) buildings with one on the north side of the main entry area and one building on the south side of the main entry area. The buildings are 4 stories and 53' in height, where up to 55' is allowed in the MUD-3 Overlay District. The buildings' elevations are a combination of pitched roof and flat roof with various facades to provide enhanced building articulation as well other enhanced architectural elements as balconies, varying coloring scheme, and foam pop outs.

The Applicant is proposing 312 units. The proposed density is approximately 32 dwelling units per acre which is allowed in the MUD-3 Overlay District. The bedroom mix is as follows: 213 one bedroom units and 99 two bedroom units. The clubhouse and leasing area will be located in the north building. The Site is complying with all parking requirements and the parking is evenly dispersed throughout the Site.

Additionally, amenities include an outdoor pool and spa; dog park, plaza, green courtyard, 20-foot pedestrian realm and barbeque areas. Indoor amenities include clubhouse area with meeting/party facilities, fitness center, roof terrace, and common area with WIFI work space. Unit amenities include Quartz countertops, gourmet kitchens, washers/dryers, and designer flooring. Garage, carport and open parking will be available. The site will be fully landscaped and will include outdoor sitting areas. The site plan and design of the buildings adheres to all Title 30 standards, including but not limited to parking (as mentioned above), meeting all landscaping requirements, setback requirements and exceeding open space requirements.

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

A handwritten signature in black ink that reads "J Lazovich". The signature is fluid and cursive, with the first name "Jennifer" and last name "Lazovich" clearly legible.

Jennifer Lazovich

JJL/sfm

11/20/19 BCC AGENDA SHEET

PARK
(TITLE 30)

PATRICK LN/TEE PEE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0777-USA:

ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone to P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance on Tee Pee Lane.
DESIGN REVIEW for a park.

Generally located on the southwest corner of Patrick Lane and Tee Pee Lane within Spring Valley (description on file). JJ/jt/ja (For possible action)

RELATED INFORMATION:

APN:
163-31-701-007

WAIVER OF DEVELOPMENT STANDARDS:
Reduce departure distance to 127 feet on Tee Pee Lane where 190 feet is the minimum distance required per Uniform Standard Drawing 222.1 (a 33% reduction).

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description

- General Summary
- Site Address: N/A
 - Site Acreage: 10
 - Project Type: Park
 - Parking Provided: 53

Site Plan

The site plan depicts a proposed park, which will include a play area with shade sail structures above, a water play area, restrooms, tennis courts, 4 dog run areas, a perimeter trail, and a parking area with a trash enclosure. Access to the site is provided by a driveway from Patrick Lane and a driveway from Tee Pee Lane. An active wash traverses the site from the northwest corner to the southeast corner. The wash will remain on the site, and 3 pedestrian bridges will provide access across the wash. The parking area, play area, and restroom are located on the

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northeast portion of the site. The tennis courts and dog runs are located on the opposite side of the wash on the southwest portion of the site.

Landscaping

A single row of trees spaced 20 feet on center are depicted along Patrick Lane with an attached sidewalk and along Tee Pee Lane with a detached meandering sidewalk. Extensive landscaping is also depicted within parking lot planters, around the play areas, along the wash, around the tennis courts, and along the south and west property lines, which are adjacent to existing single family residences.

Elevations

A summary of the buildings and vertical elements on the site is provided below.

The restroom will be a standard restroom building, which is utilized in other Clark County park facilities. The building is 12 feet tall to the center peak of the pitched roof, and the exterior walls include vertical panels with stone veneer along the base. An 8 foot 2 inch tall concrete block utility enclosure and a 6 foot 2 inch trash enclosure will be located in the northeast portion of the parking lot, near the intersection of Patrick Lane and Tee Pee Lane.

Metal shade shelters above the picnic tables will include a pitched standing seam metal roof with a maximum height of 12 feet. Clearance under the roof will be a minimum of 7 feet 6 inches. In addition, fabric shade structures will be included over the play area.

