



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 14, 2020

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 December 10, 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 January 14, 2020 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)

- Bird Springs BLM Cleanup with Commissioner Justin Jones on Saturday January 18, 2020 from 9:00am to 12:00pm at Rainbow and Starr Avenue, south of Mountains Edge Master Planned Community. Sign up at <https://getoutdoorsnevada.org/events/>

VI. Planning & Zoning

1. **VS-19-0954-BEEDIE NV PROPERTY, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Pioneer Way and Tenaya Way, and between Post Road (alignment) and Teco Avenue (alignment) within Spring Valley (description on file). MN/tk/jd (For possible action) **02/04/20 PC**

2. **VS-19-0960-LEGACY JONES, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Jones Boulevard and Red Rock Street within Spring Valley (description on file). MN/nr/jd (For possible action) **02/04/20 PC**

3. **VS-19-0956-AVISION DEVELOPMENT PARTNERS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Tompkins Avenue, and between Hualapai Way and San Vito Street (alignment) within Spring Valley (description on file). JJ/jt/jd (For possible action) **02/05/20 BCC**

4. **VS-19-0986-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane and Autumn Breeze Street (alignment), and between Martin Avenue and Sunset Road within Spring Valley (description on file). JJ/jt/jd (For possible action) **02/05/20 BCC**

5. **NZC-19-0848-T E G SPANISH RIDGE LLC:**

HOLDOVER ZONE CHANGE to reclassify 13.0 acres from C-P (Office and Professional) Zone to an M-D (Designed Manufacturing) Zone.

USE PERMIT to waive the required intense landscape buffer for a distribution center.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** office/warehouse building; and **2)** distribution center on 13.0 acres in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the west side of Riley Street within Spring Valley (description on file). JJ/md/ja (For possible action) **01/21/20 PC**

6. **NZC-19-0921-KHOMASSI NASON ETAL & KHOMASSI NIMA:**
ZONE CHANGE to reclassify 16.4 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduce setback; and 3) reduce landscaping.
DESIGN REVIEW for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping in the CMA Design Overlay District. Generally located on the east side of Quaterhouse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/rk/jd (For possible action) **01/21/20 PC**
7. **UC-19-0904-PHOENIX PLAZA HOLDINGS LLC:**
USE PERMIT for a hookah lounge within an existing shopping center on 4.3 acres in a (C-2 (Commercial General) Zone. Generally located on the north side of Flamingo Road and east of Torrey Pines Drive within Spring Valley. JJ/nr/jd (For possible action) **01/21/20 PC**
8. **UC-19-0923-R W BUFFALO LLC:**
USE PERMIT for a recreational facility (indoor batting cages).
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) reduced parking; and 2) reduced parking lot landscaping.
DESIGN REVIEW for alternative parking lot landscaping in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/jd (For possible action) **01/21/20 PC**
9. **WS-19-0909-CANUP CHAD W & CHIEN:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for a carport in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Cedarwood Avenue, 548 feet east of El Camino Road within Spring Valley. JJ/nr/jd (For possible action) **01/21/20 PC**
10. **DR-19-0905-WEST TROP STORAGE, LLC:**
DESIGN REVIEW for a mini-warehouse expansion on 3.7 acres in a C-1 (Local Business) Zone. Generally located on the west side of Tee Pee Lane and the South side of Tropicana Avenue within Spring Valley. JJ/nr/jd (For possible action) **01/22/20 BCC**
11. **DR-19-0938-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**
DESIGN REVIEWS for the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved school on 5.0 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane, 675 feet west of Rainbow Boulevard within Spring Valley. MN/pb/jd (For possible action) **01/22/20 BCC**

12. **ET-19-400161 (UC-0441-17)-WINWAY, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a vehicle (car) wash facility.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEWS for the following: 1) a vehicle wash facility; 2) allow alternative tree placement within parking areas where trees are to be generally distributed throughout the parking lot per Figure 30.64-14; and 3) allow the use of vivid hues where subdued hues are required per Table 30.56-2 on 1.1 acres in a C-1 (Local Business) Zone. Generally located on the north side of Flamingo Road, 320 feet west of Redwood Street within Spring Valley. JJ/md/jd (For possible action) **01/22/20 BCC**
13. **ET-19-400163 (UC-0121-17)-UL 215, LLC & UW 215, LLC:**
USE PERMIT FIRST EXTENSION OF TIME to increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the number of trees required for street landscaping; 2) allow non-standard improvements (landscaping) within the right-of-way (Rafael Rivera Way); and 3) waive off-site improvements (sidewalk) along Rafael Rivera Way.
DESIGN REVIEW for a proposed shopping center on a 14.0 acre portion of a 20.4 acre parcel in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the south side of Sunset Road and the east side of Rafael Rivera Way within Spring Valley. JJ/tk/jd (For possible action) **01/22/20 BCC**
14. **TM-19-500230-HIGH GROUND, LLC:**
HOLDOVER TENTATIVE MAP consisting of 85 single family residential lots and common lots on 11.8 acres in an R-2 (Medium Density Residential) Zone. Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) **01/22/20 BCC**
15. **UC-19-0872-HIGH GROUND, LLC:**
HOLDOVER USE PERMIT for single family attached dwellings.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot sizes; 2) increase in wall height; 3) modify setback for access control gates; and 4) street intersection off-set.
DESIGN REVIEWS for the following: 1) increased grade; 2) an attached and detached single family residential development on 11.8 acres in an R-2 (Medium Density Residential) Zone.
Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action) **01/22/20 BCC**
16. **ZC-19-0946-KJC CAPITAL HOLDINGS, LLC ETAL & LEE, SUNGYONG:**
ZONE CHANGE to reclassify 0.7 acres from C-1 (Local Business) to C-2 (Commercial General) for a commercial center.
DESIGN REVIEW for a retail/office commercial center. Generally located on the south side of Rochelle Avenue and 163 feet east of Grand Canyon Drive within Spring Valley. JJ/nr/jd (For possible action) **01/22/20 BCC**
17. **UC-19-0951-BUFFALO SPRINGS POINT, LLC:**
USE PERMIT for live entertainment in conjunction with an existing restaurant on a portion of 1.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 150 feet south of Warm Springs Road within Spring Valley. MN/jt/jd (For possible action) **02/04/20 PC**

18. **UC-19-0971-COMMERCIAL CONCEPTS, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use in conjunction with a proposed restaurant within an existing shopping center on a portion of 4.4 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Flamingo Road and Jones Boulevard within Spring Valley. JJ/jor/jd (For possible action) **02/04/20 PC**
19. **VC-19-0969-ANG, ANNE MICHELLE G. & ROSANNA G.:**
VARIANCE to allow a home occupation (esthetician services) within an existing single family residence on 1.0 acre in an R-3 (Multi-Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the west side of Seat Wall Road, 83 feet south of Dovehill Road within Spring Valley. JJ/jor/jd (For possible action) **02/04/20 PC**
20. **WS-19-0981-DAYANI INVESTMENTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEW for a proposed office warehouse complex on 1.1 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Edmond Street, 350 feet south of Patrick Lane within Spring Valley. MN/sd/jd (For possible action) **02/04/20 PC**
21. **TM-19-500256-AVISION DEVELOPMENT PARTNERS, LLC:**
TENTATIVE MAP consisting of 60 residential lots and common lots on 5.0 acres in R-3 (Multiple Family Residential) Zone. Generally located on the south side of Peace Way, 235 feet east of Hualapai Way within Spring Valley. JJ/jt/jd (For possible action) **02/05/20 BCC**
22. **TM-19-500257-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 111 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**
23. **TM-19-500258-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 108 single family residential lots and common lots on 15.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**
24. **TM-19-500260-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 207 single family residential lots and common lots on 31.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley. MN/rk/jd (For possible action) **02/05/20 BCC**
25. **TM-19-500264-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 242 lots and common lots on 30.4 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way and the south side of Hacienda Avenue within Spring Valley. MN/jt/jd (For possible action) **02/05/20 BCC**

26. **ZC-19-0957-AVISION DEVELOPMENT PARTNERS, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for a planned unit development (townhouses).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce residential unit setbacks; **2)** reduce street intersection off-set; **3)** reduce setback for access control gate visitor call box; **4)** increase the number of dwelling units accessing a private street; and **5)** reduce the distance from the back of curb return to a residential driveway.
DESIGN REVIEWS for the following: **1)** planned unit development (townhouses); and **2)** increase finished grade. Generally located on the south side of Peace Way, 235 feet east of Hualapai Way within Spring Valley (description on file). JJ/jt/jd (For possible action) **02/05/20 BCC**
27. **ZC-19-0961-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 15.7 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; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finish grade in the CMA Design Overlay District. Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley (description on file). MN/rk/jd (For possible action) **02/05/20 BCC**
28. **ZC-19-0962-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 15.2 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finish grade in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley (description on file). MN/rk/jd (For possible action) **02/05/20 BCC**
29. **ZC-19-0968-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify a 23.2 acre portion of the site 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)** modify residential driveway geometrics.
DESIGN REVIEWS for the following: **1)** single family residential development on 31.7 acres; and **2)** increased finish grade in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley (description on file). MN/rk/jd (For possible action) **02/05/20 BCC**
30. **ZC-19-0976-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 30.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS to increase wall height.
DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** increased finished grade in the CMA Design Overlay District. Generally located on the west side of Tenaya Way and the south side of Hacienda Avenue within Spring Valley (description on file). MN/jt/jd (For possible action) **02/05/20 BCC**

31. **ZC-19-0985-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) reduce parking.
DESIGN REVIEW for a multiple family residential development. Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/jt/jd (For possible action) 02/05/20 BCC

VII. General Business

1. Approve the 2020 Spring Valley Town Advisory Board Meeting Calendar (for possible action).

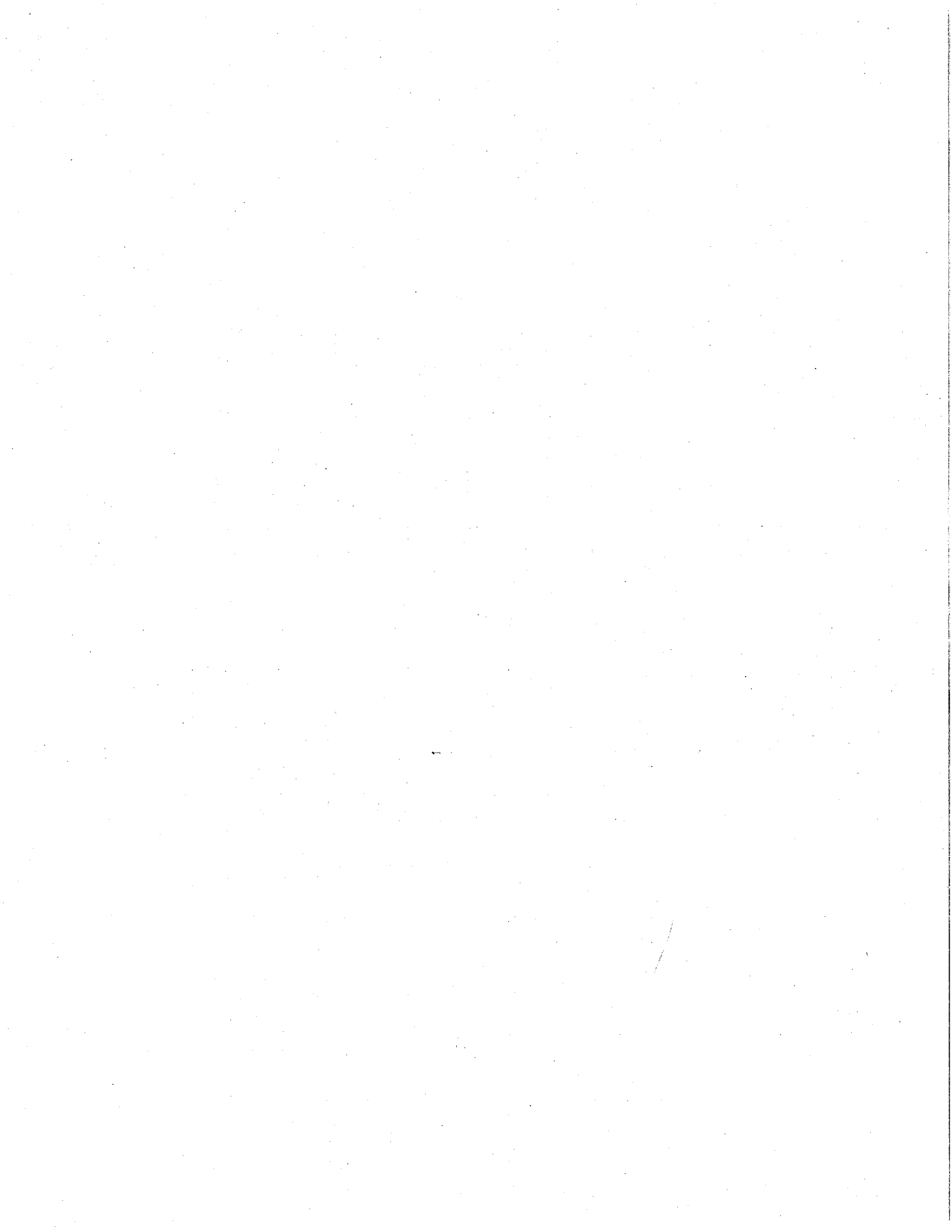
VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's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

IX. Next Meeting Date: January 28, 2020.

X. Adjournment

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

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



02/04/20 PC AGENDA SHEET

EASEMENT
(TITLE 30)

PIONEER WY/TECO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0954-BEEDIE NV PROPERTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pioneer Way and Tenaya Way, and between Post Road (alignment) and Teco Avenue (alignment) within Spring Valley (description on file). MN/tk/jd (For possible action)

RELATED INFORMATION:

APN:
163-34-411-009

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

BACKGROUND:

Project Description

The applicant is requesting to vacate a roadway (driveway) easement located along the western property line towards the center of the property. This request is needed in order to proceed with the development of a previously approved distribution center.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0804	Distribution center, with waivers for reduced throat depth and driveway geometrics, and a design review for a distribution center	Approved by BCC	December 2019
WS-0502-17	Waived development standards to reduce setbacks and height for 2 office/warehouse buildings - expired	Approved by BCC	August 2017
DR-0705-15	Office/warehouse building in northwest portion of the subject lot - expired	Approved by PC	December 2015
WS-0232-07	Waived development standards to reduce parking, and a design review for an office/warehouse complex with manager's units - expired	Approved by BCC	April 2007
ZC-1698-06	Reclassified the west half of the site from R-E to M-D zoning for future development	Approved by BCC	January 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2154-04 (WC-0377-06)	Waived conditions of a zone change requiring dedication of 30 feet for Monte Cristo Way	Approved by BCC	January 2007
ZC-2154-04	Reclassified the east half of the site and parcels to the east from R-E to M-D zoning for a warehouse complex with accessory residential quarters	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land & Rural Neighborhood (up to 2 du/ac)	R-E	Single family residential & undeveloped
South	Business and Design/Research Park	R-E & M-D	Undeveloped
East	Business and Design/Research Park	R-1	Single family residential
West	Business and Design/Research Park	M-D	Warehouse/distribution

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

- Grant easements as required for new driveway locations;
- 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: BEEDIE NV PROPERTY LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5740 S. ARVILLE STREET,
SUITE 216, LAS VEGAS, NV 89118

DRAFT



2

02/04/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

PARTICK LN/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0960-LEGACY JONES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Jones Boulevard and Red Rock Street within Spring Valley (description on file). MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
163-36-301-003; 163-36-301-006

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon 33 foot wide patent easements on the north, south, and east property lines of APN 163-36-301-003, and 33 foot wide patent easements on the north, south, and east property lines of APN 163-36-301-006. The applicant indicates that these easements are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400240 (UC-0671-16)	First extension of time for a congregate care facility	Approved by PC	January 2019
VS-0064-17	Vacation of patient easements – expired	Approved by PC	March 2017
UC-0671-16	Congregate care facility	Approved by PC	November 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Office Professional	C-P	Undeveloped
East	Rural Neighborhood Preservation (2 du/ac)	R-E (RNP-I)	Undeveloped
West	Public Facilities	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to back of curb for Jones Boulevard;
- 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: DAVE J KOHLENBERGER

CONTACT: AMY ALLEN-LOPEZ, 6877 S. EASTERN AVE, LAS VEGAS, NV 89119

02/05/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEACE WAY/HUALAPAI WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0956-AVISION DEVELOPMENT PARTNERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Tompkins Avenue, and between Hualapai Way and San Vito Street (alignment) within Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-19-301-002

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 33 foot wide government patent easements on the east, west, and south sides of the parcel. According to the applicant, the easements are not necessary for access to the adjacent parcels, and removing the encumbrances on the site will enable further subdivision and development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision
East	Residential High (from 8 du/ac to 18 du/ac)	R-3	Multiple family residential development
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
ZC-19-0957	A zone change to reclassify the site to R-3 zoning for a planned unit development (townhouses) is a companion item on this agenda.

Related Applications

Application Number	Request
TM-19-500256	A tentative map for a planned unit development (townhouses) 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

- Right-of-way dedication to include 35 feet to back of curb for Peace Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDWARD HOMES, INC.

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

DRAFT

02/05/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

QUARTERHORSE LN/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0986-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane and Autumn Breeze Street (alignment), and between Martin Avenue and Sunset Road within Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-05-101-016 through 176-05-101-018

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements around the east, west, and north boundary of the westernmost parcel and the easternmost parcel. In addition, 3 feet of the existing patent easements will be vacated along the south property line on the westernmost and easternmost parcel since, 30 feet of the patent easements will be dedicated for Martin Avenue. According to the applicant, the vacation and abandonment of the government patent easements are necessary to develop the parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0901-17	Vacated and abandoned a portion of the CC 215	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned portions of the CC 215	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres to R-2 zoning for a single family residential subdivision - expired	Approved by BCC	March 2014
TM-0171-05	38 single family residential lots on 5 acres located in the southwest portion of the subject site - expired	Approved by PC	April 2005
ZC-1713-04	Reclassified 5 acres to R-2 zoning for a single family residential subdivision located in the southwest portion of the subject site	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential Urban Center (from 18 du/ac to 32 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac) & Residential Medium (3 du/ac to 14 du/ac)	R-2	Single family subdivisions
East	Residential Suburban (up to 8 du/ac) & Residential Urban Center (from 18 du/ac to 32 du/ac)	R-2 & R-E	Single family subdivision & undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-19-0985	A zone change to reclassify the site to R-4 zoning for a multiple family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

