



# Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 11, 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).

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)

- 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 28, 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 February 11, 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)
  - A representative from the 2020 Census will share information about the upcoming Census including employment opportunities. (for discussion only)

VI. Planning & Zoning

1. **VS-20-0017-CIMARRON ROAD, LLC:**  
**VACATE AND ABANDON** easement of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Narrative Way and Cimarron Road within Spring Valley (description on file). MN/tk/jd (For possible action) **03/03/20 PC**
2. **ET-20-400009 (VS-0834-17)-J & J WEALTH, LLC:**  
**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street (alignment) and Redwood Street (alignment) within Spring Valley (description on file). MN/al/jd (For possible action) **03/04/20 BCC**
3. **VS-20-0054-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of a right-of-way being Russell Road located between Timber Creek Street and Rainbow Boulevard within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**
4. **VS-20-0055-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** a portion of right-of-way being Tenaya Way located between Russell Road and Oquendo Road and a portion of right-of-way being Russell Road located between Tenaya Way and Montessori Street within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**
5. **VS-20-0056-COUNTY OF CLARK (AVIATION):**  
**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Cimarron Road and Warbonnet Way (alignment); and a portion of right-of-way being Patrick Lane located between Cimarron Road and Warbonnet Way (alignment) and a portion of right-of-way being Cimarron Road located between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**
6. **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**

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

7. **TM-19-500258-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**
8. **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**
9. **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) **02/19/20 BCC**
10. **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; and 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) **02/19/20 BCC**
11. **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**
12. **NZC-20-0018-GLOBAL INVESTMENT GROUP, LLC:**  
**ZONE CHANGE** to reclassify 2.5 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking lot landscaping; and 2) modified driveway design standards.  
**DESIGN REVIEW** for a proposed office/warehouse building in the CMA Design Overlay District. Generally located on the west side of Santa Margarita Street and the south side of Post Road within Spring Valley (description on file). MN/rk/jd (For possible action) **03/03/20 PC**

13. **NZC-20-0039-BELTWAY ASSOCIATES LTD:**  
**ZONE CHANGE** to reclassify 5.2 acres from C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** increase wall height; and **3)** modified driveway design standards.  
**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** increase finished grade. Generally located on the east side of Eula Street and the north side of Rochelle Avenue (alignment) within Spring Family (description on file). JJ/rk/jd (For possible action) **03/03/20 PC**
  
14. **UC-20-0032-EDNA ENTERPRISES, LLC:**  
**USE PERMIT** for a proposed school (driving) in conjunction with an existing office complex on 0.9 acres in a C-P (Office and Professional) Zone. Generally located on the south side of Edna Avenue, approximately 500 feet east of Durango Drive within Spring Valley. JJ/sd/jd (For possible action) **03/03/20 PC**
  
15. **UC-20-0050-PAIR-A-DICE, LLC:**  
**USE PERMITS** for the following: **1)** vehicle maintenance in a C-1 zone; and **2)** vehicle repair in a C-2 zone.  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation from a vehicle repair use to a residential use.  
**DESIGN REVIEW** for two proposed buildings consisting of vehicle maintenance and repair within a portion of an existing retail and automotive center on 1.9 acres in a C-1 (Local Business) and a C-2 (General Commercial) Zone. Generally located 190 feet north of Tropicana Avenue, 270 feet east of Jones Boulevard within Spring Valley. MN/rk/jd (For possible action) **03/03/20 PC**
  
16. **UC-20-0034-3655 SOUTH DURANNGO, LLC:**  
**USE PERMIT** to reduce the separation of an on-premises consumption of alcohol (supper club) in conjunction with an existing retail commercial center on a portion of 4.0 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Durango Drive and Twain Avenue within Spring Valley. JJ/sd/jd (For possible action) **03/04/20 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 25, 2020

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

## X. Adjournment

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

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



ROY HORN WY/CIMARRON RD

EASEMENT  
(TITLE 30)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0017-CIMARRON ROAD, LLC:**

**VACATE AND ABANDON** easement of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Narrative Way and Cimarron Road within Spring Valley (description on file). MN/tk/jd (For possible action)