Walls will include a decorative gabion entry wall and pilaster, located near the vehicular entrance on Tee Pee Lane, which is approximately 10 feet high and slopes down to 4 feet high. A metal sculpture panel will be located on the taller end of the gabion wall. Ten foot tall chain-link fences with screen mesh will be located around the tennis courts, 6 foot high chain-link fences will be provided around the dog runs, a 3 foot 10 inch post and cable fence will be located along the wash for safety, and 3 foot 6 inch high tube steel fencing will be provided around the play area.

Other structures include a 35 foot high flag pole, which is located on the east side of the park in front of the play area. Lighting will include 25 foot tall pole lights around the tennis courts, 20 foot tall pole lights in the parking lot, and 15 foot tall pole lights along the trail and in the dog run areas. The 15 foot tall lights along the trail are the closest to the adjacent residential development, and these lights are shielded and directed downward. The 25 foot tall pole lights around the tennis courts are approximately 165 feet from the closest residential properties.

Floor Plans

The restroom is 790 square feet and includes male and female restrooms and a separate storage/utility room. The utility enclosure is 392 square feet and includes separate areas for an electrical yard and an irrigation yard.

Signage

A 27 square foot freestanding sign identifying the park name will be located near the intersection of Patrick Lane and Tee Pee Lane. The sign is 4 feet tall (3 foot sign and 1 foot base) and 9 feet

wide and constructed of precast concrete. Other signage will include interpretive signage, a dedication boulder plaque, and informational signage such as park rules and rules for the dog park.

Applicant's Justification

The applicant conducted neighborhood meetings with neighbors in this area to provide input on the final park design. The proposed park will provide an additional amenity in a residential area, and it is expected to start construction in 2020. Lastly, the applicant does not expect any negative impacts from the reduced departure distance on Tee Pee Lane due to the low traffic volume. In addition, the reduced departure distance increases the separation from an entrance to a subdivision on the east side of Tee Pee Lane, and it increases the available open space for the park.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|--------------------------------------|------------------------|----------------------------|
| North, South, East, & West | Residential Suburban (up to 8 du/ac) | R-2 | Single family subdivisions |

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 proposed conforming zone boundary amendment is consistent with the non-residential intensities anticipated for this site since it is planned for Public Facility uses in the Spring Valley Land Use Plan. According to the Spring Valley Land Use Plan, the Public Facilities category allows public parks. As a result, staff can support the conforming zone boundary amendment to P-F zoning, which is appropriate for this site.

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

The Clark County Parks, Trails, and Open Space report indicates that the design and location of parks should consider health benefits, impacts, and population needs. Staff finds that the design of the park, which maintains a natural wash, but also provides play areas, tennis courts, dog areas, and open turf areas will positively impact the health of residents in the surrounding neighborhoods. By providing a public amenity such as a park, residents will have an opportunity to recreate, and it will strengthen the sense of community in the area. Staff finds that the design

of the park is consistent with the Parks, Trails, and Open Space report, and staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to reduce the distance from the intersection to the driveway on Tee Pee Lane since the road terminates just south of the driveway.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

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

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 #0585-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JUSTIN SAGERS

CONTACT: CARY BAIRD, STANTEC CONSULTING SERVICES, 3010 W. CHARLESTON BLVD, SUITE 100, LAS VEGAS, NV 89102



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - _____
(ORIGINAL APPLICATION #)