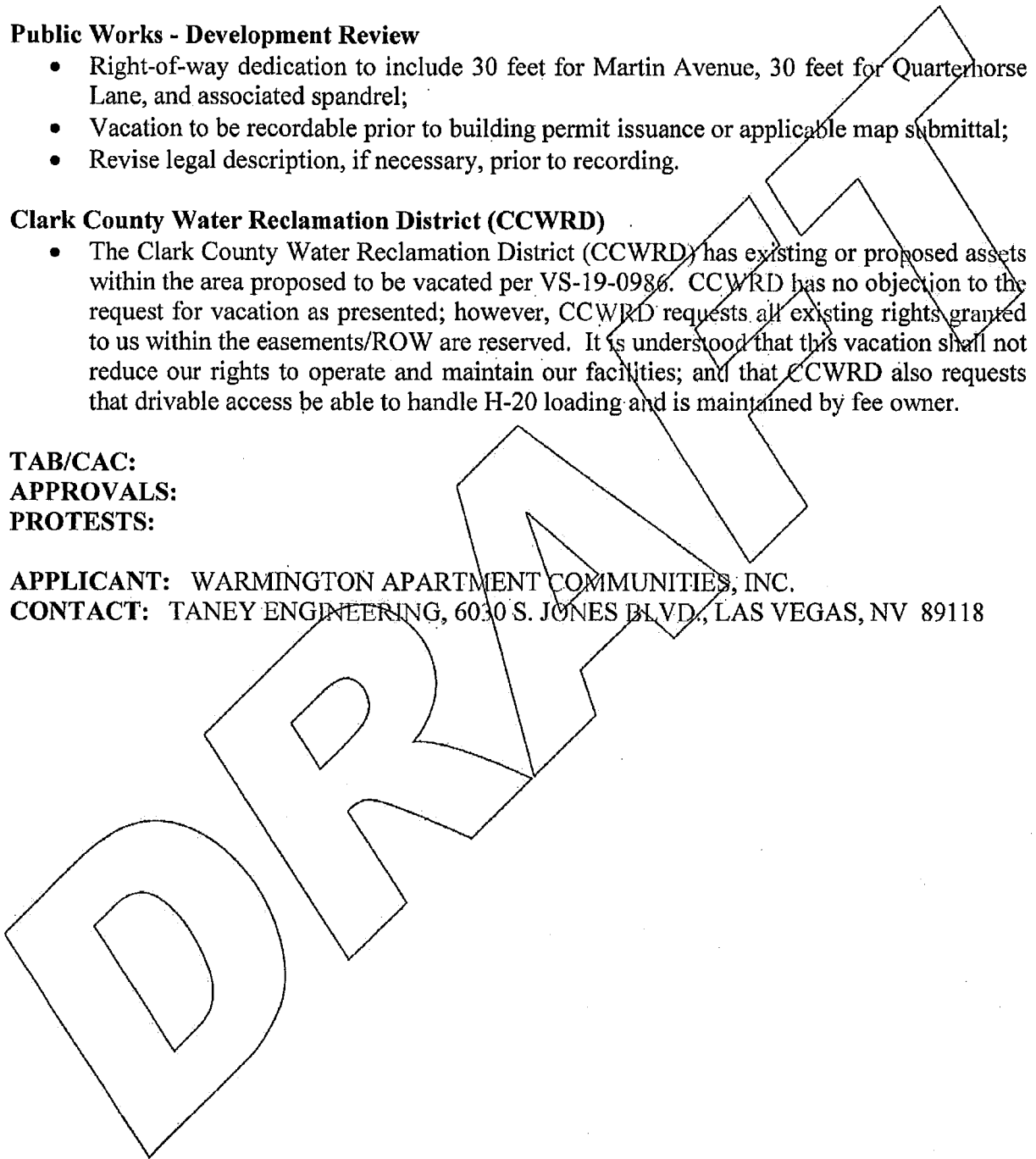
- Right-of-way dedication to include 30 feet for Martin Avenue, 30 feet for Quarterhorse Lane, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

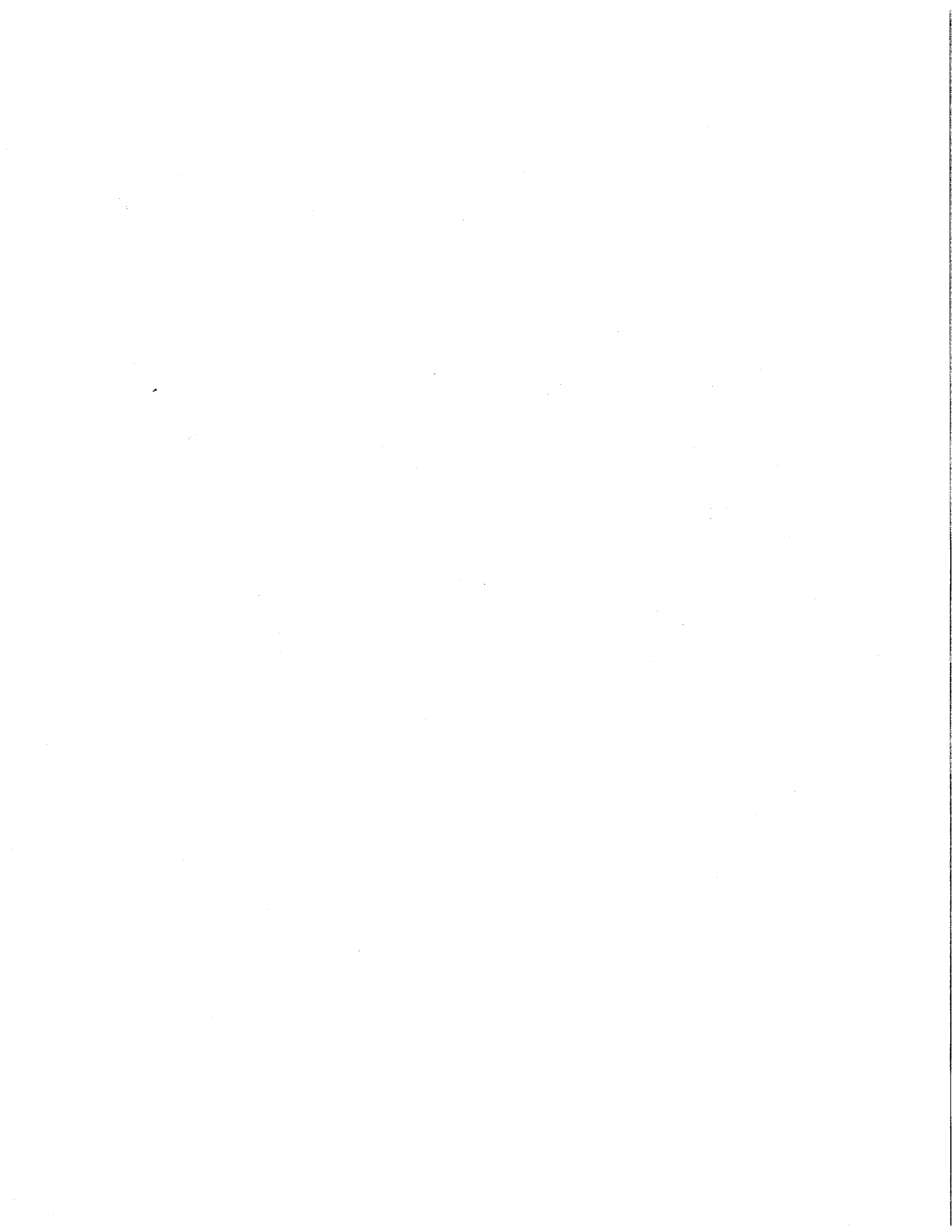
Clark County Water Reclamation District (CCWRD)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-19-0986. CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/ROW are reserved. It is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

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

APPLICANT: WARMINGTON APARTMENT COMMUNITIES, INC.
CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118





01/21/20 PC AGENDA SHEET

OFFICE/WAREHOUSE & DISTRIBUTION CENTER
(TITLE 30)

UPDATE
HACIENDA AVE/RILEY ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-19-0848-T E G SPANISH RIDGE LLC:

HOLDOVER ZONE CHANGE to reclassify 13.0 acres from C-P (Office and Professional) Zone to an M-D (Designed Manufacturing) Zone.

USE PERMIT to waive the required intense landscape buffer for a distribution center.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) office/warehouse building; and 2) distribution center on 13.0 acres in the CMA Design Overlay District.

Generally located on the south side of Hacienda Avenue and the west side of Riley Street within Spring Valley (description on file). JJ/md/ja (For possible action)

RELATED INFORMATION:

APN:
163-29-712-017; 163-29-712-018

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the throat depth for a proposed driveway along Riley Street to 10 feet where a minimum of 75 feet is the standard per Uniform Standard Drawing 222.1 (an 86.7% reduction).

LAND USE PLAN:
SPRING VALLEY OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8876 Spanish Ridge Avenue
- Site Acreage: 13
- Project Type: Office/warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 44 (Building 1)/40 (Buildings 2 & 3)
- Square Feet: 130,656 (Building 1)/72,540 (Building 2)/21,824 (Building 3)
- Parking Required/Provided: 172/256

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 13 acres from a C-P zoning to an M-D zoning to allow an office/warehouse building and a distribution center consisting of 2 buildings. The applicant conducted a neighborhood meeting at the Hampton Inn and Suites located at 4280 South Grand Canyon Drive on August 27, 2019, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Four neighbors were in attendance at the meeting. One neighbor had no objection to the project as they did not desire a residential development on the subject property. The remaining neighbors' concerns were with noise, traffic, building height, and the overall size of the buildings.

Site Plans

The plans depict a proposed development consisting of a single office/warehouse building and 2 distribution centers located on a 13 acre site. Buildings 1 and 2 are distribution centers consisting of 130,656 and 72,540 square feet, respectively. Building 1 is located on the west side of the site while Building 2 is located on the east side of the site, along Riley Street. Building 1 is set back 82 feet from the west property line, 38 feet from the north property line along Hacienda Avenue, and 64 feet from the southwest property line. Building 2 is set back a minimum of 70 feet from the northeast property line along Hacienda Avenue, and between 58 to 83 feet along the east property line along Riley Street. The overhead roll-up doors and loading docks are located on the east and west sides of Buildings 1 and 2, respectively, and are oriented towards the interior of the site. The overhead roll-up doors and loading docks do not face the public right-of-way or any residential uses. Building 3 is an office/warehouse measuring 21,824 square feet and is located at the southeast corner of the site. Building 3 is located a minimum of 95 feet from the south side of Building 2 and is set back 26 feet from the southeast (rear) property line. Additionally, Building 3 is set back a minimum of 40.5 feet from the southeast property line along Riley Street and 36 feet from the southwest property line. The overhead roll-up doors and loading docks are located at the northwest corner of Building 3 and are oriented away from the public right-of-way. A 14 foot high CMU block screen wall is located immediately adjacent to the loading docks of Building 3, per the request of the office tenants to the west of the project site. Two, 5 foot wide pedestrian connections constructed with concrete are provided from the existing 5 foot wide attached sidewalk along Hacienda Avenue to Buildings 1 and 2. One, 5 foot wide pedestrian connection constructed with concrete is provided from the existing 5 foot wide attached sidewalk along Riley Street to building 1. Buildings 1 through 3 are interconnected through a series of 5 foot wide pedestrian connections internal to the project site. A total of 11 trash enclosures are provided throughout the interior of the development. All trash enclosures are located within the interior of the site and are not visible from Hacienda Avenue or Riley Street. Bicycle spaces are located at the southwest entrance to Building 1, the east entrance to Building 2, and the northeast entrance to Building 3. Access to the project site is granted by 2 commercial driveways along Hacienda Avenue and 1 commercial driveway along Riley Street. 5 foot wide pedestrian walkways are provided between the proposed driveways and the existing 5 foot wide sidewalks along Hacienda Avenue and Riley Street. Cross access to the existing office complex to the west and south of the project site is not required per the Development Code as the parking requirements for the proposed and existing land uses are not similar. The proposed development requires 172 parking spaces where 256 parking spaces are provided.

Landscaping

A proposed landscape area ranging between 38 to 42 feet in width is located behind the existing 5 foot wide attached sidewalk along Hacienda Avenue. A landscape area ranging between 20 to 75 feet in width is located at the northeast corner of the site being the intersection of Hacienda Avenue and Riley Street. A landscape area with a width ranging between 10 to 40.5 feet is located behind the existing 5 foot wide attached sidewalk along Riley Street. The street landscape area features a combination of 24 inch to 36 inch box small, medium, and large trees in addition to shrubs and groundcover. Parking lot landscaping is equitably distributed throughout the interior of the site consisting of medium and large trees. A landscape area measuring 15 feet in width consisting of small and large 24 inch box trees, planted 20 feet on center, has been provided along the west property line adjacent to the existing office complex. The landscape areas along the southwest and southeast property lines have widths of 19 feet and 26 feet, respectively. Large, 24 inch box evergreen trees will be planted 20 feet on center within these areas adjacent to the office complex. A 6 foot high wrought-iron fence is proposed along the west and southwest property lines at the request of the surrounding office tenants.

Elevations

The plans depict a maximum height of 44 feet for Building 1 and a maximum height of 40 feet for Buildings 2 and 3. The buildings have a contemporary architectural design consisting of tilt-up concrete panels with metal canopies, aluminum storefront window systems, and vertical and horizontal reveal lines. The exterior of the buildings feature multiple surface planes and variations consisting of walls that are off-set with contrasting design schemes. The height of the buildings range from 39 to 44 feet and has been designed to break-up the roofline at the endcaps of each building. Cornices have been provided in all concrete tilt-up panels to also aid in breaking-up the roofline of each building and to enhance the overall appearance of the structure. The loading docks for Buildings 1 and 2 are oriented towards the interior of the site and are screened from public view and the right-of-way. The loading dock doors are located at the northwest corner of Building 3 and are screened from Hacienda Avenue by Building 2. The buildings will be painted with a white exterior featuring light blue and gray as secondary colors. A red accent trim will be featured on the top edge of the parapet walls located above the entrances to each building.

Floor Plans

The plans depict a distribution center consisting of 2 separate buildings measuring 130,656 square feet (Building 1) and 72,540 square feet (Building 2). Each structure will have a minimum overhead clearance of 24 feet within the building with accessory office areas not exceeding 25% of the total distribution center's area. The floor plans for Building 3 depict an office/warehouse consisting of 21,024 square feet with accessory offices.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to reduce the throat depth on the southeast driveway along Riley Street to 10 feet. Trucks will not be permitted to use this access point. Only employees/office

tenants will utilize the access point along Riley Street. The amount of automobiles coming in and out of the property will be minimal. Additionally, several parking spaces were removed on both the north and south sides of the drive aisle, with landscaping being used in lieu of parking to prevent vehicles from backing into traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-17-0822	Reclassified a portion of this site (APN 163-29-712-017) to R-3 zoning for a multiple family residential development	Withdrawn	June 2018
NZC-0657-13	Reclassified this site to R-2 zoning for a single family residential development	Withdrawn	December 2013
ZC-0606-06	Reclassified the northern portion of this site (APN 163-29-712-017) from an R-E to a C-P zoning with a design review for an office complex on 20 acres (included parcels to the south)	Approved by BCC	July 2006
ZC-0982-05	Reclassified the southern portion of this site (163-29-712-018) from an R-E to a C-P zoning for an office complex	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped parcels and single family residences
South	Office Professional	C-P	Office complex
East	Residential Suburban (up to 8 du/ac) & Office Professional	R-E & RUD	Undeveloped parcels
West	Business and Design/Research Park	C-2	Office complex

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

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

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

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

According to the applicant, there have been many changes the last several years within the southwest sector of Clark County. This project site in particular has had multiple applications for residential development come through the Department of Comprehensive Planning, but have ultimately been unsuccessful. It has been determined the site is inappropriate for residential uses and should be developed as an office or commercial use. The proposed distribution center and warehouse development are compatible with the existing office complex to the west and south, as well as the existing multiple family development to the east. To the south is an existing school, as well as another multiple family development and M-D zoned development south of Riley Street. Therefore, M-D zoning in the area is not uncommon and is compatible with the surrounding uses.

To the west of the project site is an existing office complex zoned C-2 with a planned land use of Business and Design/Research Park. To the south of the proposed development is an existing office complex zoned C-P with a planned land use of Office Professional. To the north of the site, across Hacienda Avenue, is a parcel containing a drainage channel with R-E zoning and a planned land use of Residential Suburban. To the east of the project site, across Riley Street, is an undeveloped R-E zoned parcel with a planned land use of Residential Suburban and an undeveloped parcel previously approved for single family residential development by action of NZC-18-0920. This undeveloped parcel was approved for RUD zoning with a planned land use of Office Professional. One thousand feet to the south of the project site is an existing office/warehouse complex with M-D zoning consisting of 4.8 acres. The office/warehouse complex is located adjacent to an existing R-4 zoned multiple family development. Since 2014, several parcels located between CC 215 and Durango Drive, and between Russell Road and Hacienda Avenue (alignment) that are designated for commercial development in the land use plan have been reclassified into residential zoning districts and developed with single family residential developments. While the trend in this area is for additional residential development and less intensive commercial development, staff finds the requested M-D zoning is an appropriate transition from the C-2 zoned office complex to the west and the C-P zoned office development to the south.

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

The proposed distribution center and warehouse uses are ideal for the area. The uses would bring a low amount of additional traffic and noise to the area, as to not disturb the existing office and multiple family residential uses. The buildings are designed in such a way as to blend with the existing developments in the area and work well with the individually owned adjacent office buildings.

The overall site has been designed to minimize impacts on the surrounding office and residential land uses. Tractor trailers will utilize the proposed commercial driveways along Hacienda Avenue to mitigate any impact on the residential uses on the east side of Riley Street. Furthermore, the site has immediate access to Hacienda Avenue, which connects to the frontage

road of Brent Thurman Way transitioning to the CC 215 entrance ramp. Roofline and façade variations have been incorporated into the design of the buildings complementing the design of the adjacent office buildings. The distribution center and warehouse uses should generate less vehicular traffic than the surrounding office and residential uses. Therefore, staff finds the density and intensity of the proposed distribution center and warehouse uses are compatible with the existing and planned land uses in the surrounding area.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. In fact, the project will bring far less traffic into the area than if the site was developed fully as office space. The applicant will mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant and, based on the comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure beyond what would have been anticipated for a commercial development.

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

Pursuant to the policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." The site is located adjacent to existing office and future multiple family residential development with quick access to Russell Road and the CC 215. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific industrial policies of the Comprehensive Master Plan.

Industrial Policy 100 requires developments to be complementary with abutting uses through site planning and building design on the perimeter. Appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site circulation, and adjoining land uses and densities should be considered and integrated into industrial developments. The buildings are designed to blend well with the existing office buildings to the south and west. The buildings have been oriented in such a way to ensure the loading areas and ramps are located in the center of the site, buffered by the buildings themselves and away from the existing office uses. The site also provides landscaping around the entire perimeter, and 2 rows of parking to provide additional buffering space.

Industrial Policy 102 encourages loading areas to be screened from streets, residential, and other adjacent uses. The loading areas are located internally within the site and are completely screened by landscaping and buildings themselves.

Industrial Policy 103 encourages applicants to orient offices, similar less intensive uses, and landscaping adjacent to public rights-of-way (on the perimeter of the developments) to improve visual quality, with more intensive uses to be internalized within the development. The proposed development and site plan configuration complies with this policy. The offices to all the buildings are located on the perimeter of the site pointing toward the existing office buildings, with the loading docks centralized and screened by the buildings.

The proposed distribution center and warehouse buildings have been designed to complement the mixture of 1 and 2 story office buildings located to the west and south of the project site. The buildings have been configured and positioned in a manner that ensures the loading areas and overhead roll-up doors are oriented towards the interior of the site, away from the public right-of-way. Perimeter landscaping has been provided around the entirety of the site, providing an additional buffer between the surrounding office and residential uses; therefore, staff finds the project complies with Industrial Policy 100. The loading areas with overhead roll-up doors are oriented towards the interior of the site and are screened from the public right-of-way and residential uses to the east and north of the proposed development. Therefore, staff finds the project complies with Industrial Policy 102. Staff finds the design of the site complies with Industrial Policy 103 as perimeter landscaping is provided around the boundaries of the development, in addition to the office areas of the distribution and warehouse buildings oriented towards the existing office complexes.

Summary

Zone Change

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

Use Permit

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

Industrial Policy 102 states loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. The loading areas with overhead roll-up doors are oriented towards the interior of the site and are screened from the public right-of-way and residential uses to the east and north of the proposed development. Staff finds the proposed landscaping plan is an acceptable alternative to the required intense landscape buffer along Riley Street and will help mitigate any impact the proposed development may have on the abutting residential uses; therefore, staff recommends approval.