**RELATED INFORMATION:**

APN:  
176-04-210-001

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

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

The applicant is requesting to vacate the public access easement per WS-19-0488 which is located on the subject parcel. This public access easement is being relocated to the south of Narrative Way, on the same site. The applicant is granting a new public access easement with the approval of the improvement plans for the new driveway.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-19-900763	Additional carports to an existing office complex	Approved by ZA	October 2019
SC-19-0538	Street name change from Tomsik Street to Narrative Way	Approved by BCC	July 2019
WS-19-0488	Alternative driveway geometrics and building construction standards, with a design review for an office building	Approved by BCC	August 2019
TM-0077-16	1 lot commercial subdivision	Approved by PC	July 2016
VS-0357-16	Vacated and abandoned a portion of right-of-way being Cimarron Road	Approved by PC	July 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-0192-16	Vacated and abandoned patent easements	Approved by BCC	May 2016
ZC-0191-16	Reclassified 21.2 acres from R-E and C-2 zoning to M-D zoning for an office complex	Approved By BCC	May 2016
ZC-1237-02	Reclassified the northeastern parcel (176-04-201-018) from R-E to C-2 zoning for an office complex	Approved by BCC	October 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & M-D	Office
South, East, & West	Business and Design/Research Park	M-D & 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**

- Grant a pedestrian access easements in the new location per the new standards;
- 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: JOHN MAREK**

**CONTACT: JOHN MAREK, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD,  
SUITE 100, LAS VEGAS, NV 89118**

**DRAFT**



03/04/20 BCC AGENDA SHEET

EASEMENTS  
(TITLE 30)

SANTA MARGARITA ST/POST RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**ET-20-400009 (VS-0834-17)-J & J WEALTH, LLC:**

**VACATE AND ABANDON FIRST EXTENSION OF TIME** for easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street (alignment) and Redwood Street (alignment) within Spring Valley (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:  
163-35-401-003

LAND USE PLAN:  
SPRING VALLEY - COMMERCIAL GENERAL

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

The approved plans depict the vacation and abandonment of 33 foot wide government patent easements located along the perimeter of the parcel and an approximately 80 foot wide drainage easement that traverses the southeastern portion of the site. The applicant indicates that approval of this application will allow for the development of this parcel. After development, the drainage will be conveyed to the curb in Post Road and directed east. Any required easements or rights-of-way dedications will be provided with the future development. Therefore, these easements are still not needed for the development of this site; however, additional time is needed to complete the vacation process.

**Previous Conditions of Approval**

Listed below are the approved conditions for VS-0834-17:

**Current Planning**

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

**Public Works – Development Review**

- Drainage study and compliance;

- Drainage study must be approved and any new easements must record prior to the recordation of this vacation;
- Right-of-way dedication to include 25 feet to back of curb for Santa Margarita Street, 25 feet to back of curb for Post Road, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Applicant's Justification**

The applicant indicates that a bond estimate for Post Road and Santa Margarita Street has been approved by Clark County Public Works and that the performance bond is being worked on. However, additional time is needed to complete the process to allow the vacation to be completed.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-0833-17	Reclassified the site to an M-D zoning for an office/warehouse	Approved by BCC	December 2017
VS-0834-17	Vacated and abandoned easements	Approved by BCC	December 2017

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Commercial General	R-E	Undeveloped
East	Business and Design/Research Park	R-E	Undeveloped
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**

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.

**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 December 20, 2021 to record.
- 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 re-approval by the utility companies is required.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: JUDY CHAN**

**CONTACT: SIMON LUK, 12131 KITE HILL LANE, LAS VEGAS, NV 89138**



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03/04/20 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

RUSSELL RD/TIMBER CREEK ST

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0054-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of a right-of-way being Russell Road located between Timber Creek Street and Rainbow Boulevard within Spring Valley (description on file). 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**

The plans show the vacation and abandonment of a 5 foot wide portion of the north side of Russell Road to accommodate a detached sidewalk in conjunction with a residential development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0962	Reclassified the site to R-2 zoning for a single family development consisting of 108 lots	Approved /Denied by BCC	February 2020
ZC-1338-06	Reclassified the 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**

<b>Application Number</b>	<b>Request</b>
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**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- Right-of-way dedication to include a 54 foot property line radius on the southwest corner of the site;
- 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.