| | | |
|-----------------------|--|---|
| STAFF | DATE FILED: <u>10/2/19</u> | APP. NUMBER: <u>ZC-19-0177</u> |
| | PLANNER ASSIGNED: <u>JCT</u> | TAB/CAC: <u>SPRING VALLEY</u> |
| | ACCEPTED BY: <u>JCT</u> | TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>6:30</u> |
| | FEE: <u>WAIVED - COUNTY PROJECT</u> | PC MEETING DATE: _____ |
| PROPERTY OWNER | CHECK #: _____ | BCC MEETING DATE: <u>11/20/19</u> |
| | COMMISSIONER: <u>JJ</u> | ZONE / AE / RNP: <u>R-E to P-F</u> |
| | OVERLAY(S)? <u>2</u> | PLANNED LAND USE: <u>SVPF</u> |
| | PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N | NOTIFICATION RADIUS: <u>1000</u> SIGN? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N |
| APPLICANT | TRAILS? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> | LETTER DUE DATE: <u>N/A</u> |
| | PFNA? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> | COMMENCE/COMPLETE: <u>N/A</u> |
| | APPROVAL/DENIAL BY: <u>N/A</u> | |
| | | |
| CORRESPONDENT | NAME: <u>CLARK COUNTY NEVADA, Lisa Kremer / BLM LEASE</u> | |
| | ADDRESS: <u>500 GRAND CENTRAL PARKWAY</u> | |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89155</u> | |
| | TELEPHONE: <u>702-455-5817</u> CELL: _____ | |
| | E-MAIL: <u>LISAK@CLARKCOUNTYNV.GOV</u> | |
| | NAME: <u>CLARK COUNTY, Department of Real Property Management</u> | |
| | ADDRESS: <u>500 GRAND CENTRAL PARKWAY</u> | |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: _____ | |
| | TELEPHONE: <u>702-455-8656</u> CELL: <u>SAME</u> | |
| | E-MAIL: <u>JUSTIN.SAGERS@CLARKCOUNTYNV.GOV</u> REF CONTACT ID #: _____ | |
| | NAME: <u>CARY BAIRD, STANTEC CONSULTING SERVICES INC</u> | |
| | ADDRESS: <u>3010 W CHARLESTON BLVD., SUITE 100</u> | |
| | CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89102-1969</u> | |
| | TELEPHONE: <u>702-304-7600</u> CELL: <u>702-241-8533</u> | |
| | E-MAIL: <u>CARY.BAIRD@STANTEC.COM</u> REF CONTACT ID #: _____ | |

ASSESSOR'S PARCEL NUMBER(S): 163-31-701-007

PROPERTY ADDRESS and/or CROSS STREETS: SW CORNER OF S TEE PEE LANE AND W PATRICK LANE

PROJECT DESCRIPTION: NEW 10 ACRE PARK WITH DOG PARKS, TENNIS COURTS, PICNIC VENUES, PARKING LOT, RESTROOM, PLAY AREAS, OPEN TURF

(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.

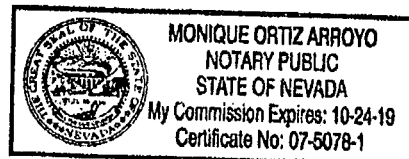
Lisa Kremer
Property Owner (Signature)*

Lisa Kremer
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 1, 2019 (DATE)

By Lisa Kremer, Director
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.



Stantec Consulting Services Inc.
3010 West Charleston Boulevard Suite 100, Las Vegas NV 89102-1969

September 23, 2019

To: Clark County Planning Department
Reference: Tee Pee Lane and Patrick Lane Neighborhood Park - Justification Letter

Please find below the justification for the above referenced project:

DESCRIPTION OF PROJECT: A New 10 acre neighborhood park situated within an existing residential community on all four sides: Improvements to include a new county standard prefabricated restroom, 2-5 and 5-12 year old play areas with lighted shade structures, a water play feature, lighted plazas with trees and benches, (4) lighted prefabricated picnic shelters with two tables each and barbecues, (3) lighted prefabricated picnic shelters with one table each and barbecue, (2) lighted tennis courts, open play turf area, lighted park monument sign, (4) lighted 1/2 acre lighted dog runs complete with benches and shade shelters; rotating two at a time for rehabilitation, a natural wash to remain and protect complete with post and cable barrier for safety and (2) overlook areas with interpretive signs, 2-3 Prefabricated steel bridges crossing wash, multiple lighted pathways with wellness tracking, lighted parking lot for 53 cars, fully ADA accessible park, landscaping and irrigation system complete with pump station and CMU enclosures for trash, pump station and electrical switchgear. Construction to start in 2020.

PROJECT LOCATION: Bounded by Patrick Lane and Tee Pee Lane
Las Vegas 89148 APN #: 163-31-701-007 (No assigned address yet)

BACKGROUND: Funding from bond for park improvements.

BUDGET: PROJECT to be designed so construction cost shall not exceed \$9M.

