

# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

January 28, 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](http://www.clarkcountynv.gov).

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### Board Members:

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

Yvette Williams – Vice Chair  
Catherine Godges

### Secretary:

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

### County Liaison:

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

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### 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 January 14, 2020 (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 28, 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)
  - Update on 2020 Census

VI. Planning & Zoning

1. **VS-19-0996-TPG/CORE ACQUISITIONS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Butler Street (alignment) and between Badura Avenue and Maule Avenue (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action) **02/19/20 BCC**
2. **UC-19-0994-GOLDEN MAUL, LLC:**  
**USE PERMIT** for a major training facility (up to 75 students) on a portion of 2.7 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the north side of Sunset Road and the east side of Tenaya Way within Spring Valley. MN/bb/jd (For possible action) **02/18/20 PC**
3. **ET-19-400172 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: **1)** increase building height; and **2)** alternative landscaping.  
**WAIVER OF CONDITIONS** of a zone change (ZC-0146-12) requiring detached sidewalks and enhanced landscaping per Figure 30.64-17 adjacent to Durango Drive and Badura Avenue to meet MUD-2 standards for a pedestrian realm.  
**DESIGN REVIEWS** for the following: **1)** a multi-family residential development; and **2)** increased finished grade on 10.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/jor/jd (For possible action) **02/19/20 BCC**
4. **UC-20-0005-A & A LLC:**  
**USE PERMIT** for vehicle maintenance facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from vehicle maintenance to a residential use; and **2)** waive CMA Design Overlay District screening standards.  
**DESIGN REVIEW** for a proposed retail center consisting of vehicle maintenance and a restaurant with drive-thru on 1.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Fort Apache Road, 630 feet north of Tropicana Avenue within Spring Valley. JJ/bb/jd (For possible action) **02/19/20 BCC**

5. **WS-20-0002-RAINBOW COLEY, LLC & L & Z RAINBOW, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a freestanding sign in a C-P (Office and Professional) Zone.  
**DESIGN REVIEW** for a comprehensive sign plan to modify the regulations for signs in conjunction with an existing office complex on 0.9 acres in a C-P (Office and Professional) Zone. Generally located on the west side of Rainbow Boulevard, 100 feet north of Coley Avenue within Spring Valley. MN/lm/jd (For possible action) **02/19/20 BCC**
  
6. **ZC-19-0929-STANLEY REDWOOD, LLC:**  
**ZONE CHANGE** to reclassify 6.6 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse.  
**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** an office/warehouse building; and **2)** alternative landscaping on 9.1 acres in the CMA Design Overlay District. Generally located on the south side of Post Road and east side of Santa Margarita Street within Spring Valley (description on file). MN/nr/ja (For possible action) **02/19/20 BCC**

VII. General Business

1. None.

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

IX. Next Meeting Date: February 11, 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



02/19/20 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

DURANGO DR/BADURA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-19-0996-TPG/CORE ACQUISITIONS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Butler Street (alignment) and between Badura Avenue and Maule Avenue (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:  
176-04-301-001; 176-04-301-002

**LAND USE PLAN:**  
SPRING VALLEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

**BACKGROUND:**

**Project Description**

The site plan depicts a vacation and abandonment of government patent easements located along the north and east property lines of APN 176-04-301-001, and along the north, east, and west property lines of APN 176-04-301-002. Per the applicant, approval of this application will allow for future development on the site, and the listed patent easements are not needed for the applicant's project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-19-900191 (WS-0793-16)	First administrative extension of time for a multi-family residential development	Approved by ZA	April 2019
WS-0793-16	Increased building height and allowed alternative landscaping. Waived conditions of a zone change for detached sidewalks and enhanced landscaping; design review for a multi-family development and increased finished grade	Approved by BCC	April 2017
ZC-014612	Reclassified 10 acres of the site from R-E and C-2 to R-4 zoning for a multi-family residential development	Approved by BCC	May 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
CP-0979-11 (PA-0011-11)	Amendment to the Spring Valley Land Use Plan designating the subject parcels to Residential Urban Center (18 du/ac to 32 du/ac)	Adopted by BCC	March 2012
ZC-1322-04	Reclassified the western 4.5 acres from R-E to C-2 zoning with a design review for a retail center	Approved by BCC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Business and Design/Research Park	C-2	Shopping center
East	Business and Design/Research Park	R-E	Undeveloped
West	Major Development Project (Rhodes Ranch)	H-1	Undeveloped

The subject site and the surrounding area to the east and south are in the Public Facility Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
ET-19-400172 (WS-0793-16)	A second extension of time for a waiver of development standards is a related 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 Badura Avenue, 30 feet for Maule Avenue, 30 feet for Butler Avenue, and associated spandrels;
- 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.