Waiver of Development Standards

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

Design Reviews #1 and #2

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. The design of the proposed distribution center and warehouse building complies with the intent and requirements of the CMA Design Overlay District. Staff finds that the buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds that the proposed buildings are complementary to the existing office complex located to the west and south of the project site; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff can support the request to reduce the throat depth for the driveway on Riley Street as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 5, 2020 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Provide a dedicated right turn lane into the center driveway;
- Coordinate with Public Works - Development Review Division to provide an enlarged sight visibility zone at the center driveway.
- Applicant is advised that off-site permits are required for work within the right-of-way.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire protection will be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0420-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

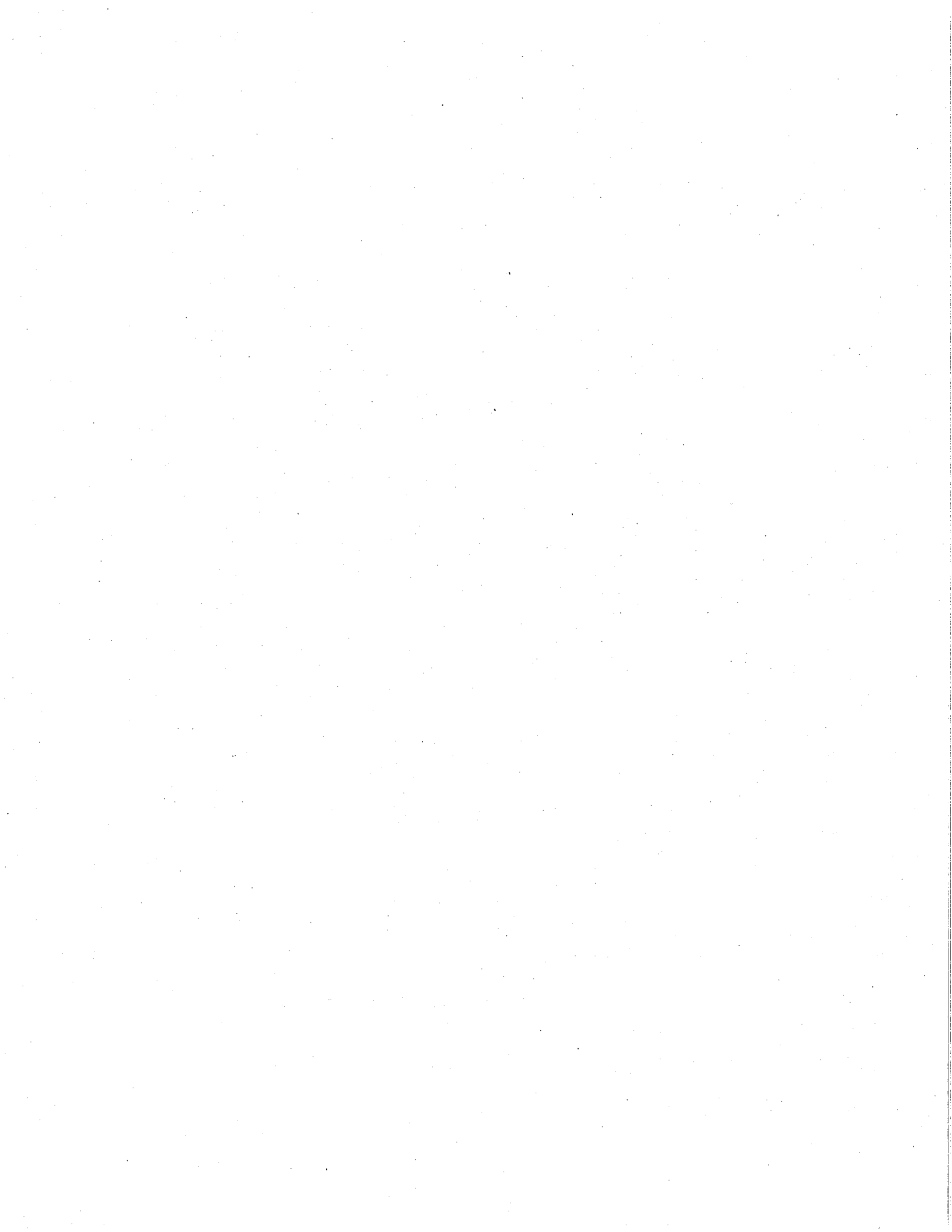
APPROVALS:

PROTESTS: 5 cards

PLANNING COMMISSION ACTION: December 17, 2019 – HELD – To 01/21/20 – per the applicant.

APPLICANT: CAPROCK ACQUISITIONS, LLC

CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



01/21/20 PC AGENDA SHEET

MULTI-FAMILY DEVELOPMENT
(TITLE 30)

QUARTERHORSE LN/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0921-KHOMASSI NASON ETAL & KHOMASSI NIMA:

ZONE CHANGE to reclassify 16.4 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) reduce setback; and 3) reduce landscaping.

DESIGN REVIEW for the following: 1) proposed multiple family residential development; and 2) alternative parking lot landscaping in the CMA Design Overlay District

Generally located on the east side of Quarterhorse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-05-101-005 through 176-05-101-007; 176-05-101-019; 176-05-199-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 38 feet where a maximum of 35 feet is permitted per Table 30.40-3 (an 8% increase).
2.
 - a. Reduce side street (corner) setback to 10 feet where 20 feet is the minimum per Table 30.40-3 (a 50% reduction).
 - b. Reduce rear setback to 10 feet where 20 feet is the minimum per Table 30.40-3 (a 50% reduction).
3. Allow an existing 5 foot wide attached sidewalk with a 10 foot wide landscape area along Sunset Road where a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-17 or Figure 30.64-18 is required.

DESIGN REVIEWS:

1. For a multiple family residential development.
2. Alternative parking lot landscaping.

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC) & RESIDENTIAL URBAN CENTER (18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9171 Sunset Road
- Site Acreage: 16.4
- Number of Units: 326
- Density (du/ac): 19.9
- Project Type: Multiple family residential development
- Number of Stories: 2 and 3
- Building Height (feet): Up to 38
- Open Space Required/Provided: 32,600/46,728
- Parking Required/Provided: 580/583

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on November 7, 2019, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There were 5 attendees present at the open house meeting for this item. The attendees had questions on the design and layout of the project. Further issues that were discussed were related to density, impacts to schools, traffic, and changing access to Sunset Road or the frontage road.

History/Site Plan

The plans depict a multiple family residential development consisting of 326 dwelling units distributed within fourteen, 2 and 3 story buildings. The site is 16.4 acres with a density of 19.9 dwelling units per acre. The complex will provide 1, 2 and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include a swimming pool, cabana, and a clubhouse located on the west portion of this site. The setbacks of the perimeter buildings are as follows: 10 feet to the north property line, 60 feet to the south property line; 10 feet to the east property line; and 20 feet to the west property line (Quarterhorse Lane). There will be 1 access point to the development from Quarterhorse Lane to the west. Internal circulation within the project consists of 24 and 26 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development.

Landscaping

The plans depict 15 feet of landscaping behind a proposed attached sidewalk along Quarterhorse Lane. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the north and west property lines. At the southeast corner of the site, 20 feet of landscaping per Figure 30.64-12 (double row of off-set trees spaced 10 feet apart) is proposed along developed single family residences. A 10 foot wide landscape buffer per Figure 30.64-12 (double row of off-set trees spaced 10 feet apart) is proposed along 3 undeveloped parcels to the south. Most of the parking lot landscaping is equitably distributed throughout the site. Along the south perimeter of the parking lot there are no landscape fingers shown. Code requires a landscape finger every 6 or 12 spaces. However, in front of the stalls there will be a 10 foot wide planter with a double row of off-set trees spaced 10 feet apart in lieu of the landscape fingers. Also shown on plans are landscape diamonds located throughout the center of the development.

Elevations

The residential buildings are 2 and 3 story structures with maximum heights up to 38 feet. All of the proposed buildings have pitched roofs with concrete tile roofing material and exterior walls with a combination of stucco finish and stone veneer. The upper floor units will have balconies on some building elevations. The plans depict enhanced architecture on each side of the buildings consisting of pop-outs, recesses, window fenestrations, varying roof heights, and other enhancements to break-up the vertical and horizontal surfaces of the buildings.

Additionally, the development includes a 1 story, 18.5 foot high maintenance building located at the southeast corner of the development. The design of the building will match the architecture of the apartment complex with a peaked tile roof and similar color palate. The clubhouse is 1 story, 28 feet in height, and will also match the architecture of the apartment complex.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 132, one bedroom units, 182, two bedroom units, and 12 three bedroom units. The residential units are between 761 square feet and 1,445 square feet in area. The maintenance building is 5,000 square feet and has an open floor plan. The clubhouse is 10,012 square feet and consists of a leasing office, computer lab, conference room, offices, lounge, yoga room, fitness area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that a portion of this development is conforming to the land use designation of Residential Urban Center which allow densities up to 32 dwelling units per acre. It is only the western portion of the development that does not conform to the Land Use Plan. Since the adoption of the Spring Valley Land Use Plan, there have been recent changes within the last several years in the southwest sector. The applicant contends that R-4 zoning is the appropriate zoning district for this site as it is in close proximity to 3 other recently approved multi-family projects within the general area. Additionally, during the annual amendment to the Spring Valley Land Use Update, the parcels directly to the south where changed to Residential Urban Center (18 du/ac to 32 du/ac) which permits multi-family development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0598	Vacated and abandoned a portion of right-of-way being Roy Horn Way	Approved by PC	October 2019
PA-18-700002	Re-designate the land use category from RS (Residential Suburban) to RUC (Residential Urban Center) for the subject parcels to the west	Withdrawn	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700003	Re-designate the land use category from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) for the 3 undeveloped parcels to the south	Approved by BCC	April 2018
VS-0901-17	Vacated and abandoned a portion of right-of-way being the 215 Beltway	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of right-of-way being the 215 Beltway	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres from R-E & R-2 zoning to R-2 zoning, with a design review for a single family residential development	Approved by BCC	March 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Medical office, retail complex, & undeveloped
South	Residential Urban Center (18 to 32 du/ac)	R-E & R-2	Undeveloped & single family homes
East	Public right-of-way	R-E	CC 213
West	Commercial General	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states that since the adoption of the Spring Valley Land Use Plan in September 2014, there have been recent changes in the last several years within this area of Spring Valley. The applicant contends that R-4 zoning is the appropriate zoning district for this site as it is in close proximity to 3 other recently approved multi-family projects within the general area.

During the annual amendment to the Spring Valley Land Use Plan, the parcels directly to the south were changed to Residential Urban Center (18 to 32 du/ac) which permits multi-family development. Therefore, staff finds substantial changes have occurred in this area which makes the proposed nonconforming zone boundary amendment appropriate. The nonconforming zone boundary amendment process allows for identification of land use trends or changes in a particular area that may not be consistent with the subject planned land use designations. Although a portion of this site is planned for single family development, staff finds the development patterns have changed in the area, which have trended toward higher density residential uses, in particular multiple family residential, which have been developed and planned in the area.

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

The applicant indicates that the project is compatible with developments typically seen near the CC 215 in terms of density and intensity. With the recently approved parcels immediately to the south that are now planned for multi-family development, the density and intensity of this proposed use are compatible with the surrounding area. As such, the site is uniquely situated to provide the additional housing needs, not only to the area, but also to commercial and industrial areas farther east. Therefore, the density and intensity for this application are consistent and compatible with the existing and approved nearby developments.

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

Various Clark County service departments have reviewed this development proposal and found adequate services available or have specified the type of improvements that are needed for this development. Additionally, most services and infrastructure exists in the area and the project has fully integrated recreational amenities on-site which would off-set increased demand for parks.

Based on information received from the Clark County School District, the elementary school within the corresponding school zone was over-capacity for the 2018-2019 school year. Staff is concerned that the cumulative impact from the individual student yield of this project and future projects in the immediate area may further exacerbate the existing capacity situations, especially since this area was not planned to accommodate the number of additional residential units and no new schools are planned in the future.

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

The applicant indicates this project complies with several of the recently adopted Comprehensive Master Plan Urban Land Use Policies. The project provides amenities such as a clubhouse, swimming pool, dog park, barbeque pits, bocce courts, and recreational areas within the complex, which complies with Urban Land Use Policy 51 which encourages multiple family developments to provide amenities for residents. The buildings are distributed throughout the

project and oriented in various directions to avoid monotone linear patterns, which complies with Urban Land Use Policy 55. And finally, this request complies with Comprehensive Master Plan Housing Policy 2 to promote a mix of housing types that meet the diverse needs of the community; therefore, this request conforms to applicable policies of the Comprehensive Master Plan.

Summary

Zone Change

Based on the analysis above, staff finds that the trend in the area for higher density residential development makes this request appropriate at this location. The proposed density is consistent with the nearby land uses in the area. This project satisfies Urban Specific Policy 7 which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses; therefore, staff finds that the applicant has provided a compelling justification to warrant approval of this nonconforming zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting an 8 percent increase in building height (3 feet) for a total of 3 buildings within the project. This increase in building height is to allow a roof pitch that will be compatible with other buildings within the complex and is not for habitable area. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver.

Waiver of Development Standards #2

The applicant is requesting to have a 10 foot setback reduction along the north and east perimeter of the development which are adjacent to Sunset Road and the frontage road. Along both of these street frontages there are large unimproved portions of right-of-way (15 to 70 feet wide) between the property line and the actual street. In addition, the site's grade is significantly below the grade of the street; therefore, staff does not anticipate any adverse impacts from the setback reduction and can support this waiver.

Waiver of Development Standards #3

While staff does not typically support attached sidewalks where detached sidewalks are required, the sidewalk along Sunset Road has been installed and there are attached sidewalks and similar landscaping along Sunset Road to the west. The 10 feet of landscape area proposed by the applicant will still provide landscaping along the north side of the site, which will enhance the project; therefore, staff can support this waiver.

Design Review #1

As stated above, the project provides amenities like a pool, barbeque pits, and recreational areas within the complex in compliance with Urban Land Use Policy 51, which encourages multiple family developments to provide amenities for residents. The buildings are distributed throughout the project and oriented in various directions to avoid monotone linear patterns, which complies with Urban Land Use Policy 55. The design of the buildings complies with the requirements of Code for architectural elements to enhance the project. However, there are concerns about the location of the dog park. Staff can support this design review if the dog park is moved farther away from the existing single family homes at the southeast corner of the project. The current site plan depicts the dog park 20 feet from the south property line.

Design Review #2

Along the south perimeter of the parking lot there are no landscape fingers shown on the plans. Per Code, this row of parking would require 9 landscape fingers. In order to mitigate the elimination of landscape fingers, the applicant is proposing a 10 foot wide planter with a double row of off-set trees spaced 10 feet apart in front of the stalls; therefore, staff supports this alternative parking lot design since the plant material is essentially distributed in other areas of the site.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 19, 2020 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- Relocate the dog park farther away from the existing single family residences to the southeast;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

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

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

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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 #0570-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PICERNE DEVELOPMENT CORPORATION

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135

DRAFT

01/21/20 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

FLAMINGO RD/TORREY PINES DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0904-PHOENIX PLAZA HOLDINGS LLC:

USE PERMIT for a hookah lounge within an existing shopping center on 4.3 acres in a (C-2 (Commercial General) Zone.

Generally located on the north side of Flamingo Road and east of Torrey Pines Drive within Spring Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:
163-14-803-007

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 6370 W. Flamingo Road, Unit 30
- Site Acreage: 4.3
- Project Type: Hookah lounge
- Number of Stories: 1
- Square Feet: 3,600
- Parking Required/Provided: 258/294

Site Plan

The plan depicts a 3,600 square foot restaurant on the east end of an existing shopping center building. The parking is located on the south side of the building and is shared with the neighboring businesses. The site has access points along Flamingo Road and Torrey Pines Drive. No changes are proposed to the site design. The proposed hookah lounge is located within an existing restaurant.

Landscaping

Landscaping has been installed throughout the site and along both Flamingo Road and Torrey Pines Drive. Changes to landscaping are not a part of this request.

Elevations

The pictures show an existing commercial center with earth tone stucco exterior, varied roof facades, and covered pedestrian walkways along the south side of the building.

Floor Plan

There are no changes to the floor plan of the building. The hookah lounge will occupy 70 square feet within the existing restaurant.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed hookah lounge will be located within a separate room inside the existing restaurant and will have separate ventilation from the restaurant dining room.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1235-02	Place of worship	Approved by PC	October 2002
UC-0315-99	Hypnotherapy Business	Approved by PC	April 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (8 du/ag)	R-1	Single family residences
South	Public Facilities	P-F	Guinn Junior High
East	Office Professional	C-P	Medical clinic
West	Commercial General	C-1	Childcare facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews use permit requests to ensure compatibility with existing and planned development in the surrounding area. Staff finds that the use is appropriate since there should be no negative impacts to the surrounding area. In addition, parking and circulation will not be negatively affected; therefore, staff is in support of the request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

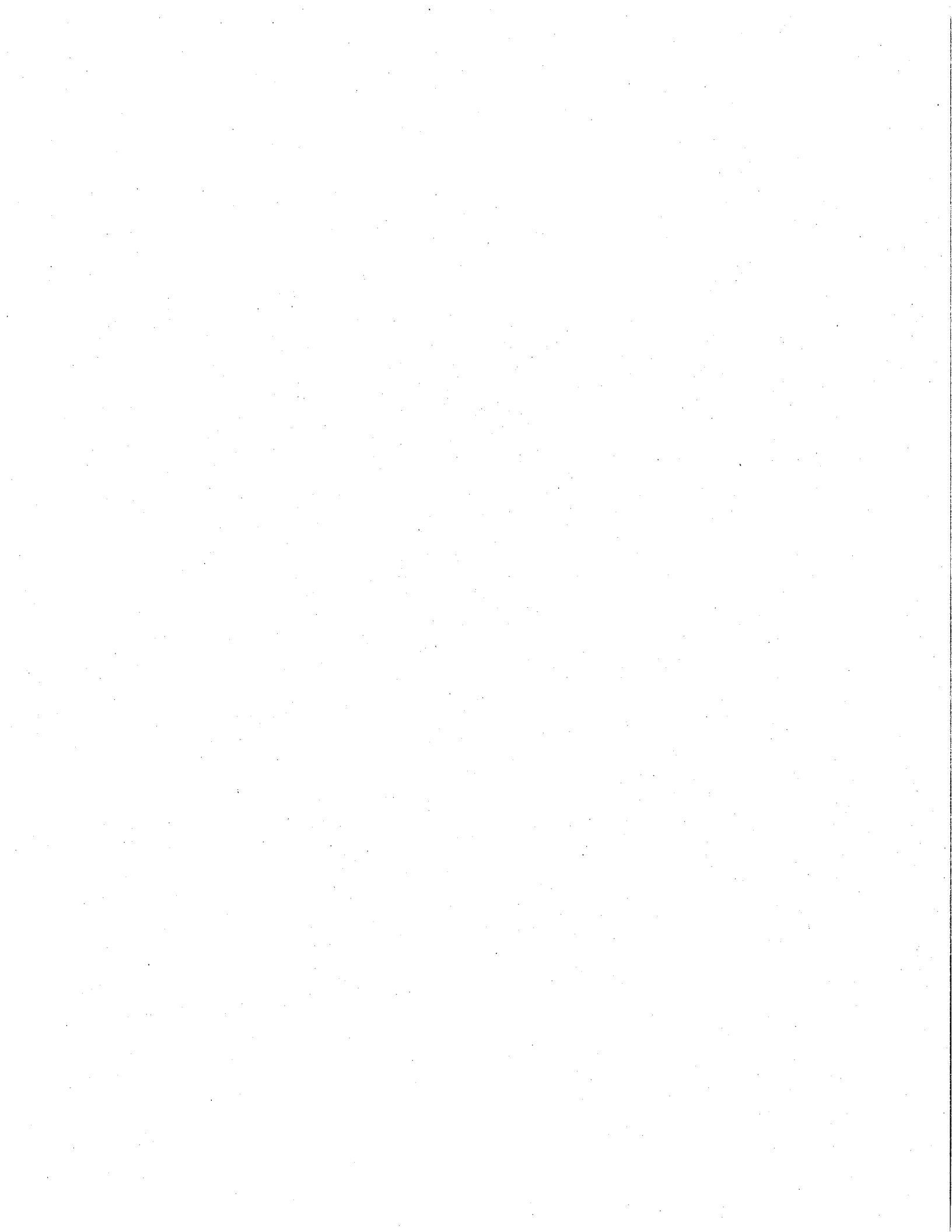
- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: QUAIL QUEST LLC
CONTACT: QUAIL QUEST LLC, 3049 LAS VEGAS BOULEVARD, #11-N, LAS VEGAS,
NV 89109



01/21/20 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

BUFFALO DR/WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0923-R W BUFFALO LLC:

USE PERMIT for a recreational facility (indoor batting cages).
WAIVERS OF DEVELOPMENT STANDARDS for the following 1) reduced parking; and 2) reduced parking lot landscaping.
DESIGN REVIEW for alternative parking lot landscaping in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:
176-04-801-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 182 spaces where 184 spaces are required per Table 30.44-1 (a 1.1% reduction).
2. Reduced parking lot landscaping by 2 landscape fingers and 1 terminal island where required per Figure 30.64-14 (a 100% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 7155 S Buffalo Drive, Suites 100-115
- Site Acreage: 4.3
- Project Type: Recreational facility (batting cages)
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 12,205
- Parking Required/Provided: 184/182

Site Plans

The plans depict an office/warehouse complex consisting of 3 buildings and totaling 71,880 square feet. Building A is located on the eastern portion of the site and Buildings B and C are located on the western portion of the site. Access to the site is from Buffalo Drive while parking for the facility is located in the center of the site between the buildings and along the north and south property lines. Building A will contain the proposed 12,205 square foot recreational facility (batting cages) with added parking spaces on the west side of the building.