PLANNING SCOPE: Requesting a Site Development Plan review and a "conforming" zone change request to "P-F".

Regards,
STANTEC CONSULTING SERVICES INC.

Cary Baird, RLA, CLARB
Principal
Phone: D: 702.304-7600
Cary.baird@stantec.com

11/20/19 BCC AGENDA SHEET

SINGLE FAMILY SUBDIVISION
(TITLE 30)

DURANGO DR/ROCHELLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0787-USA:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

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

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) increase finished grade.

Generally located on the north side of Rochelle Avenue, 285 feet east of Durango Drive within Spring Valley (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-21-101-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 12 feet (6 foot screen wall and 6 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall and 3 foot retaining wall) is permitted per Section 30.64.050 (a 33% increase).
2. Reduce street intersection off-set to 111 feet where a minimum distance of 125 feet is required per Section 30.52.052 (an 11% decrease).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 72 inches (6 feet) where 18 inches (1.5 feet) is the maximum per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 40

- Density (du/ac): 8
- Minimum/Maximum Gross & Net Lot Size (square feet): 3,442/6,765
- Project Type: Single family subdivision
- Number of Stories: 2
- Building Height: 27 feet, 4 inches
- Square Feet: 1,453 to 2,469

Site Plan

The site plan depicts a 40 lot single family subdivision. A 60 foot wide right-of-way with sidewalks on both sides provide gated access to the subdivision from Rochelle Avenue. The right-of-way narrows to a 43 foot wide private street with a sidewalk on 1 side, which extends along the north/south axis of the subdivision. Four 38 foot wide stub streets with no sidewalks extend east and west of the main private street.

A waiver of development standards is necessary to reduce the street intersection off-set from the intersection of the main entrance and Rochelle Avenue to the first internal intersection of the sub streets. The proposed lot layout creates a street intersection off-set of 111 feet where 125 feet is the minimum.

Landscaping

A 5 foot wide landscape strip along Rochelle Avenue is provided behind an attached sidewalk. The landscape areas extend to 10 feet wide on both sides of the gated right-of-way access to the subdivision. Landscaping is also provided in 5 foot wide strips along one side of each stub street. All of the landscaping is provided within common elements.

The applicant is requesting a waiver of development standards to increase retaining and screen walls to 12 feet total along the north and west sides of the subdivision, which is adjacent to existing commercial developments.

Elevations

Three 2 story models and 1, single story model are proposed for the subdivision. The houses consist of painted stucco exteriors with optional accents including stone veneer, faux shutters, and stucco pop-outs around the windows; however, architectural enhancements will be provided on all 4 sides of each house. Pitched roofs are included on each model, and overall height ranges from 14 feet 3 inches for the single story model to 27 feet 4 inches for the tallest 2 story model.

Floor Plans

Each single family residence includes a garage, great room, kitchen, bedrooms, and bathrooms. Overall area ranges from 1,453 square feet to 2,469 square feet depending on the model.

Applicant's Justification

The applicant indicates that this development is proposed next to similar R-2 zoned single family subdivisions to the east and south. Also, the proposed subdivision will not create any negative impact to the commercial properties located to the north and west. As a result, the project is appropriate for this location and compatible with existing developments in the area.

According to the applicant, the increase in finished grade is necessary since this is an infill project, which is surrounded by existing development. In addition, the increase in wall height is necessary to help buffer the proposed single family residences from the adjacent commercial property to the north and west. Lastly, the reduced intersection off-set is necessary to accommodate the proposed subdivision layout.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|------------------------|--|
| North | Commercial Neighborhood | C-1 | Mini-warehouse facility |
| South & East | Residential Suburban (up to 8 du/ac) | R-2 | Single family residential subdivisions |
| West | Commercial General & Commercial Neighborhood | C-2 & C-1 | Shopping center |

Related Applications

| Application Number | Request |
|---------------------------|---|
| TM-19-500211 | A tentative map for a single family subdivision is a companion item on this agenda. |
| VS-19-0789 | A vacation and abandonment of a drainage easement 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 proposed conforming zone boundary amendment is within the range of residential densities indicated by the Residential Medium land use designation on Spring Valley land use plan map for this site. In addition, existing R-2 zoned single family subdivisions are located to the east and south of this parcel. Lastly, the proposed zoning will not negatively impact the mini-warehouse use to the north or the shopping center uses to the west.