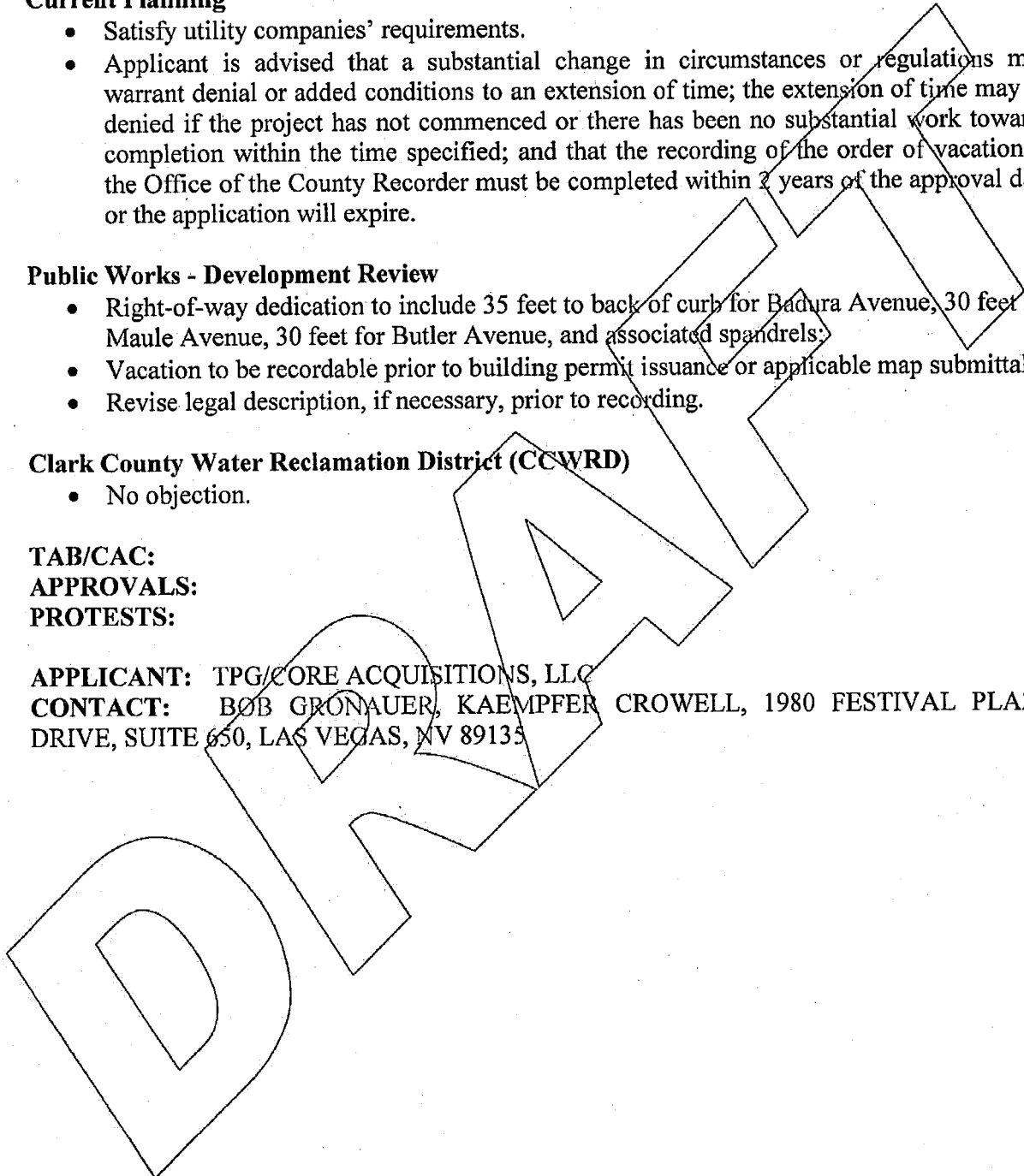
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TPG/CORE ACQUISITIONS, LLC