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

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

**DRAFT**



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03/04/20 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

TENAYA WY/RUSSELL RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-20-0055-COUNTY OF CLARK (AVIATION):**

**VACATE AND ABANDON** a portion of right-of-way being Tenaya Way located between Russell Road and Oquendo Road and a portion of right-of-way being Russell Road located between Tenaya Way and Montessouri Street within Spring Valley (description on file).  
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**

The plans show the vacation and abandonment of a 5 foot wide portion of the east side of Tenaya Way and the south side of Russell Road to accommodate a detached sidewalk in conjunction with a residential development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0961	Reclassified the site to R-2 zoning for a single family development consisting of 111 lots	Approved/ Denied by BCC	February 2020

**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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
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**

**Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: KB HOME**

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

**DRAFT**



03/04/20 BCC AGENDA SHEET

EASEMENT/RIGHT-OF-WAY  
(TITLE 30)

PATRICK LN/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0056-COUNTY OF CLARK (AVIATION):

**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Patrick Lane, and between Cimarron Road and Warbonnet Way (alignment); and a portion of right-of-way being Patrick Lane located between Cimarron Road and Warbonnet Way (alignment) and a portion of right-of-way being Cimarron Road located between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/k/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**

The plans show the vacation and abandonment of a 5 foot wide portion of the north side of Patrick Lane and the east side of Cimarron Road to accommodate a detached sidewalk in conjunction with a residential development. Additionally, the plans depict a 30 foot wide, 660 foot long BLM right-of-way grant easement along the east property line of the proposed development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-19-0968	Reclassified the site to R-2 zoning for a single family development consisting of 207 lots	Approved/ Denied by BCC	February 2020
ZC-0878-96	Reclassified a portion of the 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

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
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**

**Public Works - Development Review**

Staff has no objection to the vacation of easements and right-of-way 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**

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No objection.



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

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

**DRAFT**



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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
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, however since staff is not supporting the design review for ZC-19-0961, staff cannot support this application.

**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 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 Fenaya 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](mailto: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



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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

**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, however since staff is not supporting the design review for ZC-19-0962, staff cannot support this application.

**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 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.

### **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 showing 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](mailto: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**

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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.

**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, however since staff is not supporting the design review for ZC-19-0968, 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 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;
- Mallorca 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](mailto: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**

02/19/20 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 (residential)/3 (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](mailto: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.

**COUNTY COMMISSION ACTION:** January 22, 2020 – HELD – To 02/19/20 – per the applicant.

**APPLICANT:** DISTINCTIVE HOMES, LLC

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

DRAFT

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02/19/20 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; and 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 50. 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](mailto: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: 10 cards**

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



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 dw/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@clearwaterteam.com](mailto:sewerlocation@clearwaterteam.com) and reference POC Tracking #0004-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