Landscaping

The plan depicts a proposed minimum 20 foot wide landscape area with a detached sidewalk along the east property line adjacent to Buffalo Drive. A 10 foot wide landscape area with intense landscaping per Figure 30.64-12 is located along the northern and western property lines, adjacent to an existing multi-family residential development. Interior parking lot trees are distributed throughout the site. The additional parking added for the proposed use would require 3 landscape fingers and 1 terminal island at the end of the row of parking stalls. The applicant is requesting a waiver to eliminate the required landscape fingers and terminal island for this portion of the existing site.

Elevations

The buildings have a varied roofline with a flat roof behind parapet walls ranging in height from 26 feet to 28 feet. The façade consists of tilt-up construction with recessed office entries, metal trellises or awnings, and storefront door and window treatments. There are roll-up garage doors located on the east and west sides of the buildings facing the interior of the site. No revisions are required or provided with this request.

Floor Plans

The plans show a first floor area with 7 batting cages, restrooms, snack bar, office, storage and equipment, and operational areas. The second floor will have a private room, storage room, offices, restroom, and an open viewing area of the batting cages on the first floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed facility will primarily serve youth for baseball practice and training. The proposed 1,400 retail space will feature baseball related items for guests to the facility. The applicant states that the reduction in parking should not cause any issues since most of the customers will arrive to the facility via carpooling and customers will likely be dropped off. Since the proposed facility would operate after normal business hours the reduced parking should not impact the surrounding businesses. The applicant states that the proposed reduction of parking lot landscape islands is due to the placement of roll-up doors on the west side of the building and possible future uses on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0103	Office as a principal use and a recreational facility	Approved by PC	March 2019
TM-19-500035	Commercial subdivision on 4.3 acres	Approved by PC	March 2019
NZC-0860-17	Reclassified to M-D zoning for an office/warehouse development	Approved by BCC	January 2018
DR-0691-15	Shopping center	Approved by PC	December 2015
UC-1388-07	Cemetery with mausoleum – expired	Approved by BCC	January 2008
UC-0843-07	Cemetery with mausoleum – expired	Approved by BCC	September 2007
ZC-1152-06	Reclassified the site from C-2 to U-V zoning for a mixed use project – ROI was withdrawn by the applicant	Approved by BCC	October 2006
ZC-0915-03	Reclassified the site from R-E to C-2 zoning for future commercial development	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-4	Multi-family development
South	Commercial General	C-2	Medical office building
East	Business and Design/Research Park	C-2	Undeveloped
West	Commercial General	R-4	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
Use Permit

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

Staff finds that a recreational facility within the existing office/warehouse complex is appropriate at this location and is compatible with the land uses in the immediate area. The proposed use will be conducted within a building which is adequately served by public improvements,

facilities, and services. Staff does not anticipate any adverse impacts from these use on the surrounding area; therefore, staff recommends approval of this request.

Waivers 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.

The proposed recreational facility requires 17 spaces and the request includes a waiver for 2 parking spaces, a waiver of required parking lot landscaping, and a design review for alternative parking lot landscaping. Staff finds that reducing the parking by 2 spaces for a use that operates primarily outside of typical business hours will not have a negative impact on the surrounding uses within the complex; therefore, staff can support the request. The request for reduced parking lot landscaping in the newly created parking area on the west side of Building A would not impact the visual aspect from Buffalo Drive and is a reasonable request based on the existing landscaping on the entirety of the site and the landscaping along Buffalo Drive; therefore, staff can support the waivers and the design review requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- 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: STEVE LEVY

CONTACT: PAULA WOOLMAN, 5015 SCHUSTER STREET, LAS VEGAS, NV 89118

DRAFT

01/21/20 PC AGENDA SHEET

SETBACKS
(TITLE 30)

EL CAMINO RD/CEDARWOOD AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0909-CANUP CHAD W & CHIEN:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side setback for a carport in conjunction with an existing single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Cedarwood Avenue, 548 feet east of El Camino Road within Spring Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:
163-14-713-010

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side setback to zero feet where 3 feet is required per Table 30.40-1 (a 100% decrease).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 6208 Cedarwood Avenue
- Site Acreage: 0.1
- Project Type: Setbacks
- Number of Stories: 1
- Building Height (feet): 9
- Square Feet: 442.8

Site Plan

The project site is developed with a single family residence located on the north side of Cedarwood Avenue. There is an existing 5 foot high block wall on a portion of the west and east sides of the property and the entire length of the north side (rear) of the property. The plan depicts a 2 portion aluminum carport attached to the principal structure extending from the front side of the garage with a 23 foot setback from the front property line, and a zero foot setback

from the west property line. The length of the patio cover is 49 feet 2 inches along the length of the west side of the property.

Landscaping

Various shrubs are existing in the front yard. Landscaping is not a part of this request.

Elevations

The pictures show a dark brown carport which is 9 foot high attached to the principal structure extending to the block wall on the west property line. The patio cover has a black wrought iron gate at the entrance on the south side with the north side open to the rear yard.

Applicant's Justification

The applicant indicates that the existing patio cover is for storage of volunteer roadside service vehicles and is intended to protect the vehicles from the sun.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE19-13260 is an active violation since August 2019 for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff reviews waiver requests to ensure compatibility with existing development in the area. The proposed patio cover with a zero foot setback is not to scale with the size of the property or development in the area. Although principal structures in this zoning district can have 5 foot setbacks from the property line, and patio covers can be set back 3 feet, the 3 foot side setback would ensure that there is a minimum of 6 feet of separation between structures for fire safety. The proposed zero foot setback does not meet the minimum 6 foot building separation requirement. Since the existing structure is not in keeping with the area and does not provide for minimum building separation; staff cannot support the request.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

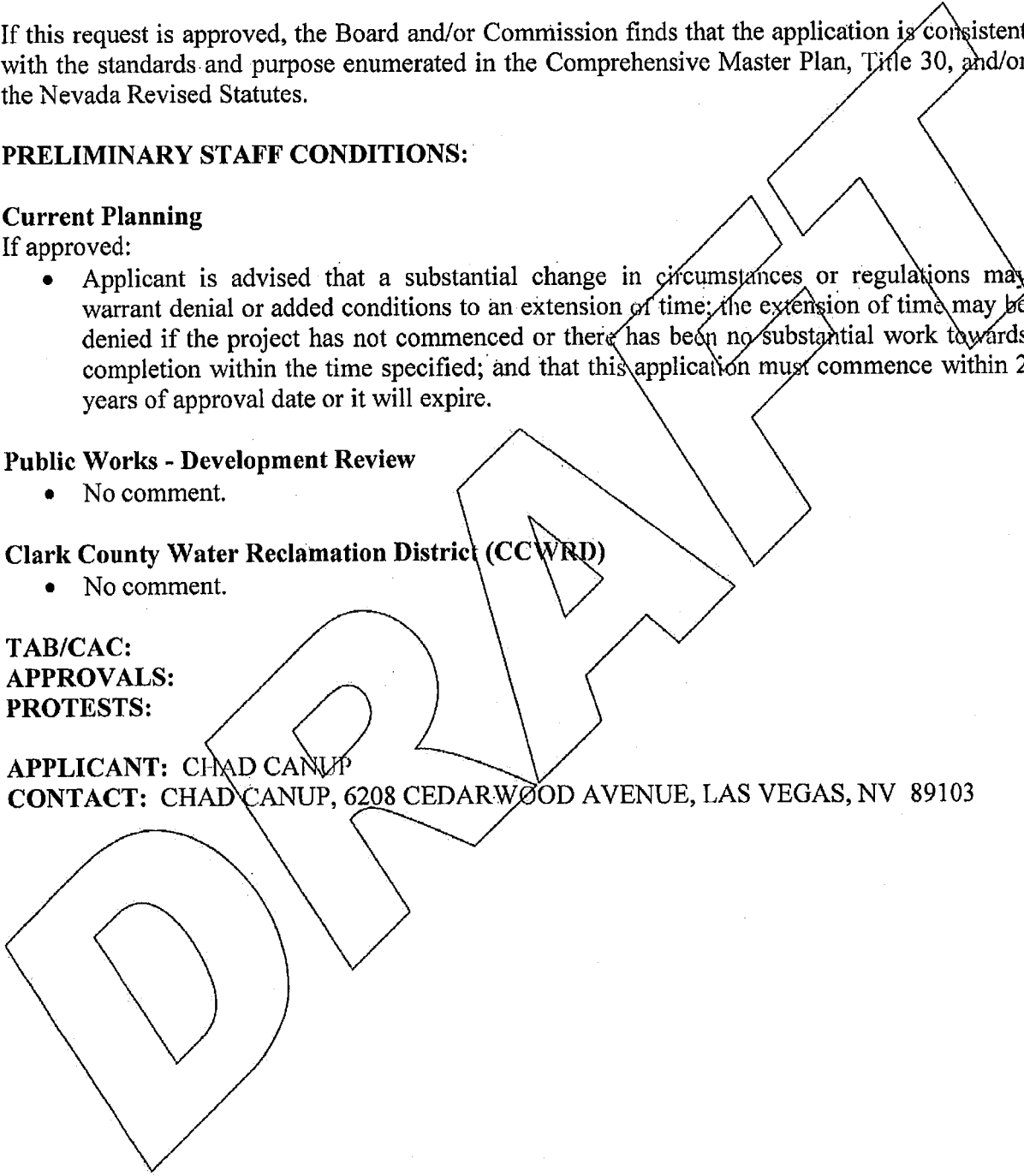
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHAD CANUP

CONTACT: CHAD CANUP, 6208 CEDARWOOD AVENUE, LAS VEGAS, NV 89103



01/22/20 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

TEE PEE LN/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0905-WEST TROP STORAGE, LLC:

DESIGN REVIEW for a mini-warehouse expansion on 3.7 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Tee Pee Lane and the South side of Tropicana Avenue within Spring Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:
163-30-517-003

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9645 W. Tropicana Avenue
- Site Acreage: 3.7
- Project Type: Mini-warehouse
- Number of Stories: 3 (Northern building) and 2 (Southern building)
- Building Height (feet): 30
- Square Feet: 48,000 (Northern building) and 28,750 (Southern building)
- Parking Required/Provided: 9/13

Site Plan

The plan shows an existing mini-warehouse facility with 4 mini-warehouse buildings and 2 covered RV parking areas. The proposal is to remove the northern most mini-warehouse building along with the connected carwash and construct a 3 story mini-warehouse in its place; remove the southernmost covered RV storage area and replace it with a 2 story mini-warehouse building. Access to the site is from a commercial driveway on Tropicana Avenue, and there is an emergency gate on Tee Pee Lane.

Landscaping

The plan depicts intensive landscaping per Figure 30.56-10 on the northeast side of the site as a result of the height/setback of the northernmost building. The new parking area on the west side

of the northern most building complies with Figure 30.64-14. The intense landscaping on the southern boundary allows for the setback to residential to be 10 feet. No other changes to landscaping are proposed or required.

Elevations

The plans show the southern building to be 2 stories, 21 foot 6 inches high with earth tone colors to match the existing buildings on the site and surrounding development. The northern building will be 3 stories, 30 foot high with a 3 foot high façade on the northern most side of the building.

Floor Plans

Per the plans, the 2 stories of the southern building will be comprised of individual storage spaces of varying sizes. Each level will have stairs, an elevator, and mechanical storage. The northern building consists of an office on the first floor, restrooms, stairways, elevators with associated equipment, and various sized storage units. The second level consists of the manager's quarters, stairways, elevators with associated equipment, and various sized storage units. The third level consists of stairways, elevators with associated equipment, and various sized storage units.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed demo of some existing buildings and structures and the construction of newer structures in the same place will provide more self-storage units which are in high demand. The colors the applicant proposes will match the surrounding development and all of the driveways and existing grades will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0372-15	Mini-warehouse expansion	Approved by BCC	August 2015
UC-0197-12	Truck and trailer rental visible from a public right-of-way	Approved by PC	June 2012
DR-0985-07	Mini storage expansion	Approved by BCC	September 2007
WC-0016-03	Reduced landscaping	Approved by BCC	March 2003
WS-0952-02	Increased retaining wall height to 4 foot high	Approved by the PC	August 2002
VS-0644-02	Vacated and abandoned easements between Tropicana Avenue, Bell Drive, Tee Pee Lane, and Grand Canyon Drive	Approved by PC	June 2002

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0417-02	Carwash	Approved by PC	May 2002
TM-0034-02	1 Commercial lot	Approved by PC	March 2002
ZC-1563-01	Reclassified from C-1 to C-2 zoning for a tavern for reduced separation	Approved by BCC	February 2002
ZC-1917-99	Reclassified from R-E to C-1 zoning for a mini-warehouse	Approved by PC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1, C-2	Neighborhood casino, commercial center
South & West	Commercial General	R-2	Single family residences
East	Commercial General	C-2, RUD	Commercial center, single family residences

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The project design complies with the Spring Valley Land Use Plan which encourages commercial development to be low to medium intensity that are sized to fit the surrounding area. A mini-warehouse facility is generally developed in a manner to make the best use of a compact space with maintaining setbacks, and buffers to neighboring development such as intense landscaping. The mini-warehouse facility has been in operation on this site for 20 years with no known issues. The design of the new buildings is consistent and compatible with similar commercial development located throughout the County. Staff finds that the landscaping and design of the site will not have a negative impact on the surrounding area; 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

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WEST TROP STORAGE, LLC

CONTACT: PLIRIS DESIGN STUDIO, 1980 FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135

01/22/20 BCC AGENDA SHEET

LIGHTING & SIGNAGE
(TITLE 30)

PATRICK LN/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0938-CHARTER FACILITY SUPPORT FOUNDATION, LLC.

DESIGN REVIEWS for the following: 1) proposed site lighting; and 2) proposed signage in conjunction with an approved school on 5.0 acres in a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the south side of Patrick Lane, 675 feet west of Rainbow Boulevard within Spring Valley. MN/pb/jd (For possible action)

RELATED INFORMATION:

APN:

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

DESIGN REVIEWS

1. Lighting.
2. Comprehensive sign plan to increase the square footage of a wall sign on the northwest face of a school building to 306 square feet where 50 square feet is allowed per Table 30.72-1 (a 512% increase).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Lighting and signage
- Number of Stories: 2
- Building Height (feet): 32 feet, 5 inches
- Light Pole Height (feet): 25 (parking lot lights)
- Sign Area: 306 square feet (wall sign)

Site Plan & Request

The approved plans show a 2 story, 47,564 square foot proposed American Preparatory Academy Charter School, which will house K through sixth grade. This is a design review request for signage and lighting for the development, required as a condition of approval for a

previously approved land use application. The request also includes increased area for the proposed wall sign.

Landscaping

A 15 foot wide landscape area including a detached sidewalk is shown along Patrick Lane and a 6 foot to 9 foot wide landscape area is shown behind the attached sidewalk along Sobb Avenue. The plans also show an 8 foot wide landscape area on the east and west property lines. Interior parking lot fingers are provided along the north, west, and south sides of the site.

Elevations

The plans depict a 2 story building with a flat roof behind a parapet wall and a maximum height of 32 feet 5 inches. The parapet walls vary in height and the exterior of the building has recesses and pop-outs to break-up the vertical and horizontal surfaces. The building will be constructed of an EIFS system, split face colored CMU, smooth face colored CMU, grey glass in aluminum frames, steel columns, stairs, and rails.

Floor Plans

The approved building has an area of 47,564 square feet divided between the 2 floors. The 29,683 square foot first floor consists of K through third grade classrooms, breakroom, offices, main lobby, music room, storage areas, gymnasium, multi-purpose hall, pantry, bathrooms, and corridors. The second floor is 17,881 square feet in area and consists of fourth through sixth grade classrooms, breakout rooms, science room, art room, offices, conference room, study area, staff breakroom, business room, and bathrooms.

Lighting

The plans depict 2 different types of proposed lighting as follows: 1) 25 foot high light poles; and 2) wall mounted lighting. The plans show eleven 25 foot high decorative posts distributed throughout this parking lot located on the northern portion of the site. The plans show wall fixtures located on all sides of the building. The light distribution and photometric plan shows that no light will spill onto the adjacent properties.

Signage

The plans depict a 306 square foot illuminated wall sign located on the northwestern portion of the building above the main entrance consisting of a star logo and "American Preparatory Academy" lettering near the top of the building. The wall sign is 6.25 feet by 49 feet and consists of painted aluminum flat cut-out letters and logo, and will not be illuminated.

Applicant's Justification

The applicant states that a condition of approval for the zone change required a design review for signage and lighting for the development. The photometric study shows no light will spill over to the neighboring properties. The signage does not impact any residential developments, and the intent of the signage is to help identify American Preparatory Academy for new and existing students.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0233	Vacated patent easements	Approved by PC	May 2019
ZC-18-0786	Reclassified 2.5 acres from R-E to C-P zoning with a use permit for a proposed school	Approved by BCC	November 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Single family residential development
South	Business and Design/Research Park	M-D	Office/warehouse
East	Commercial General	C-2	Office/commercial center
West	Office Professional	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The photometric plan submitted by the applicant shows well planned light distribution throughout the site. The height of the light poles comply with Title 30 standards that all lights are being shielded to minimize light spillage and prevent negative impacts on the adjacent parcels. Staff finds that the submitted plans comply with Urban Specific Policy 15 of the Comprehensive Master Plan which states lighting design should be sensitive to on-site and off-site residential uses. All exterior light sources should be shielded to direct light away from on-site residential uses. The location and design of the proposed lighting plan comply with Title 30 standards and the land use plan, and as a result, the lighting will not create any negative impacts on the neighborhood or adjacent residential developments. Therefore, staff can support this request.

Design Review #2

Although the wall sign is compatible with the character and scale of the approved project, and compatible with the design of the building; the proposed wall sign faces the residential properties to the north and undeveloped parcels to the west which are designated Office Professional in the land use plan. Therefore, staff finds the request conflicts with Title 30, CMA Design Overlay District requirements, and Urban Land Use Policy 20 of the Comprehensive Master Plan which states all signage should be compatible with building styles on-site and also with surrounding developments. Furthermore, staff finds a 512% increase in sign area is excessive and cannot support the request.

Staff Recommendation

Approval of design review #1; denial of design review #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:

- 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.