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







02/18/20 PC AGENDA SHEET

MAJOR TRAINING FACILITY  
(TITLE 30)

TENAYA WAY/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0994-GOLDEN MAUI, LLC:

USE PERMIT for a major training facility (up to 75 students) on a portion of 2.7 acres in a C-2 (General Commercial) (AE-60) Zone.

Generally located on the north side of Sunset Road and the east side of Tenaya Way within Spring Valley. MN/bb/jd (For possible action)

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RELATED INFORMATION:

**APN:**

163-34-813-003 ptn

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6410 Tenaya Way
- Site Acreage: 2.7 (portion)
- Project Type: Major training facility
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 2,683
- Parking Required/Provided: 90/104

Site Plan

The site plan depicts a commercial center with 4 buildings and approximately 21,000 square feet of commercial. The proposed major training facility will be located in 2,683 square feet of Building 2, the second building from the north. The entire commercial center property has approximately 104 existing parking spaces. The proposed use requires 7 parking spaces in accordance with Table 30.60-1, 4 fewer spaces than a commercial retail use for the same square footage.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevation photographs of the building show a single story stucco sided commercial entryway with metal roof.

Floor Plans

The floor plans show 6 connectable classroom spaces, each up to 12 feet by 20 feet in area, with the remaining floor space used as office, restrooms, entryway, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed major training facility will allow the applicant to provide an educational learning center for up to 75 elementary and middle school children at one time. The 6 classrooms have movable partitions that will allow a variety of activities and learning sessions to take place.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1780-07	Tavern and garage	Approved by PC	February 2007
DR-0870-06	Office/Retail Center in C-2 zone	Approved by BCC	July 2006
VS-1517-05	Vacated easements	Approved by PC	November 2005
ZC-0496-05	Reclassified to C-2 and M-D zoning	Approved by PC	November 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Place of Worship
South	Business and Design/Research Park	R-3	Multiple Family Residential
East	Business and Design/Research Park	M-D, R-E	Warehouse & Undeveloped
West	Business and Design/Research Park	M-D, C-1, C-2	Warehouse & Undeveloped

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed major training facility is compatible with the surrounding area, will be adequately served by public facilities, and will not impose an undue burden to local services. The proposed use is conducted indoors and will not create a substantial adverse impact to the surrounding commercial uses or parking facilities, and is in harmony with the intended goals and objectives of the standards of Title 30. The proposed major training facility requires 4 fewer parking spaces than the commercial retail uses anticipated for this center.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- 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:** GOLDEN MAUI LLC  
**CONTACT:** YIHONG LIU + ASSOCIATES, LTD., 1669 HORIZON RIDGE PARKWAY,  
SUITE 120, HENDERSON, NV 89012



02/19/20 BCC AGENDA SHEET

MULTI-FAMILY RESIDENTIAL  
(TITLE 30)

DURANGO DR/BADURA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-19-400172 (WS-0793-16)-TPG/CORE ACQUISITIONS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) increase building height; and 2) alternative landscaping.

**WAIVER OF CONDITIONS** of a zone change (ZC-0146-12) requiring detached sidewalks and enhanced landscaping per Figure 30.64-17 adjacent to Durango Drive and Badura Avenue to meet MUD-2 standards for a pedestrian realm.