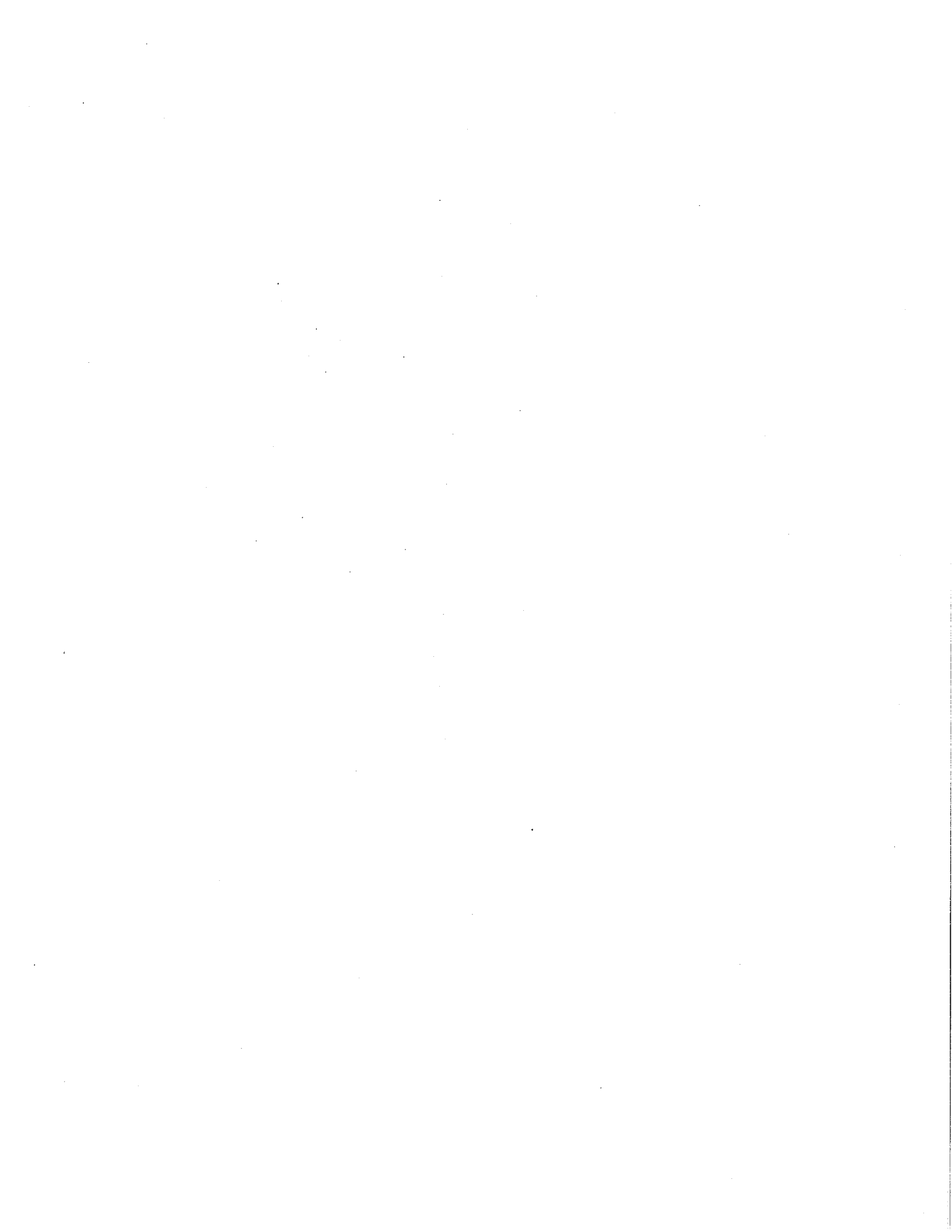
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: HAMID MOLADI**

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



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03/03/20 PC AGENDA SHEET

OFFICE/WAREHOUSE  
(TITLE 30)

SANTA MARGARITA ST/POST RD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-20-0018-GLOBAL INVESTMENT GROUP, LLC:**

**ZONE CHANGE** to reclassify 2.5 acres from C-2 (General Commercial) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) parking lot landscaping; and 2) modified driveway design standards.

**DESIGN REVIEW** for a proposed office/warehouse building in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:  
163-35-401-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive parking lot landscape fingers on a portion of the site where landscape fingers are required per Figure 30.64-14.
2. Allow a minimum 19 foot commercial driveway throat depth along a public street (Post Road) where a 25 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 24 % reduction).

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 6825 W. Post Road
- Site Acreage: 2.5
- Project Type: Office warehouse building
- Number of Stories: 1 (plus office mezzanine level)
- Building Height (feet): 37
- Square Feet: 40,010
- Parking Required/Provided: 61/61

### **Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting on December 9, 2019, as required by the nonconforming amendment process, prior to formal filing of this application. All owners within 1,500 feet of the project site were notified about the meeting. There was 1 attendee present at the open house meeting for this item. The attendee had questions about the proposed business and design of the site. At the conclusion, the neighbor was in support of the application.