Since this site is located near a commercial corridor along Durango Drive, the location is within walking distance of 2 bus stops. As a result, the proposed zoning complies with Urban Specific Policy 3, which encourages the use of compact building design where urban density is developed within a quarter of a mile of transit. Therefore, staff can support the request since it is compatible with nearby residential and commercial development, and the proposed compact residential zoning district is proposed within walking distance of 2 bus stops.

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 #41 encourages buffering between single family areas and higher density commercial designations. Consistent with this policy, the increased screen wall and retaining wall height along the north and west property lines will help buffer the proposed single family residential development from the more intense existing commercial uses. In addition, the increased wall height will not create any negative impacts to the commercial uses since the location of the proposed walls will be along the rear of the commercial properties. As a result, staff can support the request.

Design Review #1

The proposed single family subdivision is consistent with policies in the Comprehensive Master Plan. For example, Urban Specific Policy #4 supports the preservation of existing residential neighborhoods by encouraging vacant lots to develop at similar densities as the existing area. The proposed single family subdivision is a similar density to single family subdivisions to the east and south. In addition, the subdivision includes sidewalks, consistent with Urban Specific Policy #11, which encourages sidewalks on at least one side of private streets. Lastly, the proposed home models include a southwest architectural style and are consistent with Title 30 standards. As a result, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the reduced intersection off-set in that it is a self-imposed hardship that could be addressed with a site redesign.

Design Review #2

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

Staff Recommendation

Approval of the zone change, waiver of development standards #1, and the design reviews; denial of waiver of development standards #2.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Rochelle Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

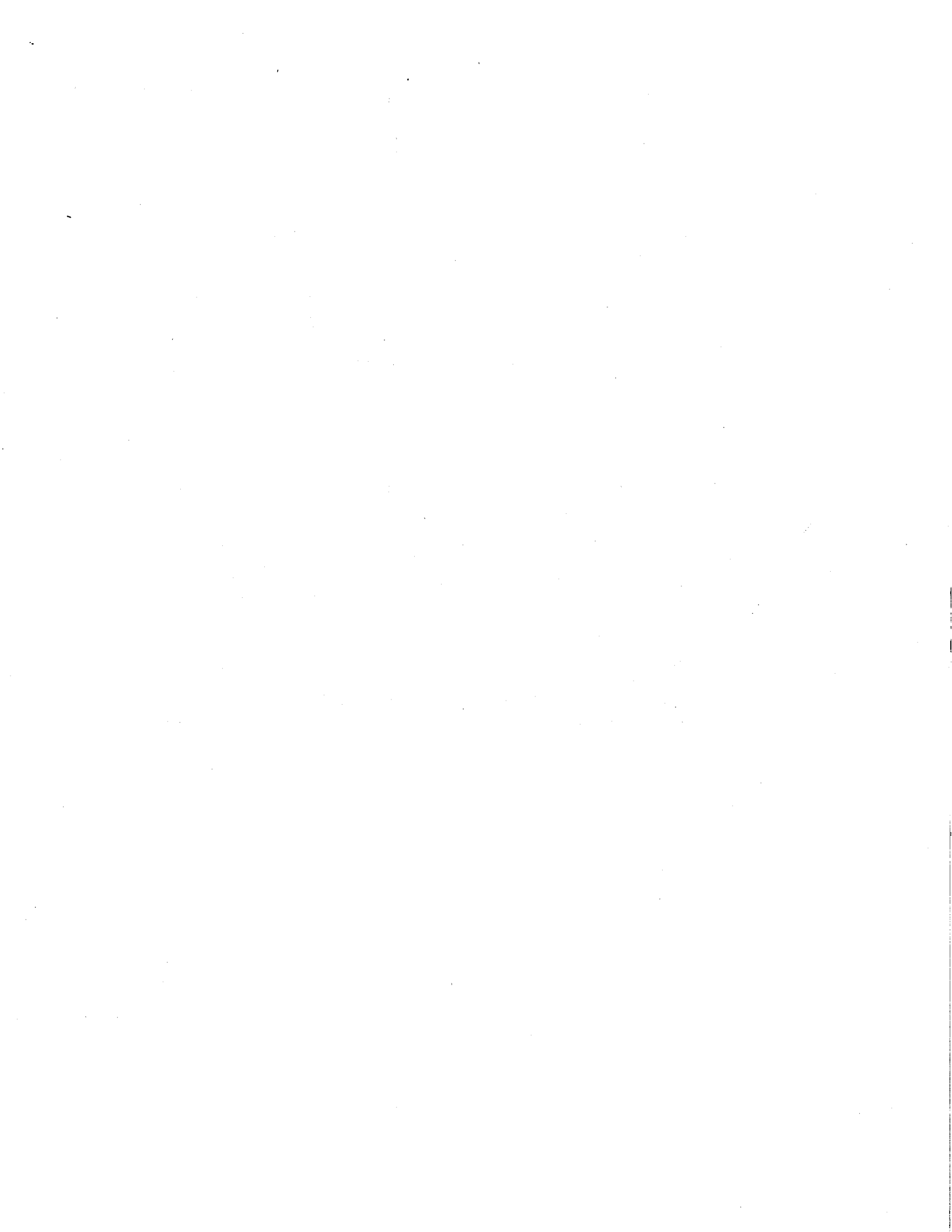
Clark County Water Reclamation District (CCWRD)