**DESIGN REVIEWS** for the following: 1) a multi-family residential development, and 2) increased finished grade on 10.5 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/jor/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
176-04-301-001; 176-04-301-002

**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: 10.5
- Number of Units: 237
- Density (du/ac): 22.6
- Project Type: Multi-family residential
- Number of Stories: 3
- Building Height: Up to 42 feet, 7 inches
- Open Space Required/Provided: 23,700 square feet/56,706 square feet
- Parking Required/Provided: 432/432

**Site Plan**

The site was previously approved via ZC-0146-12 and WS-0793-16 for a multi-family residential development located on the east side of Durango Drive and on the north side of Badura Avenue. The development consists of 237 units on a 10.5 acre site with a density of 22.6

dwelling units per acre. Access to the site is located via a driveway entrance/exit along Durango Drive. The site includes 7 residential buildings, a leasing office, a lounge, a fitness center, and a centrally located swimming pool. Parking is located throughout the site and includes tenant garages and covered parking.

#### Landscaping

Landscaping was previously approved via ZC-0146-12 and WS-0793-16 and is not required nor a part of this request.

#### Elevations

The plans depict 5 building types. The buildings are 3 stories and 34 feet 6 inches high at the parapets with architectural features ranging in height from 38 feet 9 inches to 42 feet 7 inches. Waiver of development standards #1 is requested to allow the increase in height. The facades include stucco siding with various colors, stone veneer, archways, balconies, and patios.

#### Floor Plans

The plans depict 5 building types with a mixture of 1 and 2 bedroom units between 717 square feet and 1,215 square feet. There are a total of 133 attached garages. A 2,400 square foot leasing office, a 1,750 square foot clubhouse, a 2,216 square foot fitness center, and a 1,600 square foot lounge are located on the first floor of Building 5.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-0793-16:

#### Current Planning

- Provide small trees 20 feet apart within the landscape area/drainage easement along Durango Drive;
- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 30.32-040-9 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 Badura Avenue, 30 feet for Maule Avenue, 30 feet for Butler Street, and associated spandrels;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

- Applicant is advised that the installation of detached sidewalks on Badura Avenue will require dedication to back of curb and on Durango Drive 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 FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at time of development CCWRD requires submittal of estimated wastewater flow rates to determine sewer point of connection.

Signage

Signage is not a part of this request

Applicant's Justification

Per the submitted justification letter, the applicant has been considering different product types to address the housing market needs. During this time, an administrative extension of time was approved in April 2019 and expires April 19, 2020. Once the applicant finalizes a product type for the development, the applicant will be able to move forward with the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADET-19-900191 (WS-0793-16)	First administrative extension of time for a multi-family residential development	Approved by ZA	April 2019
WS-0793-16	Increased building height and allowed alternative landscaping. Waiver of conditions of a zone change for detached sidewalks and enhanced landscaping; design review for a multi-family development and increased finished grade	Approved by BCC	April 2017
ZC-0146-12	Reclassified 10 acres of the site from R-E and C-2 to R-4 zoning for a multi-family residential development	Approved by BCC	May 2012

**Prior Land Use Requests**

Application Number	Request	Action	Date
CP-0979-11 (PA-0011-11)	Amendment to the Spring Valley Land Use Plan designating the subject parcels to Residential Urban Center (18 du/ac to 32 du/ac)	Adopted by BCC	March 2012
ZC-1322-04	Reclassified the western 4.5 acres from R-E to C-2 zoning with a design review for a retail center	Approved by BCC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Business and Design/Research Park	C-2	Shopping center
East	Business and Design/Research Park	R-E	Undeveloped
West	Major Development Project (Rhodes Ranch)	H-1	Undeveloped

The subject site and the surrounding area to the east and south are in the Public Facility Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
VS-19-0996	A request for vacation and abandonment of patent easements is a related 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. This extension of time will be the last extension staff will support unless the applicant demonstrates appropriate progression toward completion of this project.

**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 20, 2022 to commence.
- 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.