### **Site Plans**

This application is for a nonconforming zone change to M-D zoning with waivers and a design review for an office/warehouse building. The plans depict a 40,010 square foot office/warehouse facility consisting of a single building located in the central portion of the site with parking shown on the north, south, and west sides of the building. The building is set back 20 feet from Santa Margarita Street to the east, 58 feet from Post Road to the north, and the interior side setbacks are shown at 63 feet from the south property line and 50 feet from the west property line. All loading areas are located on the south side of the building that is internal to the site. No cross access is proposed with the adjacent parcels since they are existing commercial developments. There is an access point shown along Santa Margarita Street to the east and an access point shown along Post Road to the north.

### **Landscaping**

Street landscaping consists of a 20 foot wide landscape area behind an attached 5 foot wide sidewalk along Santa Margarita Street and a 9.5 foot wide landscape area behind an attached 5 foot wide sidewalk along Post Road. Additional landscaping with shrubs and ground cover is shown within landscape strips along the west and south perimeter of the development that are 3 feet in width. Within the interior parking lots the site will provide landscape fingers in the customer parking lot to the north; however, the parking areas along the west and south property lines will not have landscape fingers.

### **Elevations**

The 37 foot high building has a contemporary architectural design consisting of painted concrete tilt-up panels with glass store fronts and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are off-set with contrasting design schemes. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The overhead doors will be located on the south side of the building that is internal to the site.

### **Floor Plans**

The 40,010 square foot office/warehouse building will have 2 future tenants. Both lease spaces show as an open warehouse area with incidental office on a second floor mezzanine.

### **Signage**

Signage is not a part of this request.



**Applicant's Justification**

The applicant indicates that the area between Post Road and Sunset Road from Rainbow Boulevard, 330 feet east of Santa Margarita Street is designated Commercial General in the Spring Valley Land Use Plan. However, the property immediately east of this site has been rezoned from C-2 to M-D, and a parcel 330 feet south of this site was also rezoned from C-2 to M-D within the last three years. The applicant also states that on the east side of Santa Margarita Street there is only one parcel that is not zoned M-D between Post Road and Sunset Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0366-10	For a communication and office building with waivers for off-sites and a parking reduction - expired	Approved by BCC	December 2010
DR-1066-05	For an office complex consisting of three buildings - expired	Approved by PC	August 2005
ZC-1079-97	Reclassified this site to C-2 zoning for a mini-storage complex	Approved by BCC	August 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office complex
South	Commercial General	C-2	Commercial building for the Greater Las Vegas Realtors
East	Commercial General	M-D	Undeveloped
West	Commercial General	C-1	Commercial 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.*

The applicant indicates there has been a trend in the general area wherein properties have been designated for light industrial uses. Staff finds there are no unique or special circumstances that have occurred in the immediate area since the adoption of the Spring Valley Land Use Plan to make this request appropriate. While there have been two projects in the area that were approved for light industrial development, the quadrant or area between Santa Margarita Street, Rainbow Boulevard, Sunset Road, and Post Road have predominantly developed with commercial uses or are zoned for future commercial uses. The intrusion of an industrial warehouse use in an area that is predominantly commercial, without an appropriate transitional space or use, will create future land use conflicts and cannot be justified nor is it appropriate. Staff finds market conditions and real estate trends should not be considered for the review of this application. The appropriate time to use these trends for land use planning would be during a land use plan amendment process, when the impact to the community as a whole can be reviewed and not the impact to individual sites.

- 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.*

According to the applicant, this site will complement the existing surrounding industrial buildings east of Santa Margarita Street and 330 feet south of this site. Staff finds this development is located on the west side of Santa Margarita Street and is next to developed commercial zoned properties. This project will, in essence, be a freestanding warehouse that will neither be cohesive nor functionally integrated with any adjacent parcels surrounding this site. Therefore, staff finds the proposed project is not compatible with the existing and planned land uses in the immediate 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.*

Various Clark County service departments have reviewed this development proposal and based on the information submitted by the applicant and comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure beyond what would have been anticipated with a commercial development. Furthermore, staff agrees with the assertion made by the applicant regarding the proposed low intensity office/warehouse development and existing infrastructure that serves the surrounding land uses. The applicant further states that traffic will be affected less by this use than by the planned commercial development and the proposed project will not have a direct impact on the schools and parks.