- 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 #0576-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOME

CONTACT: WLB GROUP, INC., 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120





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 #1,050 <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) #475 <input checked="" type="checkbox"/> DESIGN REVIEW (DR) #675 <input checked="" type="checkbox"/> PUBLIC HEARING #675 <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>10/3/19</u> PLANNER ASSIGNED: <u>JCT</u> ACCEPTED BY: <u>JCT</u> FEE: <u>\$2,200</u> CHECK #: <u>20356385/20356383/20356382</u> COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>N</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>ZC-19-0787</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC MTG DATE: <u>10/29</u> TIME: <u>6:30pm</u> PC MEETING DATE: <u>---</u> BCC MEETING DATE: <u>11/20/19</u> ZONE / AE / RNP: <u>R-E / R-2</u> PLANNED LAND USE: <u>SVRM</u> NOTIFICATION RADIUS: <u>1,000</u> SIGN? <u>(Y) N</u> LETTER DUE DATE: <u>N/A</u> COMMENCE/COMPLETE: <u>N/A</u> | |
| | PROPERTY OWNER NAME: <u>USA-BLM</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ | | |
| | APPLICANT NAME: <u>KB Home</u> ADDRESS: <u>5795 W. Badura, Suite 180</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 266-8451</u> CELL: _____ E-MAIL: <u>mbangan@kbhome.com</u> REF CONTACT ID #: _____ | | |
| | CORRESPONDENT NAME: <u>WLB Group</u> ADDRESS: <u>3663 E Sunset Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-458-2551</u> CELL: <u>702-379-2658</u> E-MAIL: <u>khalpin@wlbgroup.com</u> REF CONTACT ID #: <u>191325</u> | | |

ASSESSOR'S PARCEL NUMBER(S): 163-21-101-017

PROPERTY ADDRESS and/or CROSS STREETS: Durango Road and Rochelle Avenue

PROJECT DESCRIPTION: 40 lot residential subdivision with minimum of 3500 sqft lots

(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.

[Signature]

Brian Kunec

Property Owner (Signature)*

Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON October 2, 2019 (DATE)

By Brian Kunec

NOTARY PUBLIC: C. Bilbrey



C. BILBREY
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 02-29-2020
Certificate No: 99-56809-1

*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.