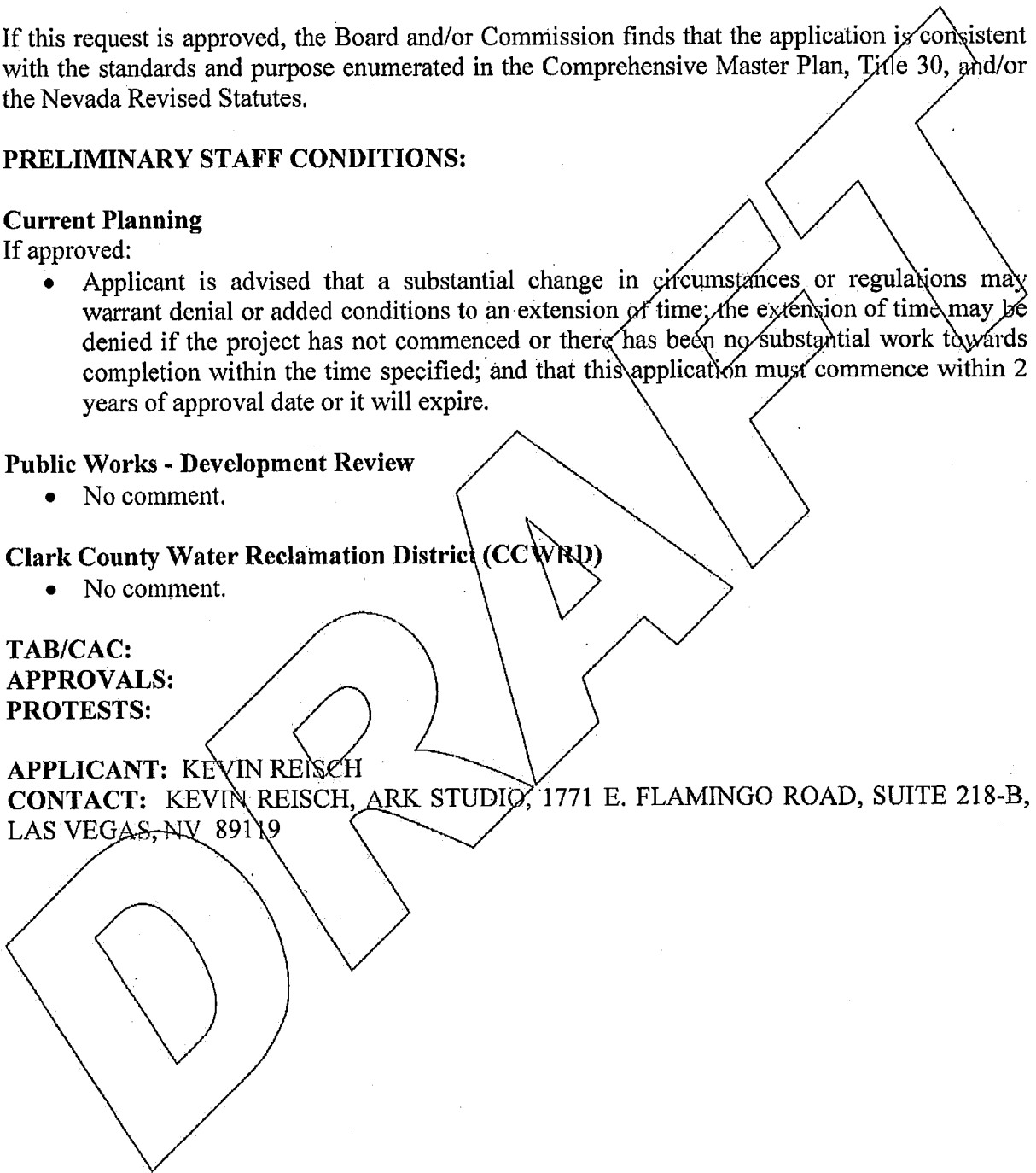
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEVIN REISCH

CONTACT: KEVIN REISCH, ARK STUDIO, 1771 E. FLAMINGO ROAD, SUITE 218-B,
LAS VEGAS, NV 89119



12

01/22/20 BCC AGENDA SHEET

VEHICLE WASH FACILITY
(TITLE 30)

FLAMINGO RD/REDWOOD ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400161 (UC-0441-17)-WINWAY, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a vehicle (car) wash facility,
WAIVER OF DEVELOPMENT STANDARDS to increase building height,
DESIGN REVIEWS for the following: 1) a vehicle wash facility; 2) allow alternative tree placement within parking areas where trees are to be generally distributed throughout the parking lot per Figure 30.64-14; and 3) allow the use of vivid hues where subdued hues are required per Table 30.56-2 on 1.1 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Flamingo Road, 320 feet west of Redwood Street within Spring Valley. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
163-14-402-007

WAIVER OF DEVELOPMENT STANDARDS:
Increase building height to 42 feet where a maximum of 35 feet is permitted per Table 30.40-4 (a 20% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: 6750 W. Flamingo Road
- Site Acreage: 1.1
- Project Type: Vehicle (car) wash facility
- Number of Stories: 2
- Building Height (feet): 42
- Square Feet: 6,440
- Parking Required/Provided: 6/34

Site Plan

The previously approved plans depict a vehicle (car) wash facility consisting of 2 buildings. The first building is the car wash facility, which is set back 10 feet from the west (side) property line and 65 feet from south (front) property line. The other building is a cashier's booth that is set

back 43 feet from the west property line and 51 feet from the north (rear) property line. The cashier's booth is located approximately 43 feet to the northeast of the vehicle wash building. Access to the site is provided by an existing driveway from Flamingo Road and a shared driveway with the adjacent property to the west. The queuing line for the vehicle wash facility starts along the east property line and extends to the rear of the cashier's booth. Vehicles enter the wash facility on the north side and exit from the facility on the south side. Between the queuing line on the east side of the site and the vehicle wash building is a parking area with vacuums. Additional parking spaces without vacuums are provided along the front of the site adjacent to Flamingo Road.

Landscaping

The previously approved plans depict an existing attached sidewalk along Flamingo Road. The plans indicate that a minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover is provided adjacent to Flamingo Road. Per Code trees are required to be generally distributed within parking areas. The plans indicate that trees will not be generally distributed within the parking area; however, the required parking lot trees are being located in other areas of the site. Additional landscape areas consisting for trees, shrubs, and groundcover are being provided along the north and west property lines and around the cashier's booth.

Elevations

The vehicle wash facility is a long narrow building that varies in height from 22 feet on the northern end to 42 feet on the south end. There is a second story at the south end of the vehicle wash building that extends over the first floor. The west side of the building is cement block painted blue. The north, south, and east sides of the building consist of blue decorative panels for the majority of the building elevations with white accents along the base and grey panels on the upper portion of the building. On the south and east sides of the second floor are glass windows. White accents are located along the roof of the building. The cashier's booth is 1 story and approximately 10 feet in height with a flat roof. The exterior of the cashier's booth is of similar material and colors as the vehicle wash building.

Floor Plans

The vehicle wash building has an area of 5,473 square feet which includes an approximate 851 square foot office on the second floor. The first floor of the vehicle wash building consists of the car wash tunnel, an office, waiting area, employee break room, restrooms, and storage and equipment rooms. The cashier's booth has an area of approximately 116 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0441-17:

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

- Drainage study and compliance;
- Traffic study and compliance;
- Grant pedestrian access easement per new driveway requirements;
- Signs not to encroach into sight visibility zones.

Building/Fire Prevention

- Applicant shall provide fire/emergency access in compliance with the Fire Code as amended; civil improvement drawings shall be submitted for review and approval showing: on-site fire lane, turning radius, and turnarounds, and five hydrant locations on-site and within 750 feet; to submit plans for review and approval prior to installing and gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0331-2017 to obtain your POC exhibit.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states plans have been submitted to the Building Department and all disciplines have been approved with the exception of the civil drawings, which should be approved within the next month. Construction is anticipated to begin shortly after the building permit is received, and a general contractor has been selected. The applicant requests a 1 year extension of time to commence the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0441-17	Vehicle (car) wash facility with a waiver of development standards to increase building height and design reviews for a vehicle wash facility, alternative landscaping, and to allow vivid hues	Approved by BCC	July 2017
ZC-0145-12	Reclassified 2.7 acres to C-1 zoning which included this site and the adjacent parcel to the west	Approved by BCC	May 2012
UC-109-72	Construct and maintain the existing Spring Valley power substation	Approved by PC	November 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Power substation
South	Commercial General & Public Facilities	C-2 & P-F	Vehicle maintenance facility & fire station
East	Commercial Neighborhood	C-1	Mini-warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General	C-1	Vehicle maintenance 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 on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has continued to work diligently with the various departments to satisfy permitting requirements and the previously approved conditions. Staff finds the applicant has been making satisfactory progress towards the procurement of a building permit; therefore, can support this extension of time 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**

- Until January 22, 2021 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

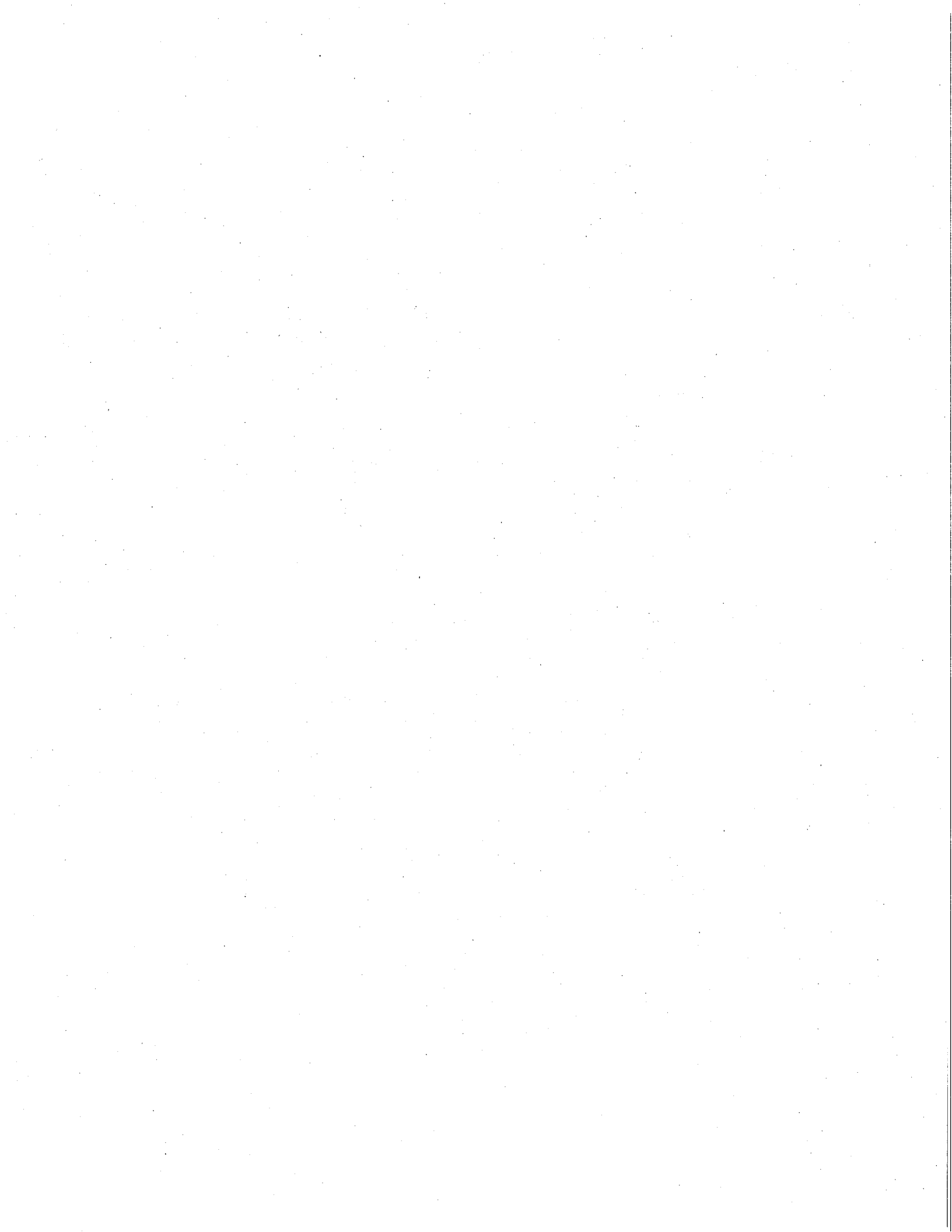
- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: WINWAY, LLC

CONTACT: MARK STEARNS, WESTAR ARCHITECTS, 4052 DEAN MARTIN DR, LAS VEGAS, NV 89103

DRAFT



B

01/22/20 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

SUNSET RD/RAFAEL RIVERA WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400163 (UC-0121-17)-UL 215, LLC & UW 215, LLC:

USE PERMIT FIRST EXTENSION OF TIME to increase building height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the number of trees required for street landscaping; 2) allow non-standard improvements (landscaping) within the right-of-way (Rafael Rivera Way); and 3) waive off-site improvements (sidewalk) along Rafael Rivera Way.

DESIGN REVIEW for a proposed shopping center on a 14.0 acre portion of a 20.4 acre parcel in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts.

Generally located on the south side of Sunset Road and the east side of Rafael Rivera Way within Spring Valley. JJ/tk/jd (For possible action)

RELATED INFORMATION:

APN:
176-05-510-002 ptn

USE PERMIT:
Increase building height to 64 feet where 50 feet is the standard per Table 30.40-4 (a 28% increase).

- WAIVERS OF DEVELOPMENT STANDARDS:**
1. Reduce the number of trees required for street landscaping where 1 tree per 30 linear feet of street frontage is required per 30.64.030 (Rafael Rivera Way).
 2. Allow non-standard improvements (landscaping) within the right-of-way (Rafael Rivera Way) where landscaping is not allowed per 30.52.050.
 3. Waive off-site improvements (sidewalk) along Rafael Rivera Way where a sidewalk is required per 30.52.040.

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary

- Site Address: 6555 S. Riley Street
- Site Acreage: 14 acre portion of 20.4 acres
- Project Type: Shopping center

- B
- Number of Stories: 1 & 2
 - Building Height (feet): Up to 64
 - Square Feet: 207,250
 - Parking Required/Provided: 569/652

Site Plan

The approved subject site is located on the northwest corner of Rafael Rivera Way and Riley Street just north of the CC 215. The scope or area of work on this project is a 14 acre portion of a 20.4 acre site. Riley Street adjacent to this parcel is a private street which provides access to the IKEA store to the east and access to the undeveloped portions of this parcel. Cross access from shared driveways will provide access to a proposed retail center and hotel project to the north of this site and on the same parcel. The approved project consists of 207,250 total square feet of retail and office space divided among 6 buildings with parking, drive aisles, and landscaping shown throughout the project. The proposed buildings are set back a minimum of 20 feet from the perimeter of the site. A total of 652 parking spaces are distributed throughout the site and arranged in courts. No access is shown from Rafael Rivera Way which is the CC 215 frontage road.

Landscaping

Perimeter landscape areas are provided along all sides of the project, and parking lot landscaping is equitably distributed throughout the site and around portions of the building footprint. The landscape area adjacent to the streets will be a minimum of 15 feet in width and portions of the street landscaping (along Rafael Rivera Way) will be in the right-of-way which requires the waiver to allow non-standard improvements within the street. Additionally, a waiver of development standards was approved for the trees proposed along Rafael Rivera Way; since, they are shown 60 feet apart (Code requires trees to be spaced 30 feet apart along street frontage).

Elevations

The largest building, the Walker Furniture building, is the only 2 story building within the shopping center and is generally shown at a height of 58 feet. An additional 6 feet of building height is for an architectural feature at the entrance of the furniture store which is not habitable space, and will measure 64 feet in height. The remaining 5 buildings are shown at a maximum height of 32 feet. The Walker Furniture building consists of tilt-up concrete with decorative reveals and color changes, and accent materials including decorative metal panels and screens, glazing, and EIFS. The retail buildings primary finish material is stucco, with accent materials including decorative metal panels, decorative glazing, and natural stone veneer. There are multiple contrasting design schemes with all elevations incorporating facade relief. All buildings will feature an attractive mix of neutral and accent colors designed to reflect the desert environment.

Floor Plans

The Walker Furniture building consists of 160,000 total square feet, with a furniture store on the ground level and office space on the second level. The remainder of the square footage is divided among the 5 retail buildings A through E. A total of 3 drive-thru lanes are proposed, serving portions of buildings C, D, and E.

Signage

Signage is not a part of this application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0121-17:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per the requirements of the CMA Design Overlay District a design review application for a comprehensive sign plan is required for this project; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within right-of-way.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that permits may be required, and that fire protection may be required for this facility.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states, this application is needed in conjunction with a previously approved waiver (WS-0690-17) in order to proceed with this project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0121-17	Shopping center to increase building height with waived development standards to reduce required trees, waived off-site improvements; design review for a shopping center	Approved by BCC	April 2017
WS-0896-16	Retail center on the northeast corner of the parcel	Approved by BCC	March 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0895-16	Hotel on the northwest corner of the parcel	Approved by BCC	March 2017
WS-0107-16	Parking lot in conjunction with the IKEA store	Approved by BCC	April 2016
WS-0107-15	Waived development standards and waived conditions for off-site improvement requirements in conjunction with an approved commercial timeshare development	Approved by BCC	April 2015
TM-0112-14	1 lot commercial subdivision on 20.4 acres	Approved by RC	September 2014
DR-0082-14	Commercial timeshare development and signage	Approved by BCC	April 2014
ZC-0613-04	Zone boundary amendment to C-2 zoning for a future commercial development; zone boundary amendment zoned the majority of the site	Approved by BCC	May 2004
ZC-1749-00	Zone boundary amendment to C-2 zoning on a portion of the site	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2, & U-V	Office component of a developing horizontally mixed use development & undeveloped
East	Commercial Tourist	C-2	IKEA store
South & West	CC 215, Major Development Project, & Commercial Tourist	CC 215, H-1, R-2, & R-E	CC 215 (Rafael Rivera Way frontage road) & undeveloped

Related Applications

Application Number	Request
ET-19-400138 (UC-0690-17)	An extension of time for waivers of development standards for alternative landscaping and modified CMA Design Overlay District standards with a design review for a previously approved shopping center 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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since the original approval the applicant has completed a drainage study (PW-17-13237) and a traffic study (PW-17-14604). Applicant has submitted for an extension of time on a separate application ET-19-400138 (WS-0690-17), which indicates they are aware of the need to continually move forward towards completion of the project. Based on these findings, staff can support this request for an extension for an additional 2 years.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until April 5, 2021 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: UL 215, LLC & UW 215, LLC
CONTACT: BRIAN HENLEY, KGA ARCHITECTURE, 9075 W. DIABLO SUITE 300, LAS VEGAS, NV 89148

DRAFT

01/22/20 BCC AGENDA SHEET

SPRINGS RANCH II
(TITLE 30)

PATRICK LN/HUALAPAI WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500230-HIGH GROUND, LLC:

HOLDOVER TENTATIVE MAP consisting of 85 single family residential lots and common lots on 11.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-31-301-022

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.8
- Number of Lots/Units: 85/3 (residential) (common)
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 2,418/5,699
- Project Type: Single family residential development

The plans depict a single family residential subdivision consisting of 85 single family residential lots and 3 common lots. The lot sizes range from 2,418 square feet to 5,699 square feet with a density of 7.2 dwelling units per gross acre. The proposed development will consist of 25 detached single family residential homes (Lots 59 through Lots 85) and 60 attached single family residential products on Lots 1 through Lots 60. The proposed attached dwelling units are adjacent to Hualapai Way while the proposed detached dwelling units are located adjacent to the east parcel lines and the existing residential development to the east. The attached dwelling units will have side yards.

The plans show a 41 foot wide private street with a 4 foot wide sidewalk bisecting the subdivision into eastern and western sides. Entrances to the subdivision will be from Hualapai Way. The plans show 2 driveway access points with controlled gates and call box set back 50 feet from Hualapai Way. Three common lots totaling 6,058 square feet will be incorporated into drainage design. A community pool will be added and is considered to be a common lot for the subdivision. Access within the subdivision is provide by 43 foot wide private streets, which

includes a 5 foot wide private sidewalk on 1 side of the street. Detached sidewalks are proposed along Hualapai Way and Patrick Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0500-16	Waiver of development standards and design review for single family residential development - expired	Approved by PC	July 2016
VS-0502-16	Vacated and abandoned 5 feet of right-of-way and drainage easement - expired	Approved by PC	July 2016
TM-0164-13	85 lot single family residential subdivision - expired	Approved by BCC	November 2013
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way - expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 and C-P zoning for an office development in the Southwest Ranch Concept Plan Area - expired	Approved by BCC	September 2003
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community - expired	Approved by BCC	April 2000
MP-0063-00	Public Facilities Needs Assessment for the Southwest Ranch Community - expired	Approved by BCC	April 2000
TM-0164-13	85 lot single family residential subdivision	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family subdivisions
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & R-2	Undeveloped
West	Summerlin South Single family	R-2	Undeveloped

Related Applications

Application Number	Request
VS-19-0873	A vacation and abandonment of right-of-way and drainage easement is a companion item on this agenda.
UC-19-0872	A use permit for attached single family residential dwelling units, waiver of development standards to reduce lot size, driveway and residential street geometrics and design review for single family residential development (attached & detached) and increase grade is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff does not support the design review and waiver of development standards for reduced lot sizes associated with UC-0872, staff does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the bus turnout depicted on the east side of Hualapai Way, just south of Patrick Lane, is not requested by the Regional Transportation Commission since transit service is not expected along this street segment, so the turnout must be removed from the plans; that a resolution relative to the acquisition of rights-of-way may exist and may need to be vacated; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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;
- Street shall have approved street names.

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0478-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: December 18, 2019 – HELD – To 01/22/20 – per the applicant.

APPLICANT: DISTINCTIVE HOMES, LLC

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT

15

01/22/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

UPDATE
PATRICK LN/HUALAPAI WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0872-HIGH GROUND, LLC:

HOLDOVER USE PERMIT for single family attached dwellings.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot sizes; 2) increase in wall height; 3) modify setback for access control gates; and 4) street intersection off-set.