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

Although the proposed project may conform to some of the design policies established in the Clark County Comprehensive Master Plan; staff finds that the request also conflicts with several policies including Urban Specific Policy 100 that states the location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes and

traffic volumes, environmental concerns, buffering, transitional land uses, and proper siting and storage of hazardous materials. This request also conflicts with Urban Specific Policy 10 that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Furthermore, this is a request of a nonconforming zone change which conflicts with Urban Specific Policy 8 which discourages nonconforming zone changes.

## **Summary**

### Zone Change

Staff finds that there have been no change in law, policies, and trends that make this request appropriate for the area. The reclassification of the site to an M-D zone would allow the proposed facility within a zoning district that is not compatible with existing uses immediately adjacent to this site and the project conflicts with several applicable goals and policies established by the Clark County Comprehensive Master Plan. The quadrant or area between Santa Margarita Street, Rainbow Boulevard, Sunset Road, and Post Road have predominantly developed with commercial uses or are zoned for future commercial uses. The intrusion of an industrial warehouse use in an area that is predominantly commercial, without an appropriate transitional space or use, will create future land use conflicts and cannot be justified nor is it appropriate. Therefore, staff finds the applicant has not provided a compelling justification for the proposed zone change and cannot support this 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

Along the west and south perimeter of the parking lot there are no landscape fingers shown on the plans. Per Code, these rows for parking would require a landscape finger every 6 parking spaces. Typically, in these situations where the spaces are interior to the site and located where trucks will maneuver to enter and exit the loading dock area, staff has supported eliminating the landscape fingers; however, since staff does not support the zone change necessary for this project, staff cannot support the waiver of development standards for parking lot landscaping.

### Design Review

The design of the building and the layout of the site comply with the requirements of the CMA Design Overlay District. The building will have variations in height that comply with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building height breaking up the mass of a building. However, since staff does not support the zone change necessary for this project, staff cannot support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the commercial driveway on Post Road since there will be limited public traffic coming into the site. Although Public Works does not object to the reduced throat depth since Planning is not supporting the application in its entirety, staff must recommend denial of this request.

### **Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners meeting for final action on April 8, 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**

If approved:

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing on 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.

#### **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 Post Road, 30 feet for Santa Margarita Street, and associated spandrel.

#### **Building Department - Fire Prevention**

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

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0627-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: GLOBAL INVESTMENT GROUP, LLC**  
**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,**  
**BLD 3 STE 577, LAS VEGAS, NV 89134**

**DRAFT**



03/03/20 PC AGENDA SHEET

MULTI-FAMILY DEVELOPMENT  
(TITLE 30)

EULA ST/ROCHELLE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**NZC-20-0039-BELTWAY ASSOCIATES LTD:**

**ZONE CHANGE** to reclassify 5.2 acres from C-2 (General Commercial) Zone to R-5 (Apartment Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** increase wall height; and **3)** modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** increase finished grade.

Generally located on the east side of Eula Street and the north side of Rochelle Avenue (alignment) within Spring Family (description on file). JJ/rk/d (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-19-101-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 52 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 10% increase).
2. Increase block wall height to 16 feet (up to 10 foot retaining with a 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 78% increase).
3. Allow a minimum 7 foot commercial driveway throat depth along a public street (Eula Street) where a 150 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 95% reduction).

**DESIGN REVIEWS:**

1. For a multiple family residential development.
2. Alternative parking lot landscaping within the residential surface parking lot.
3. Increase the finished grade up to 43 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 139% increase).

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

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: N/A
- Site Acreage: 5.2
- Number of Units: 160
- Density (du/ac): 30.8
- Project Type: Multi-family residential development
- Number of Stories: 4
- Building Height (feet): 55
- Parking Required/Provided: 287/290
- Open Space Required/Provided (square feet): 16,000/35,000

#### **Neighborhood Meeting Summary**

The applicant conducted a neighborhood meeting at the Sahara West Library on August 26, 2019 as required by the nonconforming amendment process, prior to formal filing of this application. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. No neighbors were present to provide comments or objection to the project.