September 23, 2019

Clark County Comprehensive Planning
500 South Grand Central Parkway
P.O. Box 551744
Las Vegas, NV 89155

20-19-0787

***RE: Justification Letter for Design Review,
Conforming Zone Change,
Waiver of Development Standards,
Vacation, and Parking Analysis for
BLM Lot 6 – Durango and Rochelle***

Clark County Planning Staff,

On behalf of KB Home, The WLB Group respectfully submits the attached Design Review, Conforming Zone Change, Waiver of Development Standards, Tentative Map, and Parking Analysis for parcel 163-21-101-017, totaling approximately 5 acres, with a net of 4.77 acres, located North of Rochelle Avenue, East of Durango Drive. The current zoning on this property is R-E (Rural Estate Residential). The proposed development will consist of 40 single family residential units for a density of 8.00 units per acre, conforming to the proposed R-2 zoning. Access to the project is proposed off of Rochelle Avenue.

Four 2-story plans are proposed, with three distinct elevation options. The models range from 1,455 square feet to 2,469 square feet. All four models will be in conformance with Title 30 Development Requirements for four-sided architecture. In addition, the proposed homes will have a maximum building height of 27 feet 4 inches. The development features paver driveways and house forward architecture by means of a cantilevered 2nd floor on the largest plan.

Conforming Zone Change

1. A conforming zone change for a proposed single family residential development.

We are requesting to change the zoning from the current R-E designation to the conforming zone designation of R-2. This request is warranted due to the fact that this development will be adjacent to several existing developments in the area already zoned R-2, thereby keeping consistent with the existing residential developments already in the immediate vicinity. The residential development directly to the East of the proposed site is currently zoned R-2, as well as the development directly to the South (across the street from Rochelle), as well as other properties in the area. In addition, the properties to the West and to the South are commercial properties. Therefore, we are confident that this request to change the current zoning from R-E to R-2 is warranted and will ensure we will deliver a quality project for this area.

Design Review

1. A design review for a proposed single-family residential development.
2. To increase finish grade to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040. This request is due to the fact that this single-family residential development is an infill project constricted on four sides by existing developments of single family residential and commercial properties. This request occurs throughout multiple areas within the development.

Waiver of Development Standards

1. A request for a waiver of standards to increase wall height to a maximum of 12 feet (6-foot screen wall with a maximum 6 foot retaining wall) where a maximum wall height of 9 feet (6-foot screen wall with a 3-foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).

This waiver is requested due to the existing developments adjacent to the site on three sides, especially those sides adjacent to the commercial properties. In order to incorporate a residential development adjacent to commercial properties, additional wall height will help to buffer the commercial use of the neighboring properties. We are confident that this request for a waiver of standards will deliver a quality project. This request will be warranted on all lots adjacent to the existing developments.

2. A street intersection off-set waiver is requested for this project to reduce the required length from 125 feet to 111 feet.

This waiver is requested due to the proposed lot layouts and sizes, as well as the access off of Rochelle Avenue. In order to incorporate the current proposed layout in the project design, the proposed street intersection off-set is 111 feet, where 125 feet is generally required. We are confident that this request for a waiver of standards will deliver a quality project and allow us to keep the lot layouts as proposed in this application for a design review.

Vacation - separate application -

1. A request for a vacation to vacate the existing drainage easement on the property.

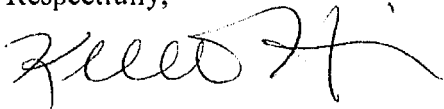
This vacation is requested to vacate the existing drainage easement on the property, as it is no longer required and has already been relinquished. This property was purchased from the BLM during auction, and this easement was discovered on the property. Upon further investigation, it appears the easement was relinquished previously, so this vacation is requested to officially remove the easement, as it is no longer applicable or required.

Parking Analysis

Per Clark County Title 30 Table 30.60.1, 100 parking spaces are required for the 40 lots. All houses will have 2 car garages and 20 foot deep, two car driveways. In summary, not including street parking, 160 parking spaces will be available, which is well in excess of the 100 required parking spaces.

We are hopeful that the information as provided meets with your favorable consideration. Should you have any questions or need any further information, please feel to contact me at 702-458-2551 or via email at khalpin@wlbgroup.com. Thank you for your consideration.

Respectfully,



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