DESIGN REVIEWS for the following: 1) increased grade; 2) an attached and detached single family residential development on 11.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the southeast corner of Patrick Lane and Hualapai Way within Spring Valley. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-31-301-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce lot size to 2,418 square feet where a minimum of 3,000 square feet is required per Table 30.40-2 (a 20% reduction).
2. Increase wall height to 14 feet (6 foot screen wall with 8 foot retaining wall) where 9 feet (6 foot screen wall with 3 foot retaining wall) is the maximum per section 30.64-050 (a 56% increase).
3. Reduce the setback to the visitor call box for access control gates to 50 feet where 100 feet is required per Clark County Uniform Standard Drawing 222.1 (a 50% reduction).
4. Reduce the street intersection off-set to 93 feet where 125 feet is required per Section 30.52.052 (a 25% reduction).

DESIGN REVIEWS:

1. Increase the finished grade up to 78 inches where 18 inches is the standard per Section 30.32.040 (a 333% increase).
2. Single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.8
- Number of Lots: 85 (residential)/3 (common)
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 2,418/5,699
- Project Type: Single family attached dwelling residential development
- Number of Stories: 2
- Building Height (feet): up to 26
- Square Feet: 2,231 (attached and detached units)

Site Plans

The plans depict a single family residential subdivision consisting of 85 single family residential lots and 3 common lots. The lot sizes range from 2,418 square feet to 5,699 square feet with a density of 7.2 dwelling units per gross acre. The proposed development will consist of 25 detached single family residential homes (Lots 59 through Lots 85) and 60 attached single family residential products on Lots 1 through Lots 60. The proposed attached dwelling units are adjacent to Hualapai Way while the proposed detached dwelling units are located adjacent to the east parcel lines and the existing residential development to the east. The attached dwelling units will have side yards.

The plans show a 41 foot wide private street with a 4 foot wide sidewalk bisecting the subdivision into eastern and western sides. Entrances to the subdivision will be from Hualapai Way. The plans show 2 driveway access points with controlled gates and a call box set back 50 feet from Hualapai Way. Three common lots totaling 6,058 square feet will be incorporated into drainage design. A community pool will be added and is considered to be a common lot for the subdivision. Access within the subdivision is provided by 43 foot wide private streets, which includes a 5 foot wide private sidewalk on 1 side of the street.

Landscaping

A 15 foot wide landscape area which includes a detached meandering sidewalk is shown along Hualapai Way. In addition, there is a 15 foot wide landscape area with an attached sidewalk along Patrick Lane.

Elevations

Lots 1 through Lots 58 are attached single family dwelling units and will consist of cement plaster, concrete roof tile, and a pitched roofline up to 26 feet in height. Lots 59 through Lots 85 are detached single family dwelling units and will consist of cement plaster, concrete tile roof, and pitched roofline up to 26 feet in height.

Floor Plans

The plans depict 2 story homes approximately 2,231 square feet. The proposed attached homes will offer 3 bedrooms, 2 bathrooms, kitchen, a great room or dining room with 2 car garage. The

proposed detached homes will offer 4 bedrooms 2 and a half bathrooms, kitchen, living and dining room with a 2 car garage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the parcel is long and narrow, approximately 2,020 feet long and 180 feet wide. The applicant is proposing attached single family dwelling units along Hualapai Way with a reduction in lot sizes. The rest of the subdivision will include detached homes. The applicant states that the proposed project is providing transitional lot sizes from the existing lots to the east with 25 detached single family lots averaging 4,700 square feet along a double loaded street.

An increase in grade is a result of the natural fall of the site's topography and natural watersheds (hydrology) flowing from west to east. In addition, due to the narrowness of the parcel a decrease in the required throat depth is proposed to 50 feet where 100 feet is required per Uniform Standard Drawing 222.11. With 2 separate entrances a 50 foot throat depth is needed. The 50 foot length is sufficient. An increase in grade and an increase in the screening wall to 14 feet (6 foot retaining/8 foot screening) is needed due to the site being approximately, 10 feet to 12 feet above the existing grade to the parcels to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0500-16	Waiver of development standards and design review for single family residential development - expired	Approved by PC	July 2016
VS-0502-16	Vacated and abandoned 5 feet of right-of-way and drainage easement - expired	Approved by PC	July 2016
TM-0164-13	85 lot single family residential subdivision - expired	Approved by BCC	November 2013
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way - expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 and C-P zoning for an office development in the Southwest Ranch Concept Plan Area - expired	Approved by BCC	September 2003
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community - expired	Approved by BCC	April 2000
MP-0063-00	Public Facilities Needs Assessment for the Southwest Ranch Community - expired	Approved by BCC	April 2000

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0164-13	85 lot single family residential subdivision	Approved by BCC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family development
South	Commercial Neighborhood & Residential Suburban (up to 8 du/ac)	C-1 & R-2	Undeveloped
West	Summerlin South Single family	R-2	Undeveloped

Related Applications

Application Number	Request
TM-19-500230	A tentative map for 85 single family residential lots and common lots is a companion item this agenda.
VS-19-0873	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff finds that the proposed product for attached dwelling units are unique and encourages residential development within Spring Valley that provides a variety of housing to match demand across income levels. The proposed elevation plans with added architectural articulations and enhancements encourages articulated facades to provide visual interest. Staff can support the use permit.

Waiver of Development Standards

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

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

Waiver of Development Standards #1

Staff finds that the applicant has not provided any mitigation or compelling justification to grant the requested waiver. The proposed residential development can be redesigned to meet the minimum lot sizes required for the R-2 zoning district. The reduction to the lot size requirements is a self-imposed hardship; therefore, staff cannot support this request.

Waiver of Development Standards #2

Urban Land Use Policy 8 encourages in-fill development where existing land use patterns are underutilized. This site was originally intended as a drainage area. However, to utilize the land, which includes significant slopes and drainage considerations, retaining walls in excess of the maximum height allowed by Code are necessary to make the site viable. Staff could support the increase in retaining wall height; however, staff is not supporting the reduction in lot size and therefore, is not supporting the design of the project as proposed.

Design Review #2

Staff finds the proposed design of the single family homes offers a unique elevation plan with added architectural articulations and enhancements, which encourages articulated facades to provide visual interest. A majority of the adjacent subdivisions (Summerlin South) are gated communities and the proposed subdivision will also be a gated community. However, the approval of the design review is contingent upon approval of the waiver of development standards #1 which staff cannot support.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the modified setback for the access control gates, both gates should see equal use and mitigating the potential impacts from the modified setback.

Waiver of Development Standards #4

The reduction in the street intersection off-set is a self-imposed hardship. A site redesign would eliminate the reduction in the street intersection off-set and will allow the minimum requirements to be met.

Design Review #1

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

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the bus turnout depicted on the east side of Hualapai Way, just south of Patrick Lane, is not requested by the Regional Transportation Commission since transit service is not expected along this street segment, so the turnout must be removed from the plans; that a resolution relative to the acquisition of rights-of-way may exist and may need to be vacated, that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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 #0478-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS: 8 cards

COUNTY COMMISSION ACTION: December 18, 2019 – HELD – To 01/22/20 – per the applicant.

APPLICANT: DISTINCTIVE HOMES, LLC

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119

DRAFT

01/22/20 BCC AGENDA SHEET

COMMERCIAL DEVELOPMENT
(TITLE 30)

ROCHELLE AVE/GRAND CANYON DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0946-KJC CAPITAL HOLDINGS, LLC ETAL & LEE, SUNGYONG:

ZONE CHANGE to reclassify 0.7 acres from C-1 (Local Business) to C-2 (Commercial General) for a commercial center.

DESIGN REVIEW for a retail/office commercial center.

Generally located on the south side of Rochelle Avenue and 163 feet east of Grand Canyon Drive within Spring Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

163-19-616-003

DESIGN REVIEW:

A retail/office commercial center.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: none
- Site Acreage: 0.7
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 9,000 (Building 1/4,750; Building 2/4,250)
- Parking Required/Provided: 92/93

Site Plans

The plans show an undeveloped parcel with 2 proposed office/retail buildings. The first retail/office building is proposed to be 4,750 square feet and is located on the northern portion of the site. The second office/retail building is located on the southern portion of the site and proposed to be 4,250 square foot. Parking for the new buildings and their associated uses will be located on the west side of the buildings and in between the 2 buildings. There is an existing 6 foot high block wall on the east side of the site separating the commercial uses from the multi-

family uses to the east. The site is accessed from 2 existing commercial driveways, 1 on Rochelle Avenue and the other on Grand Canyon Drive. The site has cross access to the parcel to the west and the parcel to the south with shared parking.

Landscaping

The plans depict intense landscaping per Code along the eastern property line and landscape diamonds, landscape fingers and terminal islands in the new parking area. New landscaping is also proposed in the front of the property, adjacent to the attached sidewalk along Rochelle Avenue.

Elevations

The plans show 2 office/retail buildings that are 1 story with wood looking façade and stucco walls. The elevations vary with pop-outs and accented horizontal metal siding under the roof areas.

Floor Plans

The plans show open floor plans in order to accommodate future tenant spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed office/retail commercial development will be an asset to the area with a contemporary architectural style. The request to rezone the property would provide more options for different types of businesses to locate in the retail/office center. The applicant indicates that the proposed development will be compatible with the surrounding development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0901-08	Convenience store with separation waiver (parcel to the west)	Approved by PC	October 2008
JM-0109-08	Commercial subdivision	Approved by the PC	July 2008
ET-0234-03 (ZC-1881-97)	Second extension of time reclassified from R-E to C-1 zoning	Approved by BCC	October 2003
ET-0302-01 (ZC-1881-97)	First extension of time reclassified from R-E to C-1 zoning	Approved by BCC	January 2002
ET-01-400327 (UC-1458-00)	Convenience store, retail/commercial building - expired	Approved by PC	October 2001
DR-0192-01	Tavern	Approved by PC	March 2001

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1458-00	Convenience store and retail/commercial building - expired	Approved by PC	October 2000
ZC-1752-99	Reclassified 2.5 acres from C-1 to C-2 zoning (only a portion of the property reclassified to C-2 zoning)	Approved by BCC	January 2000
ET-0387-99 (ZC-1881-97)	First extension of time reclassified from R-E to C-1 zoning	Approved by BCC	November 1999
ZC-1881-97	Reclassified from R-E to C-1 zoning	Approved by BCC	December 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Commercial General	C-1 & C-2	Tavern
East	Residential High (8-18 du/ac)	R-3	Multi-family units
West	Commercial General	C-1	Convenience store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff finds that the existing zoning for the 0.7 acres to be appropriate and is compatible with the surrounding neighborhood. The proposed zoning would be more appropriate for a parcel that is 10 acres or larger. Although the proposed development conforms to Urban Land Use Policy 67 of the Comprehensive Master Plan which encourages appropriate buffers, setbacks, drought tolerant landscaping, building height, materials, and lighting for the site design of any commercial development, staff cannot support the conforming zone change.

Design Review #1

The plans depict 24 inch box trees spaced primarily every 20 feet on the east side of the subject property. The parking stalls along the perimeter of the buildings are shown with 7 foot by 7 foot landscape diamonds per Code with 10 foot by 19 foot parking stalls. Urban Land Use Policy 73 encourages that the applicant maintain perimeter and interior parking lot trees for shade and visual relief, while maintaining view corridors to storefront areas. Staff finds that the design of the site will not have a negative effect on the surrounding area; therefore, supports the request.

Staff Recommendation

Approval of the design review; denial of the zone change.

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

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 #0696-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KJC CAPITAL HOLDINGS, LLC

CONTACT: YIHONG LIU + ASSOCIATES, LTD., 1669 HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

17

02/04/20 PC AGENDA SHEET

LIVE ENTERTAINMENT
(TITLE 30)

BUFFALO DR/WARM SPRINGS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0951-BUFFALO SPRINGS POINT, LLC:

USE PERMIT for live entertainment in conjunction with an existing restaurant on a portion of 1.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive, 150 feet south of Warm Springs Road within Spring Valley. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-09-510-007 ptn

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 7355 South Buffalo Drive
- Site Acreage: 1.6 (portion)
- Project Type: Live entertainment

Site Plan

The site plan depicts an existing in-line commercial building located along the west side of the parcel. An outside dining area is located on the north side of the in-line commercial building, and live entertainment is proposed in the outside dining area. Other portions of the shopping center include a restaurant building located on a pad site in the southeast portion of the parcel, a convenience store with gasoline station located on an adjacent parcel to the north, and a veterinarian clinic located on an adjacent parcel to the south. Access to the shopping center is provided from both Warm Springs Road and Buffalo Drive, and parking spaces are located throughout the site.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

No changes are proposed to the 1 story retail building, which consists of concrete tilt-up panels with a sloped roof that extends upward over the front of the building. The outside dining area is surrounded by a wood panel fence.

Floor Plans

The outside dining area is approximately 1,400 square feet, and live entertainment may be set up in different sections of the outside dining area depending on the performance.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, live entertainment located inside the restaurant, and in the outside dining area, may include disc jockeys, musicians, bands, and performers such as magicians and balloon artists. The applicant states that the restaurant is located within a shopping center, and the site is not near any residential areas. Lastly, the applicant indicates that the live entertainment may occur any day of the week from 10:00 a.m. to midnight.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0844-16	Comprehensive sign package for an existing shopping center	Approved by BCC	January 2017
DR-0239-15	Comprehensive sign plan in conjunction with a veterinary hospital within the same shopping center	Approved by BCC	June 2015
DR-0808-13	Veterinary clinic within the southern portion of the shopping center	Approved by BCC	March 2014
DR-0684-08	Comprehensive sign plan for the overall shopping center	Approved by BCC	August 2008
DR-0681-08	Convenience store with gasoline pumps within the northern portion of the shopping center	Approved by BCC	August 2008
NZC-0989-07	Reclassified the overall site to C-2 zoning for a shopping center, subject to a design review as a public hearing for any modifications to the plans on file or future buildings	Approved by BCC	October 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood & Commercial General	C-2	Convenience store with gasoline pumps within the same shopping center & veteran's (VA) office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial Neighborhood	C-2 & C-1	Restaurant building & veterinary clinic building within the same shopping center & mini-warehouse
East	Commercial General	C-2	Convenience store with gasoline pumps, vehicle wash, & vehicle maintenance facility
West	Commercial Neighborhood	C-1	Undeveloped

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

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.

Land use Goal 10 in the Comprehensive Master Plan encourages in part, areas with higher intensity activity centers with uses such as entertainment. The subject restaurant and outside dining area are surrounded by a convenience store with gasoline station to the north, portions of the shopping center to the south, and an undeveloped area to the west planned for commercial neighborhood uses. As a result, the live entertainment can promote the area as a more intense activity center, consistent with Goal 10. In addition, there are no existing or planned land uses less intense within 500 feet of the outside dining area. The proposed use is consistent with the Comprehensive Master Plan, and it will not negatively impact any residential or less intense uses, 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

- Live entertainment limited to 10:00 a.m. to midnight.
- 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: FIREFLY SW, LLC

CONTACT: ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGS, NV 89135

DRAFT

02/04/20 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

JONES BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0971-COMMERCIAL CONCEPTS, LLC:

USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) to a residential use in conjunction with a proposed restaurant within an existing shopping center on a portion of 4.4 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Flamingo Road and Jones Boulevard within Spring Valley. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

163-14-815-002 (ptn)

USE PERMIT:

Reduce the separation between a proposed on-premises consumption of alcohol (supper club) establishment and a residential use to 25 feet where 200 feet is required per Table 30.44.1 (an 88% decrease).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6182 W. Flamingo Road
- Site Acreage: 4.4 (portion)
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 4,297 (proposed restaurant lease space)/85,492 (existing shopping center)
- Parking Required/Provided: 342/426

Site Plan

The site plan depicts an existing shopping center on the northwest corner of Flamingo Road and Jones Boulevard. The main shopping center building encompasses the west and north half of the site. A retail building pad is located along the east property line, a convenience store with a gasoline station is located on the southeast corner, and a restaurant building is located along the south property line, east of the subject building. Access the site is provided by driveways located

along Jones Boulevard and Flamingo Road. The shopping center provides 426 parking spaces where 342 spaces are required. The applicant's proposed supper club is located within 2 lease spaces along the southern end of the main shopping center building. The applicant is requesting to reduce the separation between the proposed supper club and the existing residential use to the west.

Landscaping

Landscaping exists throughout the site, and is neither required nor a part of this request.

Elevations

The submitted photos depict a 1 story commercial building with tan colored CMU block walls, blue tile columns, blue and grey concrete tile roofing, blue-grey stucco parapets, and black aluminum door and window systems.

Floor Plan

The submitted floor plan includes the seating areas, kitchen, storage, restrooms, prep areas, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, Habesha Restaurant & Bar is a newly remodeled establishment within the existing shopping center. The entire lease space is physically separated from the residences to the west by a 25 foot wide drive aisle, an 8 foot high CMU block wall, and landscaping along the eastern property line of the multiple family residential development. Residences to the west have no direct access to the shopping center and previous supper clubs once occupied the lease space with no reported problems.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0616-09	Reduced the separation from an on-premises consumption of alcohol (supper club) to a residential use - expired	Approved by PC	November 2009
ZC-0201-85	Reclassified the site from R-E to C-2 zoning for a shopping center	Approved by BCC	October 1985

*Additional land use applications have been approved throughout the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Multiple family residences
South	Public Facility & Commercial General	P-F and C-1	Commercial complex & West Flamingo Park and Senior Center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General	R-E, C-1, & C-2	U.S. Post Office, restaurant, & shopping center
West	Residential High (8 to 18 du/ac)	R-3	La Mirage Condominiums

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff has no objection to the applicant's request. The applicant's lease spaces were previously approved for a supper club via UC-0616-09, but have since expired. The previous restaurant owners operated the supper club with no reported problems. Staff finds that the 25 foot wide drive aisle, 8 foot high block wall and landscaping along the west property line serves as an adequate buffer between the proposed supper club and the existing condominium complex to the west. Furthermore, the proposed supper club is an internal use to the building; therefore; staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOMAS SOLOMON

CONTACT: TOMAS SOLOMON, 5912 FLY FISHER STREET, LAS VEGAS, NV 89113

DRAFT

02/04/20 PC AGENDA SHEET

HOME OCCUPATION
(TITLE 29)

DOVEHILL RD/SEAT WALL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VC-19-0969-ANG, ANNE MICHELLE G. & ROSANNA G.:

VARIANCE to allow a home occupation (esthetician services) within an existing single family residence on 1.0 acre in an R-3 (Multi-Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the west side of Seat Wall Road, 83 feet south of Dovehill Road within Spring Valley. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
176-05-713-043

VARIANCE:
Allow a home occupation (esthetician services) where not permitted per Section 29.20.090(d)(15).

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

BACKGROUND:

Project Description
General Summary

- Site Address: 7047 Seat Wall Road
- Site Acreage: 1
- Project Type: Home Occupation (Esthetician Services)
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,750 (existing residence)/190 (proposed home occupation – treatment area)

Site Plan

The site plan depicts an existing single family residence located on the west side of Seat Wall Road, 83 feet south of Dove Hill Road. Access to the subdivision is via driveway entrances along the east side of El Capitan Way (via Eglinton Road) and north of Arby Avenue (via Canning Road). The existing residence is oriented east to west, with the front of the residence facing Seat Wall Road. The applicant is proposing a home occupation (esthetician services)

located within the front portion of the existing residence, with an overall area of 190 square feet for the treatment room.

Landscaping

Landscaping is not required nor a part of this request.

Elevations

The submitted photos depict an existing single family residence with neutral colored exterior finishes, stucco walls, concrete tile roofing, and stucco window and walk trim pop-outs.