#### Site Plans

The plans depict a multiple family residential development consisting of a single building centered to the site. Parking is shown around the perimeter of the building. There will be a total of 160 units with a density of 30.8 dwelling units per acre. The setbacks of the building are as follows: 70 feet to the west property line (Eula Street); 56 feet to the north property line; 55 feet to the east and south property lines. The recreation open space area is designed in a courtyard fashion surrounded by 4 sides of the building. There will be 2 access points to the development from Eula Street to the west. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage (ground level), covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development. This request also includes increased wall height and finished grade which occurs along the east perimeter of the site.

#### Landscaping

The street landscape area along Eula Street is shown at a width of 6 feet to 10 feet behind a proposed 5 foot wide attached sidewalk. Landscape areas with a minimum width of 5 feet are depicted along the north, south, and east perimeters of the development. Screening consists of a 6 foot high decorative wall along the perimeter of the development and a proposed 6 foot high wrought iron fence is shown along the public street frontage. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area is designed in a courtyard fashion surrounded by 4 sides of the building. These amenities include a swimming pool, spa, cabanas, community garden, and seating area. The amount of passive and active open space is depicted at 35,000 square feet where 16,000 square feet is required.

Most of the parking lot landscaping is equitably distributed throughout the site. Along portions of the perimeter of the parking lot there are no landscape fingers shown due to covered parking.



Code requires a landscape finger every 6 or 12 spaces. However, in front of the stalls there will be a 5 foot wide planter with trees, shrubs, and groundcover. Additional landscape fingers with trees are also shown at some of the enclosed garage entrances.

#### Elevations

The plans depict the multi-family development will have unified and consistent modern architecture with multiple surface planes and building height variations. The building will range in height from 42 feet to 55 feet at its highest point. The major portions of the building are 40 to 52 feet high. The areas that extend up to 55 feet are to accommodate 2 chimneys above the fourth floor. Above the fourth floor there is a small rooftop entertainment deck that faces east towards the "Strip". The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. Accents consist of recessed lines, pop-outs, wrought iron railing, and metal canopy shade structures located at various entrances.

#### Floor Plans

The plans show a mix of 1 and 2 bedroom units consisting of 20 studio units, 70 one bedroom units, and 70 two bedroom units. The residential units are between 550 square feet and 1,150 square feet in area. The clubhouse is shown at 8,500 square feet with a fitness room, club room, common area, leasing office, and reception area.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that a commercial project has not been developed on this site and additional residential development would benefit the area. Properties surrounding this site have been recently approved for residential uses at densities between 20 and 32 dwelling units per acre, making this parcel appropriate for additional residential rather than commercial development. The proposed project is also similar in density and height as previously approved multi-family developments. The applicant also states that the proposed development conforms to several policies in the Comprehensive Master Plan such as Urban Specific Policy 10 which encourages the site design to be compatible with adjacent land uses. The development meets most of the required design standards for an R-5 zoned multiple family development, and will provide a housing option that is compatible with the area.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1244-98	Reclassified 150 acres including the subject site to C-2 zoning to allow a regional shopping center	Approved by BCC	December 1998

Various land use applications were approved on the surrounding parcels in conjunction with the existing shopping center to the east and the existing apartment uses to the west and south.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	C-2	Grand Canyon shopping center
South	Residential Urban Center (18 du/ac to 32 du/ac) & Commercial General	R-4	Multi-family apartment complex
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multi-family apartment 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, 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 Spring Valley Land Use Plan was adopted in October 2014 and there have been no changes in law, policies, trends, facts, or the character/condition of the area. However, based on the character of the neighborhood, the development proposed by the applicant may be more consistent and compatible with the surrounding area than a commercial development for this site. This parcel has been zoned commercial for a number of years and has not been developed; therefore, multi-family development may be more appropriate rather than commercial development on a 60 foot wide local street with no sight visibility from Flamingo Road.