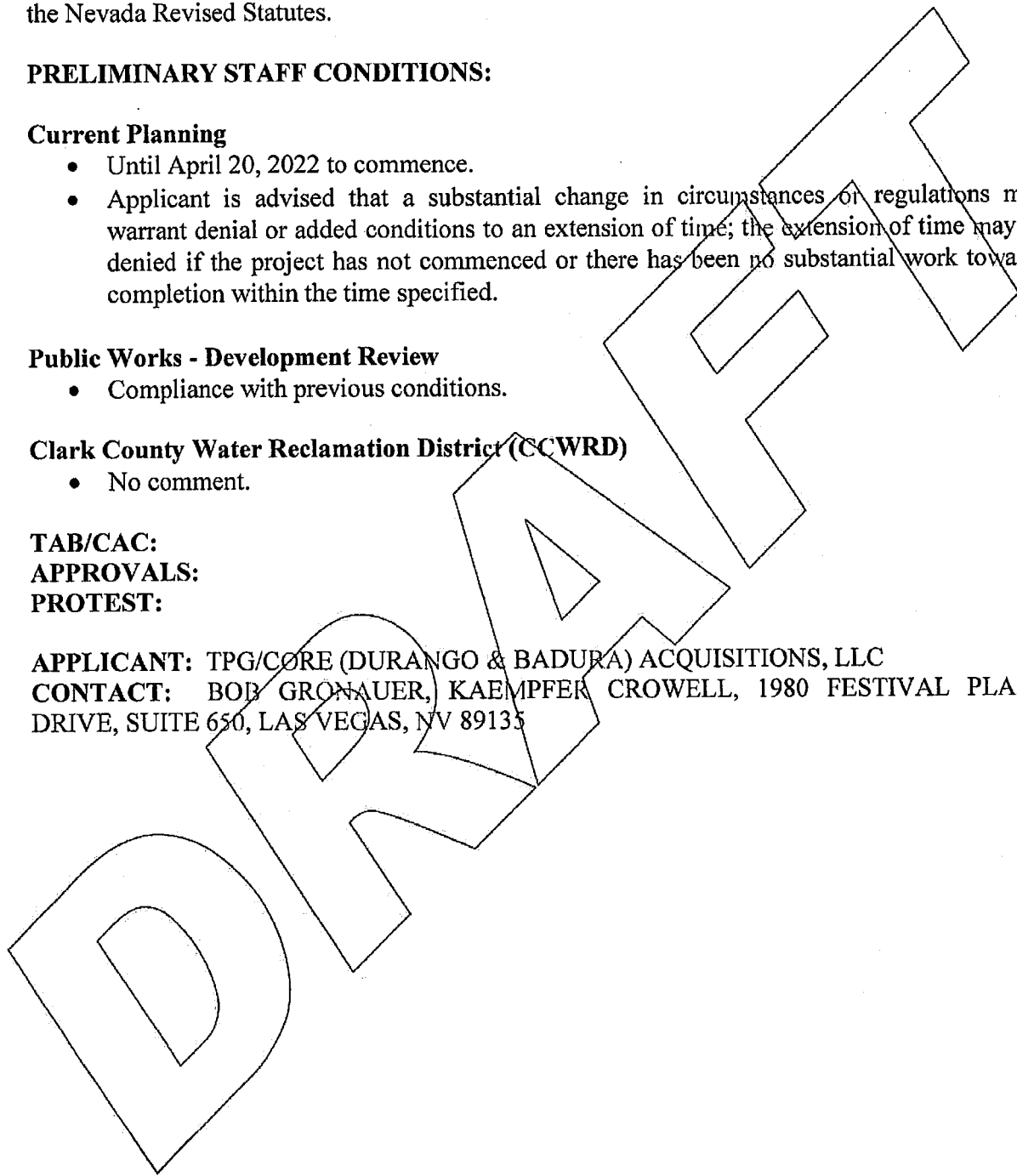
**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** TPG/CORE (DURANGO & BADURA) ACQUISITIONS, LLC

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





02/19/20 BCC AGENDA SHEET

VEHICLE MAINTENANCE  
(TITLE 30)

FORT APACHE RD/TROPICANA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-20-0005-A & A LLC:**

**USE PERMIT** for vehicle maintenance facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce separation from vehicle maintenance to a residential use; and 2) waive CMA Design Overlay District screening standards.

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

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

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**RELATED INFORMATION:**

**APN:**  
163-19-818-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the separation from vehicle maintenance to a residential use to 84 feet where 200 feet is required per Table 30.44-1 (a 58% reduction).
2. Waive the requirement for adequate screening of overhead doors which are not located in the rear of the complex per Sections 30.48.640 and 30.48.660 (a 100% reduction).