Floor Plans

The existing residence consists of areas such as bedrooms, bathrooms, dining room, living room, and a kitchen. The applicant is proposing to alter the front interior portion into an esthetician service treatment room. The treatment room will consist of a receiving area and a private restroom for customers to utilize.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is a recently licensed esthetician with the Nevada State Board of Cosmetology and is proposing to conduct a home occupation (esthetician services) for family members and close friends as a start-up career option. Per the applicant, the proposed home occupation will be conducted by appointment only.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0108-11	Reclassified a 5.3 acre portion of a 21 acre site from N-1 and R-4 P-C zoning to R-3 and P-C zoning, allowed modified residential development standards, and a design review for a new single family development	Approved by BCC	May 2011
DA-0521-08	Rhodes Ranch Development Agreement - ordinance	Approved by BCC	July 2008
ZC-0205-08	Reclassified a portion of this site to R-3 zoning	Approved by BCC	May 2008
TM-0052-08	Subdivided a portion of this site into 195 compact lots	Approved by PC	May 2008
VS-0186-08	Patent easements and roadway and utility easements and associated spandrels granted to Clark County	Approved by BCC	April 2008
ZC-1955-96	Reclassified portions of this site to R-4 and H-1 zoning	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, South, & East	Major Development Project – Multi-Family (up to 18 du/ac)	R-3	Single family residences

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis**Current Planning**

Staff has no objection to the proposed home occupation as long as there is no more than 1 customer on-site at any given time. Staff does not foresee any negative impacts to the site and the applicant's potential customers are by appointment only. The applicant has also obtained approval from the Home Owner's Association for the proposed business, therefore, staff is in support of this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- No more than 1 customer allowed on-premises at a time.
- 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: ROSANNA ANG

CONTACT: ROSANNA ANG, 7047 SEAT WALL ROAD, LAS VEGAS, NV 89148

DRAFT

02/04/20 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

EDMOND ST/PATRICK LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0981-DAYANI INVESTMENTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway standards.
DESIGN REVIEW for a proposed office warehouse complex on 1.1 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east side of Edmond Street, 350 feet south of Patrick Lane within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-36-701-032

WAIVER OF DEVELOPMENT STANDARDS:
Reduce throat depth for a commercial driveway to 6 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 76% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 14,224
- Parking Required/Provided: 22/28

Site Plans

The plans depict a proposed 14,224 square foot office/warehouse complex consisting of a unit building that is 1 story (27 feet) high. Access to the site is from the Edmond Street cul-de-sac. A total of 28 parking spaces are provided where 22 parking spaces are required. Loading zones are located in the southwest portion of the parcel. The building will meet required setbacks and trash enclosures are provided near the entrance of the property.

Landscaping

Landscaping will be per Title 30 standards with up to 5 feet, 8 inch wide landscape areas along the perimeter of the parcel and along the entrance to the parcel. Parking lot landscaping with landscape finger islands provided every 6 spaces. Landscaping is also provided along the front portion of the building. Landscaping will consist of trees, shrubs and groundcover.

Elevations

The plans depict a 1 story office warehouse building composed of concrete tilt-up panels that includes architectural enhancements with decorative parapet walls and a straight roof line. A roll-up door is shown on the west elevation with aluminum storefront windows shown on the north, west and east elevations. The south elevation depicts no windows or doors.

Floor Plans

The plans depict 14,224 square feet of open warehouse floor space with conference rooms, offices, storage rooms, and an electric room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the triangular shaped property, coupled with its shallow depth due to its curvature of the flood channel, creates a unique hardship in meeting the requisite throat depth. The property is located at the end of a cul-de-sac and has minimal traffic flow.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1049-07	Vacated and abandoned government patent easements and right-of-way	Approved by PC	November 2007
ZC-0226-07	Reclassified from R-E to M-D zoning	Approved by BCC	March 2007
TM-0065-07	Industrial subdivision	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1	Warehouse
South	Business and Design/Research Park	M-D	Parking lot
East	Business and Design/Research Park	M-1	Office/warehouse
West	Office Professional	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that the proposed warehouse building is compatible with and complementary to the existing industrial buildings located west and south of the project. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Approval of the proposed design review is contingent upon approval of the requested waiver of development standards request for throat depth.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the reduction in the throat depth. Although the applicant provided more throat depth than the previous design, the potential conflicts still remain with the limited size of the site and the large building footprint.

Department of Aviation

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

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

Staff Recommendation

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;
- Full off-site improvements.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation.
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
 - Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0716-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MOMENI ENGINEERS LLC

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

02/05/20 BCC AGENDA SHEET

PEACE WAY TOWNHOMES
(TITLE 30)

PEACE WAY/HUALAPAI WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500256-A VISION DEVELOPMENT PARTNERS, LLC:

TENTATIVE MAP consisting of 60 residential lots and common lots on 5.0 acres in R-3 (Multiple Family Residential) Zone.

Generally located on the south side of Peace Way, 235 feet east of Hualapai Way within Spring Valley. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
163-19-301-002

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 60
- Density (du/ac): 12
- Minimum/Maximum Lot Size (square feet): 1,470/1,808
- Project Type: Townhouses

The tentative map depicts a 60 unit townhouse planned unit development. Gated vehicular access is provided via Peace Way, which connects to a 38 foot wide private drive that is oriented north/south through the center of the development. Twenty-six foot wide "court" drive aisles connect in an east/west orientation to the main vehicular drive and provide access to the majority of the townhomes. The main private drive terminates in a circular drive at the southern portion of the site, which surrounds an additional 10 townhomes and a programmed amenity area and swimming pool. Parking spaces are located on both sides of the central private drive and in front of the programmed amenity area.

The townhouses are arranged with garages lining the "court" drive aisles and the circular drive at the southern portion of the site. The front of the townhouses access a 7 foot, 6 inch wide walkway between the rows of the buildings.

Landscaping includes a 15 foot wide landscape buffer with a detached sidewalk and 2 rows of off-set trees along Peace Way. Trees include 36 inch box Rio Grande Ash and Holly Oak.

Additional open space is provided along the main private drive, along the front of the townhouses, and around the programmed amenity space.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision
East	Residential High (from 8 du/ac to 18 du/ac)	R-3	Multiple family residential development
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
ZC-19-0957	A zone change to reclassify the site to R-3 zoning for a planned unit development (townhouses) is a companion item on this agenda.
VS-19-0956	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 35 feet to back of curb for Peace Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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;
- 38' wide Private Streets shown as Private Drive A & B shall be named. The 26' wide roadways labeled as "Courts" shall be considered alleys and therefore will not be named.

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 #0572-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: EDWARD HOMES, INC.

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106

02/05/20 BCC AGENDA SHEET

RUSSELL - TENAYA
(TITLE 30)

RUSSELL ROAD/TENAYA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500257-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 111 single family residential lots and common lots on 15.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-34-501-001

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

BACKGROUND:

Project Description

General Summary

- Site Address: 15.7
- Number of Lots: 111
- Density (du/ac): 7.1
- Minimum/Maximum Lot Size: 3,500/5,942
- Project Type: Single family residential

The plans depict a gated residential development totaling 111 single family lots and 10 common area lots on 15.7 acres. The density of the residential subdivision is 7.1 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 5,942 square feet. One access point is shown from Tenaya Way to the west. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3 & C-P	Condominium complex; undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2 & R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential High (8 du/ac to 18 du/ac); Public Facilities; Residential Suburban (up to 8 du/ac)	R-3; R-E; R-2	Condominium complex; undeveloped; single family residential

Related Applications

Application Number	Request
ZC-19-0961	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item of 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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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;
- Applicant shall coordinate with Public Works - Director's Office to grant any easements and/or rights-of-way necessary for the Russell Road improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards as shown on the south side of Russell Road, just east of Tenaya Way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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;
- Vizcaya, Segura, Lorca, Burgos and Tenerife are duplicate street names;
- The street shown as Lorca shall have the suffix of Court.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0669-2019 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: VTN - NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW BLVD, LAS VEGAS, NV 89146

02/05/20 BCC AGENDA SHEET

RUSSELL - TIMBER CREEK
(TITLE 30)

RUSSELL RD/TIMBER CREEK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500258-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 108 single family residential lots and common lots on 15.2 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-27-801-026

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 15.2
- Number of Lots: 108
- Density (du/ac): 7.1
- Minimum/Maximum Lot Size (square feet): 3,500/5,476
- Project Type: Single family residential development

The plans depict a gated residential development totaling 108 single family lots and 12 common area lots on 15.2 acres. The density of the residential subdivision is 7.1 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 5,476 square feet. One access point is shown from Timber Creek Street to the west. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1358-06	Reclassified this site to C-P zoning for an office center	Approved by BCC	January 2007

20

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Durango High School
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial General	C-2	Commercial center
West	Residential High (8 du/ac to 18 du/ac)	C-P	Undeveloped

Related Applications

Application Number	Request
ZC-19-0962	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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;
- Applicant shall coordinate with Public Works - Director's Office to grant any easements and/or rights-of-way necessary for the Russell Road improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards along westbound Russell Road between the Montessouri Street alignment and Timber Creek Street and include a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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;
- Malaga and Murillo are duplicate street names;
- Streets shown as Asegra and Asyma shall have the suffix of Court.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0668-2019 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: VTN-NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146**

DRAFT

02/05/20 BCC AGENDA SHEET

PATRICK - CIMARRON
(TITLE 30)

PATRICK LN/CIMARRON RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500260-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 207 single family residential lots and common lots on 31.7 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-33-601-001; 163-33-601-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 31.7
- Number of Lots: 207
- Density (du/ac): 6.5
- Minimum/Maximum Lot Size (square feet): 3,500/10,217
- Project Type: Single family residential development

The plans depict a gated residential development totaling 207 single family lots and 20 common area lots on 31.7 acres. The density of the residential subdivision is 6.5 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 10,217 square feet. The proposed subdivision consists of 2 different lot sizes. The larger lots are shown at 45 feet by 100 feet and are located near the north and east ends of the development. The smaller lots are shown at 35 feet by 100 feet and are located towards the west and south portions of the development. One access point is shown from Patrick Lane to the south. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the streets. Internal to the site there is one, 7,000 square foot community lot that is located towards the southern portion of the subdivision near the entry drive.

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Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0878-96	Reclassified a portion of this site to R-2 zoning for a 40 lot planned unit development	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-1	Undeveloped single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2 & R-1	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-19-0968	A zone change to reclassify this site to R-2 zoning for a single family residential development is a companion item of 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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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.
- Applicant is advised that the access gate cannot block movement through the designated turnaround; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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;
- Street shown as Menorca Street is an extension of Ashmore Village Drive and shall maintain the same name;
- Minavalle Avenue along lots 114-131 shall have a different name than the street shown as Minavalle Avenue along lots 39 thru 61;
- Mallarca is a sound alike street name.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0671-2019 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: VTN - NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW
BOULEVARD, LAS VEGAS, NV 89146

DRAFT

02/05/20 BCC AGENDA SHEET

TENAYA & HACIENDA
(TITLE 30)

TENAYA WAY/HACIENDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500264-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 242 lots and common lots on 30.4 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the west side of Tenaya Way and the south side of Hacienda Avenue within Spring Valley. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
163-27-301-012

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 30.4
- Number of Lots/Units: 242
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,325/9,405 (gross & net)
- Project Type: Single family residential subdivision

The site plan depicts a single family residential subdivision with gated ingress/egress from both Diablo Drive on the south and Mesa Vista Avenue on the west. Interior private streets are 44 feet wide with a 5 foot wide sidewalk on 1 side of the streets. Several stub streets provide access to additional lots throughout the subdivision.

Landscaping includes 15 foot wide landscape strips on both sides of the access from Diablo Drive, a 5 foot wide landscape strip on the south side of the access from Mesa Vista Avenue and a 16 foot wide landscape strip on the north side of the access point, and a 47 foot by 57 foot trapezoid type shape landscaped common lot in the northeast portion of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Drainage channel & single family residential subdivision

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential & single family residential subdivision
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Drainage channel, undeveloped, & single family residential subdivision
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivisions

Related Applications

Application Number	Request
ZC-19-0976	A zone change to reclassify the site to an R-2 zone for a single family residential 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

This request meets the tentative map requirements as outlined in Title 30; however, since staff cannot support the design review associated with the companion zone change application (ZC-19-0976), staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant 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;
- Streets shall have approved street names.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0719-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: D.R. HORTON, INC
CONTACT: TRITON ENGINEERING, 6757 W. CHARLESTON BLVD, STE B, LAS VEGAS, NV 89146

02/05/20 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

PEACE WAY/HUALAPAI WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0957-AVISION DEVELOPMENT PARTNERS, LLC:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT for a planned unit development (townhouses).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce residential unit setbacks; **2)** reduce street intersection off-set; **3)** reduce setback for access control gate visitor call box; **4)** increase the number of dwelling units accessing a private street; and **5)** reduce the distance from the back of curb return to a residential driveway.

DESIGN REVIEWS for the following: **1)** planned unit development (townhouses); and **2)** increase finished grade.

Generally located on the south side of Peace Way, 235 feet east of Hualapai Way within Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-19-301-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce residential unit setbacks from a street, drive aisle, sidewalk, or curb to 2 feet where 10 feet is the minimum per Section 30.24.080 (an 80 % reduction).
2. Reduce street intersection off-set to 94 feet where 125 feet is the minimum per Section 30.52 (a 25% reduction).
3. Reduce the setback for the access control gate visitor call box to 54 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 46% reduction).
4. Increase the number of dwelling units accessing a private street less than 150 feet in length to 10 dwelling units where 6 dwelling units is the maximum (a 67% increase).
5. Reduce the distance from the back of a curb return to a residential driveway to zero where 12 feet is the minimum per Uniform Standard Drawing 222.1 (a 100% reduction).

DESIGN REVIEWS:

1. Planned unit development (townhouses).
2. Increased finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the maximum per Section 30.32 (a 300% increase).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 60
- Density (du/ac): 12
- Minimum/Maximum Lot Size (square feet): 1,470/1,808
- Project Type: Townhouses
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 1,501/1,650/1,801
- Open Space Required/Provided (square feet): 15,093/48,492
- Parking Required/Provided: 144/176

Site Plan

The site plan depicts a 60 unit townhouse planned development. Gated vehicular access is provided via Peace Way, which connects to a 38 foot wide private drive that is oriented north/south through the center of the development. Twenty-six foot wide "court" drive aisles connect in an east/west orientation to the main vehicular drive and provide access to the majority of the townhomes. Ten townhouses access each "court" drive aisle, where 6 units are the maximum allowed by Title 30. The main private drive terminates in a circular drive at the southern portion of the site, which surrounds an additional 10 townhomes and a programmed amenity area with a swimming pool. Parking spaces are located on both sides of the central private drive and in front of the programmed amenity area.

The townhouses are arranged with garages lining the "court" drive aisles and the circular drive at the southern portion of the site. The front of the townhouses access a 7 foot 6 inch wide walkway between the rows of the buildings, and the rear of the townhouses include at least a 5 foot setback for the garages. Since the second floor of the townhouses extends over the garages, a waiver of development standards is necessary to allow a 2 foot setback where a 10 foot setback is required for residential units from a street, drive aisle, sidewalk, or curb. In addition, the sides of certain lots along the main north/south drive aisle will be set back 9 feet from the sidewalk where 10 feet is required.

The minimum setbacks for each of the townhouse units are as follows:

- Front - 2 feet to second story living area
- Rear - 7 feet
- Side - 5 feet
- Perimeter - 10 feet
- Driveway length - 5 feet

Landscaping

Landscaping includes a 15 foot wide landscape buffer with a detached sidewalk and 2 rows of off-set trees along Peace Way. Trees include 36 inch box Rio Grande Ash and Holly Oak. Additional open space is provided along the main private drive, along the front of the townhouses, and around the programmed amenity space.

Elevations

The 30 foot high townhouses include a contemporary architectural design with alternating parapet wall heights along the roofline, protruding and recessed surface planes on the exterior, and complementary white linen, steel blue gray, warm gray, and rust colors. Accents include metal railing, metal awnings, and porcelain tile.

Floor Plans

Three units are provided (1,501, 1,650, and 1,801 square feet), and each unit is 2 stories. The first story includes the garage and living area, and the second story includes the bedrooms.

Applicant's Justification

According to the applicant, the zone change is compatible with the surrounding multiple family, single family, and commercial development. In addition, the proposed R-3 zoned single family attached project will provide an appropriate transition between the multiple family and single family developments to the east and south to the commercial development to the west. Additional open space is provided, which includes a pool, above Title 30 standards. Several alternative design standards are necessary including increasing finished grade to mitigate several washes that traverse the site, reducing the setback for residential units from a street or drive aisle, reducing street intersection off-set, reducing the setback to the visitor call box (both a resident and guest lane will help mitigate que length), allowing additional homes to access each "court" private drive (all homes will be equipped with sprinklers to mitigate fire hazards), and reduce the driveway from the back of curb return (this only occurs in the back of the development where traffic is minimal).

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential development
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision
East	Residential High (from 8 du/ac to 18 du/ac)	R-3	Multiple family residential development
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
TM-19-500256	A tentative map for a planned unit development (townhouses) is a companion item on this agenda.

Related Applications

Application Number	Request
VS-19-0956	A vacation and abandonment for government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Spring Valley Land Use Plan. R-3 zoning is compatible with the existing R-4 zoned multiple family development to the north across Peace Way, the existing R-3 zoned multiple family development to the east, and the existing R-2 zoned single family subdivision to the south. In addition, a 60 foot wide drainage channel separates the subject site from the R-2 single family subdivision to the south. Lastly, the R-3 zoning is an appropriate transition from the residential uses between the north, east, and south to the adjacent commercial development to the west. As a result, staff can support the conforming zone boundary amendment.

Use Permit

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

Land Use Goal 7 in the Clark County Comprehensive Master Plan encourages housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The site is adjacent and abutting to multiple family developments and single family subdivisions. As a result, the proposed special use permit for an attached single family product (townhouses) will diversify the housing choices available in the area, consistent with Goal 7. In addition, the site is an appropriate location for a planned unit development since, the site is between existing residential developments and a commercial development. Lastly, the site is accessed from a collector street (Peace Way), which can accommodate the traffic generated by the additional housing units. Therefore, staff can support the use permit.

Waivers of Development Standards

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

Waiver of Development Standards #1

The reduced setbacks for the residential units will occur only on the "court" private drives, which connect to the main private drive in the development. The courts act more like alleys or shared driveways to the townhouses, and the reduced setbacks will not have any negative visual impacts. In addition, Urban Specific Policy 39 encourages higher density residential developments to be arranged in clusters with appropriate setbacks. Staff finds that the reduced setbacks are appropriate for the design, which increases density, and allows for more usable open space. Therefore, staff can support the waiver of development standards to reduce setbacks.

Design Review #1

The attached single family (townhouse) development complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 40 encourages usable recreational open space to be located away from arterial and collector streets (open space is provided along the main private drive, in front of the townhouses, and on the south side of the site - away from Peace Way), Policy 43 promotes projects with varied neighborhood design and innovative architecture (the project includes varied setbacks to the front of the townhouses, varied rooflines, and architectural elements on all sides of the townhouses), and Policy 44 promotes varied setbacks to garage doors (although the garage doors are aligned on the "court" private drives, the setbacks are staggered to each garage door). As a result, staff finds that the design complies with the Comprehensive Master Plan, and staff can support the request.

Public Works - Development Review

Waivers of Development Standards #2 and #3

Staff cannot support the reductions in the street intersection off-set or to the visitor call box, since they are a self-imposed hardship that could be addressed with a site redesign. The applicant has not provided a valid justification for these requests.

Waiver of Development Standards #4

Staff can support this request provided that Fire Prevention approves the request.

Waiver of Development Standards #5

The potential conflict between the entering and exiting traffic with the residential driveways are a safety concern. Staff cannot support the reduced distance from PC/PT to the residential driveways.

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

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 use permit, 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 35 feet to back of curb for Peace Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; that the exit gate cannot block the turnaround area; and 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 #0572-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDWARD HOMES, INC.

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV. 89106

02/05/20 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

RUSSELL RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0961-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 15.7 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; 2) reduce street intersection off-set; and 3) reduce setback for a call box.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finish grade in the CMA Design Overlay District.

Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-34-501-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where 9 feet (6 foot screen wall with a 3 foot retaining wall) is the maximum allowed per Section 30.64.050 (a 23% increase).
2. Reduce the street intersection off-set to 74 feet and 76 feet where 125 feet is required per Uniform Standard Drawing 222.1 (a 41% and 40% reduction, respectively).
3. Reduce setback for a gate call box to 75 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 25% reduction).

DESIGN REVIEWS:

1. For a single family residential subdivision.
2. Increase finished grade up to 30 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.7
- Number of Lots: 111
- Density (du/ac): 7.1
- Minimum/Maximum Lot Size: 3,500/5,942
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,157/2,483

Site Plans

The plans depict a gated residential development totaling 111 single family lots and 10 common area lots on 15.7 acres. The density of the residential subdivision is 7.1 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 5,942 square feet. One access point is shown from Tenaya Way to the west. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the streets. The waivers associated with this application are to increase retaining wall heights along the sides and rears of the properties, reduce street intersection off-set at the entry street of the subdivision, and reduce setback for a call box from Tenaya Way.