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

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

**General Summary**

- Site Address: N/A
- Site Acreage: 1.1
- Project Type: Retail center
- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 3,680 (vehicle maintenance)/882 (detached restaurant with drive-thru)
- Parking Required/Provided: 30/35

### History

The applicant obtained Board of County Commission approval in December 2019 for retail uses and a drive-thru restaurant, including waivers for trash enclosure setback, driveway throat depth, parking lot landscaping, modified loading zone requirements, and modified CMA Design Overlay District standards for building frontage along streets. This application is changing the retail building to a vehicle maintenance use. All of the previously approved waivers are necessary for this application.

### Site Plans

The plans depict a commercial center consisting of a 3,680 square foot building for vehicle maintenance, and an 882 square foot restaurant with a drive-thru (future coffee tenant). The dual drive-thru lanes are shown along the west side of the vehicle maintenance building where vehicles will enter through 2 lanes along the interior north side of the parcel and exit along the interior south side of the parcel, south of the restaurant.

The proposed vehicle maintenance building is set back 125 feet from the east property line (Fort Apache Road), 84 feet from the west property line, adjacent to R-3 zoned development, 29 feet from the north property line, and 76 feet from the south property line. The building is designed for vehicles to enter from the north, drive through the building and exit from the south. The area between buildings was originally shown as a pedestrian link and is now proposed as a 1 way drive exit for the vehicle maintenance.

Access to the site is shown from an existing ingress/egress point on Fort Apache Road with 2 points of cross access on the east and west sides of the buildings. The design of the building and the layout of the site comply with most requirements of the CMA Design Overlay District standards with the exception of the unscreened overhead doors not being located in the rear of the complex, and those standards are already waived. A trash enclosure is shown at the northwest corner of the site, 6 feet from the west property line. Also near the trash enclosure is a 25 foot wide by 16.5 foot deep "loading zone" for truck deliveries.

### Landscaping

Parking lot landscaping requirements were waived with the approval of WS-19-0781 in December 2019. The newly proposed overhead doors are required to be screened (CMA Overlay Design Overlay District) from view since, they are not located at the rear of the complex. The landscape plan depicts landscaping adjacent to both buildings with the area between buildings now showing a driveway replacing previous landscaping and a courtyard area. The previous waiver allowed for substandard island sizes and spacing. The current plan shows adequate landscaping and 20 foot tree spacing along Fort Apache Road adjacent to an existing 7 foot sidewalk, and landscaping per Figure 30.64-11 along the west property line.

### Elevations

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

stucco, stone veneer, and aluminum storefront window entry. The overhead doors are located on the north and south sides of the building with access from the driveway along the north property line. The overhead doors are visible from the north.

**Floor Plans**

The plans indicate the restaurant building will be constructed with an open floor plan with areas that will be converted to suite specifications according to lease agreements. The northern building is shown as a vehicle maintenance facility with 3 drive-thru overhead doors, office, entry, and restroom spaces.

**Signage**

Signage is not a part of this request.

**Applicant's Justification**

The applicant indicates the architecture of the proposed building will complement the existing retail buildings to the south and enhance the appearance of the north facing facade. The property will allow for complete cross property access from the south and north (future). A future auto care facility will provide needed services to this area of the community and generate jobs. The combination of landscaping and a buffer wall will mitigate the setback to residential uses along the west property line.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-19-0781	Approved retail center with waivers for parking lot landscaping, throat depth, loading zone, trash enclosure, and CMA frontage	Approved by BCC	November 2019
UC-0170-17	Vehicle rental and car wash facility located on the undeveloped parcel to the north - expired	Approved by BCC	April 2017
TM-0052-11	1 lot commercial subdivision	Approved by PC	August 2011
ZC-0337-97	Reclassified 4.2 acres to C-1 and C-2 zoning for a shopping center	Approved by BCC	May 1997

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Current Planning**

#### 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. The proposed vehicle maintenance facility will generate noise, odors, and generally obnoxious impacts that are not compatible with the residential uses located less than 200 feet to the west of the building. In addition, the proposed facility is not harmonious with the retail to the south or future C-1 commercial uses to the north. Furthermore, this request does not conform to Commercial Policy 67 of the Comprehensive Master Plan which states through site planning and building design, ensure that commercial developments are compatible with abutting uses.

#### Waivers of Development Standards

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

#### Waivers of Development Standards #1 and #2

The lack of screening between the north side overhead doors and the public view from Fort Apache Road and the property to the north is not compatible with the intent of the CMA Design Overlay District. The decreased setback from residential uses creates an undue adverse impact to the neighboring property when considering potential noise generated from the maintenance facility. Therefore, staff cannot support these requests.

#### Design Review

The proposed plan will change the character of the surrounding area when considering the existing retail uses to the south and future lower intensity uses to the north. The combination of drive-thru traffic and vehicle maintenance access is not compatible. Access to the maintenance bays from the shared driveway will create conflicts with users of the drive-thru restaurant. Removal of the pedestrian area and current addition of a 1 way drive exit between buildings, does not meet the intent of the CMA Design Overlay District. The site design, building design, and development parameters are dependent on consideration of the waiver requests, thereby requiring concurrent consideration of the design review. Since, staff cannot support the waivers of development standards, staff cannot support the design review request.

#### **Staff Recommendation**

Denial.

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

## PRELIMINARY STAFF CONDITIONS:

### Current Planning

If approved:

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

### Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site permits may be required.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0004-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HAMID MOLADI

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





02/19/20 BCC AGENDA SHEET

FREESTANDING SIGN  
(TITLE 30)

RAINBOW BLVD/COLEY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-20-0002-RAINBOW COLEY, LLC & L & Z RAINBOW, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a freestanding sign in a C-P (Office and Professional) Zone.

**DESIGN REVIEW** for a comprehensive sign plan to modify the regulations for signs in conjunction with an existing office complex on 0.9 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Rainbow Boulevard, 100 feet north of Coley Avenue within Spring Valley. MN/lm/jd (For possible action)

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RELATED INFORMATION:

**APN:**

163-11-301-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a freestanding sign where not permitted per Table 30.72-1.

**LAND USE PLAN:**

SPRING VALLEY - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**

*General Summary*

- Site Address: 2972 S. Rainbow Boulevard
- Site Acreage: 0.9
- Project Type: Freestanding sign
- Sign Height (feet): 20
- Sign Square Feet: 91

Site Plans and Request

The plans depict an existing office complex centrally located on the site with access to the complex via a shared driveway located at the southwest corner of the site. There is an existing monument sign located to the north of the driveway entrance to the site within a landscaped island which the applicant would like to replace with a freestanding sign. Parking is located on the west and east sides of the building. The proposed sign is located outside of the required sight-visibility zone.

Landscaping

The plans depict existing landscaping along Rainbow Boulevard, the north property line and along the east elevation of the building.

Elevations

The photos depict an existing office complex that consists of 2 buildings with an entry archway on the east and west elevations of the buildings, providing a gated courtyard between the 2 buildings. The buildings are finished with sandstone painted stucco, matching tile, and angular metal accents painted a dark brown.

Signage

The proposed freestanding sign consists of 91 square feet, 20 foot high with 3 internally illuminated aluminum cabinets (address and 2 tenant panels) and steel supports painted to match the building colors. The support poles of the signage structure maintain the round appearance of the structure steel supports. There is 1 wall sign located on the west elevation of the northerly building.

Applicant's Justification

The applicant indicates the proposed change in signage is to improve visibility and property identification as the current sign is partially blocked by the monument sign on the property to the south. Additionally, the existing building has limited street visibility and located approximately 83 feet from the west property line, while the properties to the north and south are located approximately 25 feet from their west property line, so additional wall signage may not be effective.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-084-89	Reclassified 0.9 acres to C-P zoning	Approved by BCC	May 1989

**Surrounding Land Use**

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

**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.

Staff does not support freestanding signage in the C-P zoning district and is concerned that the proposed freestanding sign will provide for visual clutter along the street frontage. Therefore, staff does not support the request.