Landscaping

Street landscaping consists of a 15 foot wide landscape area which includes a detached sidewalk along Russell Road and Tenaya Way. In addition, both sides of the entrance will be landscaped. Internal to the site landscaping is shown scattered throughout the subdivision, primarily at the ends of blocks.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 5 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,157 square feet to 2,483 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant states the request to R-2 zoning is appropriate since it is in conformance with the Spring Valley Land Use Plan and is consistent in lot size and density with the surrounding properties. In addition, the design review for increased finished grade and the waiver for increased wall height are warranted because of the existing slope of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3 & C-P	Condominium complex; undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2 & R-1	Single family residential
West	Residential High (8 du/ac to 18 du/ac); Public Facilities; Residential Suburban (up to 8 du/ac)	R-3; R-E; R-2	Condominium complex; undeveloped; single family residential

Related Applications

Application Number	Request
TM-19-500257	A tentative map to subdivide the site into 111 single family residential lots on 15.7 acres 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

This zone change request is conforming to the Spring Valley Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7.1 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

A waiver of development standards is needed for the proposed walls along the east and portions of the south property lines. The site is confined on all sides by existing improvements, which creates a situation that requires an increase in grade and wall height to match those improvements in order to facilitate proper drainage. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #2 and #3

Staff cannot support the reduction in the street intersection off-set or the visitor call box, since they are 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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Maximum of 111 lots;
- 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;
- Applicant shall coordinate with Public Works - Director's Office to grant any easements and/or rights-of-way necessary for the Russell Road improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards as shown on the south side of Russell Road, just east of Tenaya Way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0669-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KB HOMES

CONTACT: VTN - NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



02/05/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RUSSELL RD/TIMBER CREEK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0962-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 15.2 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; and 3) reduce setback for a call box.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finish grade in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-27-801-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where 9 feet (6 foot screen wall with a 3 foot retaining wall) is the maximum allowed per Section 30.64.050 (a 23% increase).
2. Reduce the street intersection off set to 53 feet and 62 feet where 125 feet is required per Uniform Standard Drawing 222.1 (a 58% and 51% reduction, respectively).
3. Reduce setback for a gate call box to 75 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 25% reduction).

DESIGN REVIEWS:

1. For a family residential subdivision.
2. Increase finished grade up to 30 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

22

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.2
- Number of Lots: 108
- Density (du/ac): 7.1
- Minimum/Maximum Lot Size (square feet): 3,500/5,476
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,157/2,483

Site Plans

The plans depict a gated residential development totaling 108 single family lots and 12 common area lots on 15.2 acres. The density of the residential subdivision is 7.1 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 5,476 square feet. One access point is shown from Timber Creek Street to the west. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. The waivers associated with this application are to increase retaining wall heights along the sides and rears of the properties, reduce street intersection off-set at the entry street of the subdivision, and reduce setback for a call box from Timber Creek Street.

Landscaping

Street landscaping consists of a 15 foot wide landscape area which includes a detached sidewalk along Russell Road, and a 6 foot wide landscape area behind an attached sidewalk along Timber Creek Street. Along Dewey Drive a 12 foot wide landscape area will be provided. In addition, both sides of the entrance will be landscaped. Internal to the site landscaping is shown scattered throughout the subdivision, primarily at the ends of blocks.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 5 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,157 square feet to 2,483 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant states the request to R-2 zoning is appropriate since it is in conformance with the Spring Valley Land Use Plan and is consistent in lot size and density with the properties to the

south. In addition, the design review for increased finished grade and the waiver for increased wall height are warranted because of the existing slope of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1358-06	Reclassified this site to C-P zoning for an office center	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Durango High School
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial General	C-2	Commercial center
West	Residential High (8 du/ac to 18 du/ac)	C-P	Undeveloped

Related Applications

Application Number	Request
TM-19-500258	A tentative map to subdivide the site into 108 single family residential lots on 15.2 acres 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

This zone change request is conforming to the Spring Valley Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7.1 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zoning change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

A waiver of development standards is needed for the proposed walls along the east and portions of the south property lines. The site is confined on all sides by existing improvements, which creates a situation that requires an increase in grade and wall height to match those improvements in order to facilitate proper drainage. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

Public Works - Development Review

Waivers of Development Standards #2 and #3

Staff cannot support the requests in that they are self-imposed hardships that can be addressed by 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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Maximum of 108 lots;
- 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;
- Applicant shall coordinate with Public Works - Director's Office to grant any easements and/or rights-of-way necessary for the Russell Road improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards along westbound Russell Road between the Montessori Street alignment and Timber Creek Street and include a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0668-2019 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: VTN-NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146**

DRAFT

02/05/20 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

PATRICK LN/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0968-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify a 23.2 acre portion of the site 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) modify residential driveway geometrics.

DESIGN REVIEWS for the following: 1) single family residential development on 31.7 acres; and 2) increased finish grade in the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-33-601-001; 163-33-601-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where 9 feet (6 foot screen wall with a 3 foot retaining wall) is the maximum allowed per Section 30.64.050 (a 23% increase).
2. Reduce the distance from a residential driveway to back of curb radius to 4 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 67% reduction).

DESIGN REVIEWS:

1. For a single family residential subdivision.
2. Increase finished grade up to 30 inches where a maximum of 18 inches is the standard per Section 30.82.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 23.2 (zone change)/31.7 (overall development)

- PC
- Number of Lots: 207
 - Density (du/ac): 6.5
 - Minimum/Maximum Lot Size (square feet): 3,500/10,217
 - Project Type: Single family residential development
 - Number of Stories: 1 & 2
 - Building Height (feet): Up to 27
 - Square Feet: 1,157/2,483

Site Plans

The plans depict a gated residential development totaling 207 single family lots and 20 common area lots on 31.7 acres. The density of the residential subdivision is 6.5 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 10,217 square feet. The proposed subdivision consists of 2 different lot sizes. The larger lots are shown at 45 feet by 100 feet and are located near the north and east ends of the development. The smaller lots are shown at 35 feet by 100 feet and are located towards the west and south portions of the development. One access point is shown from Patrick Lane to the south. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Internal to the site there is one, 7,000 square foot community lot that is located towards the southern portion of the subdivision near the entry drive.

Landscaping

Street landscaping consists of a 15 foot wide landscape area which includes a detached sidewalk along Patrick Lane and Cimarron Road. A 6 foot wide landscape area behind an attached sidewalk is shown along Oquendo Road. In addition, both sides of the entrance will be landscaped. Internal to the site there is one, 7,000 square foot community lot that is located towards the southern portion of the subdivision near the entry drive.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 5 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,157 square feet to 2,483 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant states the request to R-2 zoning is appropriate since it is in conformance with the Spring Valley Land Use Plan and is consistent in lot size and density with the surrounding properties. In addition, the design review for increased finished grade and the waiver for increased wall height are warranted because of the existing slope of the property. The waiver to reduce the distance from a residential driveway to back of curb radius only occurs on 2 lots within the subdivision near the entry drive.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0878-96	Reclassified a portion of this site to R-2 zoning for a 40 lot planned unit development	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-1	Undeveloped; single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2 & R-1	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
TM-19-500260	A tentative map to subdivide the site into 207 single family residential lots on 31.7 acres 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

This zone change request is conforming to the Spring Valley Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 6.5 dwelling units per acre. The development will also include larger lots shown at 45 feet by 100 feet which are located near the north and east ends of the development. This single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

A waiver of development standards is needed for the proposed walls along the east and portions of the south property lines. The site is confined on all sides by existing improvements, which creates a situation that requires an increase in grade and wall height to match those improvements in order to facilitate proper drainage. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #2

The conflict between the entering and exiting of traffic with the reduced distance to the residential driveways are a safety concern. The site can be design to meet the standard.

Design Review #2

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

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

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;
- Maximum of 207 lots;
- Provide a 7,000 square foot community lot as shown on plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.
- Applicant is advised that the access gate can not block movement through the designated turnaround; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0671-2019 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: VTN - NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW
BOULEVARD, LAS VEGAS, NV 89146

DRAFT

02/05/20 BCC AGENDA SHEET

SINGLE FAMILY
RESIDENTIAL SUBDIVISION
(TITLE 30)

TENAYA WAY/HACIENDA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0976-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 30.4 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: 1) single family residential subdivision; and 2) increased finished grade in the CMA Design Overlay District.

Generally located on the west side of Tenaya Way and the south side of Hacienda Avenue within Spring Valley (description on file). MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:
163-27-301-012

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 12 feet (6 foot retaining walls and 6 foot screen walls) where 9 feet (3 foot retaining walls and 6 foot screen walls) is the maximum per Section 30.64.050 (a 33% increase).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade by 48 inches (4 feet) where 18 inches (1.5 feet) is the maximum per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 30.4
- Number of Lots/Units: 242
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,325/9,405 (gross & net)

- Project Type: Single family residential subdivision
- Number of Stories: 1 & 2
- Building Height: Up to 27 feet, 5 inches
- Square Feet: 1,501 to 2,988

Site Plan

The site plan depicts a 242 lot single family residential subdivision on 30.4 acres with gated ingress/egress from both Diablo Drive on the south and Mesa Vista Avenue on the west. However, a row of 19 lots has access from Diablo Drive on the south side of the site and is not within the gated portion of the subdivision. Interior private streets are 44 feet wide with a 5 foot wide sidewalk on 1 side of the streets. Several stub streets provide access to additional lots throughout the subdivision. Around the perimeter of the site, the lots back-up to the drainage channel to the north, and on the east and west many of the lots back-up to the side yard of existing single family homes in adjacent subdivisions.

Landscaping

Landscaping includes 15 foot wide landscape strips on both sides of the access from Diablo Drive, a 5 foot wide landscape strip on the south side of the access from Mesa Vista Avenue and a 16 foot wide landscape strip on the north side of the access point, and a 47 foot by 57 foot trapezoid type shape landscaped common lot in the northeast portion of the site.

Elevations

All of the house models include painted stucco exterior, architectural accents around the windows such as foam pop-outs and faux shutters, and sloped barrel tile roofs.

Floor Plans

Three home models are available, each with different size floor plans based on the available features that range in size from 1,501 square feet to 2,988 square feet. The houses include 3 to 5 bedrooms with a bonus room or loft. All of the houses include forward facing front doors and front loaded garages.

Applicant's Justification

Due to the location of the project adjacent to a drainage channel, the site includes varying elevations that will require increased finished grade up to 4 feet and increased retaining walls up to 6 feet in height. All other aspects of the proposed single family residential subdivision comply with Title 30 requirements.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Drainage channel & single family residential subdivision
South	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential & single family residential subdivision

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Drainage channel, & single family residential subdivision
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivisions

Related Applications

Application Number	Request
TM-19-500264	A tentative map for a single family residential 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**Zone Change

The conforming zone boundary amendment to R-2 zoning is within the range of residential densities anticipated for this site in the Spring Valley Land Use Plan. In addition, the zone change is a similar density to the surrounding R-1 and R-2 zoned subdivisions, consistent with Urban Specific Policy 4, which encourages vacant lots to develop at similar densities as the existing surrounding residential neighborhoods. As a result, staff can support the request to reclassify the site to R-2 zoning.

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.

Increased retaining wall height is sometimes necessary to develop a site with topographical variations. The subject site is adjacent to a drainage channel on the north and east portions of the site. The highest portion of the site is 2,426 feet above sea level near the southwest corner and decreases in elevation to 2,406 feet near the drainage channel in the northeast portion of the site. As a result, the site includes approximately 20 feet of elevation change. Therefore, the request to increase retaining wall height is appropriate based on the topography of the site and since, the retaining walls will mostly be located near the drainage channel, away from the public streets and adjacent single family homes. However, since staff cannot support the design review, staff cannot support the associated waiver of development standards to increase wall height.

Design Review #1

Urban Specific Policy 10 encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The subject subdivision design includes 2 vehicular points of access, and the street network within the subdivision includes connectivity and multiple circulation routes. However, the layout of the lots creates a significant impact for adjacent existing single family homes on the east and west of the site since, several lots in the subdivision will back-up to the side yard of the existing houses. Rather than having 1 lot adjacent to each existing home, roughly 3 lots will back-up to the side yard of each of the existing houses.

In addition, minimal open space is provided for the 242 lot subdivision. The only landscaping and open space that is provided includes landscaping adjacent to the 2 entrances and 1 small remnant lot in the back of the subdivision. This design conflicts with Urban Specific Policy 39 that encourages, in part, opportunities for increased usable open space for single family residential projects. In addition, Policy 40 encourages the open space to be centrally located. Open space is an important amenity for single family subdivisions. Open space provides residents an area to walk dogs, meet neighbors, and develop an improved sense of community and quality of life. Furthermore, open space should enhance the circulation within a site, promote pedestrian use and safety, improve a site's aesthetic qualities, and small pocket areas should be avoided whenever possible. As a result, staff cannot support the design review.

Public Works - Development Review

Design Review #2

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

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

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

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0719-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON, INC

CONTACT: TRITON ENGINEERING, 6757 W. CHARLESTON BLVD, STE B, LAS VEGAS, NV 89146

DRAFT

MULTIPLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

QUARTERHORSE LN/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0985-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

ZONE CHANGE to reclassify 15.0 acres from R-E (Rural Estates Residential) Zone and R-2 (Medium Density Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.

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

DESIGN REVIEW for a multiple family residential development.

Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley (description on file). JJ/t/jd (For possible action)

RELATED INFORMATION:

APN:

176-05-101-016 through 176-05-101-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 40 feet where 35 feet is the maximum per Table 30.40-3 (a 14% increase).
2. Reduce parking to 620 spaces where 655 spaces are required per Table 30.60-1 (a 5% reduction).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15
- Number of Units: 332
- Density (du/ac): 22.2
- Project Type: Multiple family residential development
- Number of Stories: 2 & 3
- Building Height (feet): up to 40
- Open Space Required/Provided: 33,200/39,450
- Parking Required/Provided: 655/620

Site Plan

The site plan depicts a multiple family residential development with primary access from Quarterhorse Lane on the west side of the site. This primary ingress/egress consists of two 25 foot wide drive aisles, separated by a median, which provide access to the recreation center/leasing office. Public parking spaces are located in front of the recreation center/leasing office, and north/south drive aisles connect from the leasing office parking area to sliding gates that restrict access to the remainder of the multiple family development. A secondary, exit-only gate is provided in the southeast portion of the site onto Martin Avenue.

Twenty-five foot wide drive aisles provide access to all of the multiple family residential buildings and to garage parking, carport parking, and open parking spaces. An amenity area consisting of recreation center/leasing office, pool, and fitness building are located near the center of the site.

Landscaping

Perimeter landscaping includes an approximately 20 foot wide landscape strip with an attached sidewalk along Quarterhorse Lane, a 10 foot wide landscape strip along Martin Avenue with an attached sidewalk, a 10 foot wide landscape strip along the north side of the property, and a 12 foot wide intense landscape buffer along the east property line.

Interior landscaping is provided adjacent to the main entrance, around the multiple family buildings, throughout the parking areas, around the centralized amenity area, and along walking paths between the buildings. Overall, 39,450 square feet of open space is provided where 33,200 is required, and the open space also includes such amenities as a dog park and outdoor fitness equipment. In addition, the plans include a pedestrian access gate located in the southwest portion of the site that provides additional access to Martin Avenue.

Elevations

The multiple family buildings and recreation building/leasing office all have a contemporary design that consists of off-set building planes to create depth and to break-up the visual mass of the buildings. Architectural elements include metal awnings, metal railing, CMU block, and panels with complementary, subdued tones of gray, blue, white, and tan. The first floor of a portion of the multiple family buildings include garages.

Although the overall height of the multiple family buildings extends up to 40 feet, this is only for portions of the parapet wall along the roofline to screen the roof mounted mechanical equipment. Other portions of the parapet wall are lower than 40 feet and help enhance the aesthetic appeal of the buildings. In addition, the portion of the buildings on the east side of the site, closest to the adjacent single family residential subdivision, transition from 3 stories down to 2 stories. Furthermore, the applicant indicates that no balconies will face east towards the single family residences.

Since, an intense landscape buffer is provided along the east property line, the multiple family buildings over 35 feet high can be set back at a 2:1 height/setback ratio, and the buildings 35 feet high or less can be set back 20 feet. The 2 story portion of the buildings are set back

approximately 50 feet, and the portion of the buildings that are 3 stories and 40 feet high are set back 101 feet where 68 feet is required.

Floor Plans

The multiple family complex consists of 75, one-bedroom units 257, two bedroom units, and the units range in size from 811 square feet to 1,302 square feet. Overall, the complex consists of 4, ten unit buildings 11, twenty unit buildings, and 4, eighteen unit buildings.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the waiver of development standards to increase building height is only for a portion of the building, and it will not create any negative visual impacts. In addition, the waiver of development standards to reduce parking is less than 10%, and based on parking demand at other similar multiple family developments, the number of provided parking spaces will meet demand for the residents. Overall, the project will provide necessary housing options to the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0901-17	Vacated and abandoned a portion of the CC 215	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned portions of the CC 215	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres to R-2 zoning for a single family residential subdivision - expired	Approved by BCC	March 2014
TM-0171-05	38 single family residential lots on 5 acres located in the southwest portion of the subject site - expired	Approved by PC	April 2005
ZC-1713-04	Reclassified 5 acres to R-2 zoning for a single family residential subdivision located in the southwest portion of the subject site	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential Urban Center (from 18 du/ac to 32 du/ac)	R-E	Undeveloped
South	Residential Suburban (up to 8 du/ac) & Residential Medium (3 du/ac to 14 du/ac)	R-2	Single family subdivisions

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac) & Residential Urban Center (from 18 du/ac to 32 du/ac)	R-2 & R-E	Single family subdivision & undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

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

Related Applications

Application Number	Request
VS-19-0986	A vacation and abandonment of government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The conforming zone boundary amendment to R-4 zoning is within the range of residential densities anticipated for this site in the Spring Valley Land Use Plan. In addition, the multiple family zoning complies with Land Use Goal 7, which encourages housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. Zoning for multiple family housing will allow denser, more affordable housing options as compared with single family residences. Furthermore, the location of the site, near Sunset Road and the CC 215, will provide appropriate road capacity for the additional housing units without impacting adjacent single family neighborhoods. Therefore, staff can support the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Although a portion of the multiple family residences extends up to 40 feet high, this increase in building height is only for alternating portions of the roofline. Equal parts of the building height are 35 feet high or less, and the increase in height actually helps break-up the visual mass of the building by providing more articulation, rather than a flat roofline. In addition, portions of the buildings on the east side of the site transition down to 2 stories to reduce any negative visual

impacts on the adjacent single family residences. The transition in height complies with Urban Specific Policy 19, which encourages variations in building height, breaking-up the mass of buildings, and shifting building placement to provide appropriate transitions between different building scales and intensities. Therefore, the increase in height will occur for portions of the buildings that are away from single family residences, and the buildings closest to the single family residents will be 2 stories tall. As a result, staff can support the request. However, to further protect the privacy of the adjacent single family residences, staff recommends a condition prohibiting balconies on the east elevation of the easternmost buildings.

Waiver of Development Standards #2

Several goals and policies in the Clark County Comprehensive Master Plan encourage designs that reduce automobile dependence, reduce air pollution, promote more compact building forms, and reduce the urban heat island effect. A significant way to accomplish these more sustainable building practices is to reduce the number of unused parking spaces. For example, excess parking promotes sprawl by increasing the distance between uses, adds additional impervious surfaces that increase the urban heat island, and increases air pollution since, additional parking spaces encourage more driving. In addition, more alternative forms of transportation are now available with improved mass transit and ride-share options. Lastly, the applicant has also provided an additional pedestrian gate connecting to Martin Avenue, which may encourage more residents to walk rather than drive. Staff does not anticipate any negative impacts from the reduced number of parking spaces, which is an approximately 5% reduction.

Design Review

The proposed design complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 51 encourages multiple family projects to provide several amenities (the project includes a recreation center, pool, dog park, and outdoor fitness equipment); Policy 53 encourages multiple family developments that are compatible with adjoining land uses (the project provides an intense landscape buffer along the east property line and the height of the buildings transition from 3 stories to 2 stories near the single family residences); and Policy 55 encourages design alternatives and spatial distribution rather than the massing of buildings (the buildings include varied elevations, alternative parapet wall heights along the roofline, and off-set surface planes). As a result, staff can support the 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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- No balconies on the east elevation of the easternmost buildings;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy, and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Right-of-way dedication to include 30 feet for Martin Avenue, 30 feet for Quarterhorse Lane, and associated spandrel.

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 #0700-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WARMINGTON APARTMENT COMMUNITIES, INC.

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD., LAS VEGAS, NV 89118