#### Design Review

The proposed sign does not complement the architecture of all buildings within the complex nor has the same color scheme been used for all signs throughout the site as required by Code. Therefore, staff does not 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:

- Provide decorative columns at the base of the proposed sign that mimic's the existing building architecture with similar painted stucco finish and tile accents to the buildings façade.
- 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:** RAINBOW COLEY, LLC L&Z RAINBOW, LLC  
**CONTACT:** YESCO, ATTN: MIKE LEBLUE, 5119 CAMERON STREET, LAS VEGAS,  
NV 89113

**DRAFT**

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02/19/20 BCC AGENDA SHEET

OFFICE WAREHOUSE  
(TITLE 30)

POST RD/SANTA MARGARITA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0929-STANLEY REDWOOD, LLC:**

**ZONE CHANGE** to reclassify 6.6 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) an office/warehouse building; and 2) alternative landscaping on 9.1 acres in the CMA Design Overlay District.

Generally located on the south side of Post Road and east side of Santa Margarita Street within Spring Valley (description on file). MN/nr/ja (For possible action)

RELATED INFORMATION:

**APN:**

163-35-401-010; 163-35-401-027 through 163-35-401-028

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce driveway throat depth to 84 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).

**DESIGN REVIEWS:**

1. Office/warehouse building.
2. Alternative landscaping per Figure 30.64-13 and Chapter 30.64-050.

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 9.1
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 173,160
- Parking Required/Provided: 260/231

### Site Plan

The plan depicts a 173,160 square foot office warehouse building in the center of the site with parking located on the north and the south sides of the building. The east and west sides of the building are the loading docks for trucks. Pocket parking lots are located at each corner of the building with each having 11 parking spaces. A retention basin is located on the western side of the site. The site is accessed by 2 driveways on Post Road.

### Landscaping

The plan shows landscaping on the perimeter of the site. The required amount of trees are shown; however, the distances between the trees alternates from what is required. The parking lot landscaping meets Figure 30.64-14. A design review of alternative landscaping is requested to permit landscaping that is proposed per the plans.

### Elevations

The plans show a 1 story, 38 foot high, concrete building with a broken-up roofline per CMA design standards. Roll-up doors and trucking docks are located on the east and west sides of the building. The building will be neutral gray in color with the corner office areas having floor to ceiling windows.

### Floor Plans

The plan shows an open floor plan with office areas located in each corner of the building.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed warehouse will conform to the existing uses in the area. The applicant also asks to waive certain CMA requirements for the project including throat depth for the commercial driveways.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-0496-16	Vacated and abandoned right-of-way of Redwood Street between Sunset Road and Post Road	Approved by BCC	August 2016
WC-0096-09 (ZC-1574-06)	Waived right-of-way for Teco Avenue	Approved by BCC	May 2009
ZC-1574-06	Reclassified from R-E to M-D zoning	Approved by BCC	December 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation	R-E	Single family residential & undeveloped

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
South & East	Business and Design/Research Park	M-D	Office warehouse complex
West	Commercial General	R-E & 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

Staff finds that the proposed zone change for the 6.6 acre portion of the overall site is appropriate and is compatible with the surrounding area. This request conforms to the Spring Valley Land Use Plan that designates this site for Business and Design/Research Park which encourages professional or manufacturing developments that are designed to assure minimal impact on surrounding areas. 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 is in support of this conforming zone change.

##### 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 & #2

Staff finds the exterior elements of the building to be aesthetically pleasing; the overall design meets the CMA Design Overlay requirements. 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. Although the landscaping does not meet Code in terms of the exact amount of landscaping throughout the site it does meet the intent of Title 30. The proposed development meets Urban Specific Policy 7 in that the use is complimentary in scale and intensity with surrounding uses. Thoughtful site design, taking into account the existing conditions of the site and the surrounding area to minimize negative impacts to the area, help to make this project comply with the Comprehensive Master Plan. Therefore, staff can support these design reviews.

## **Public Works - Development Review**

### Waiver of Development Standards

Staff has no objection to the requested 84 foot throat depth as that will be a significant enough distance for semi-trucks and passenger vehicles to exit the 60 foot wide Post Road without any conflicts.

## **Department of Aviation**

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

## **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review for any 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

## **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Vacate any unnecessary easements.

## **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment



(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Building Department - Fire Prevention**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0694-2019 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** HOPEWELL DEVELOPMENT II LP

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