- 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 development is adjacent to, and compatible with, existing multi-family residential developments to the west and south. As such, the site is uniquely situated to provide the additional housing needs, not only to the area, but also to commercial 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 based on the information submitted by the applicant and comments received from those service providers, the project is not anticipated to have substantial adverse effects on services and facilities. Additionally, the project has fully integrated, recreational amenities on-site, and will not burden public parks in the area.

However, based on information received from the Clark County School District, the elementary school located within the corresponding school zone is 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.

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

The proposed zoning and design are similar to the existing R-4 zoned developments to the west and south; therefore, staff finds that the design of this project may satisfy Urban Land Use Policy 7 of the Comprehensive Master plan which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses. The project is located near the intersection of Hualapai Way and Flamingo Road, and conforms to Urban Specific Policy 57 which encourages multiple family residential developments to locate near transit (or where it may become available) along with pedestrian and road networks that can accommodate higher residential densities.

### **Summary**

#### Zone Change

Based on the criteria listed above, staff finds that the applicant has satisfied the requirements for a compelling justification to warrant approval of the application. The plans depict a use, design, and geographic location that will result in a land use that is less intense than allowed by the Commercial General land use category designated for the site. Based on the requested zoning, staff finds that the density and intensity proposed by this request will result in a land use that is compatible with the development to the west and south. Therefore, this project satisfies Urban Specific Policy 7 of the Comprehensive Master Plan which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses; therefore, staff finds the proposed project is compatible with the existing, approved, and planned development in the area.

#### Waivers of Development Standards

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

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

#### Waiver of Development Standards #1

The applicant is requesting a 10 percent increase in building height (5 feet). This increase in building height is to allow chimneys on the fourth floor above a couple of units and will be compatible with the design of 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

Staff has no practical objection regarding the increase wall height. Staff finds that the wall will not detract from the overall aesthetics of the area since the increased wall height is located along the rear portions of 2 large retail buildings (Kohl's and Target). The wall will have a decorative stucco finish and will not adversely impact the surrounding properties. Furthermore, the proposed decorative wall complies with Urban Specific Policy 16 of the Comprehensive Master Plan which encourages all new perimeter walls to be decorative with designs to visually minimize the stark appearance of a monotonous block wall face; therefore, staff can support this waiver.

#### Design Review #1

Staff finds the project conforms to Urban Land Use Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The residential building is designed with various pop-outs, recesses, and varying roof heights on all sides of the buildings, to break up the vertical and horizontal lines of the buildings. The project also complies with Urban Specific Policy 51 which states that all multiple family projects should provide several amenities such as usable open space, swimming pools, barbeque pits, and community centers. The project provides a swimming pool within landscaped courtyards, a clubhouse, and various other amenities.

#### Design Review #2

Along portions of the perimeter of the parking lot there are no landscape fingers shown on the plans due to covered parking. In order to mitigate the elimination of landscape fingers, the applicant is proposing a 5 foot wide planter (where not required) with trees, shrubs, and groundcover. Additional landscape fingers with trees are also shown at some of the enclosed garage entrances; therefore, staff supports this alternative parking lot design since the plant material is equitably distributed in other areas of the site.

#### Public Works - Development Review

##### Waiver of Development Standards #3

The applicant's request for reduced throat depth is based on the overall number of parking spaces provided on the site, however, all but 27 parking spaces are located behind gated entries. The parking spaces outside the gates are intended for prospective tenants and overflow guest parking. As such, the reduced throat depth at the two driveways should have a negligible impact on traffic on Eula Street, a 60 foot wide road.

The majority of users of the site will proceed to either the northern resident and visitor gate, which has a throat depth of approximately 140 feet to the call box or to the southern resident only gate. Residents will be issued a remote gate opener to access either gate. Based on the design of the site with the significant distance to the call box and to the gate on the southern driveway, staff has no objection to this request.

### Design Review #3

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 8, 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;
- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Eula Street and a portion of the elbow at the intersection of Eula Street and Rochelle Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- 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 #0385-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

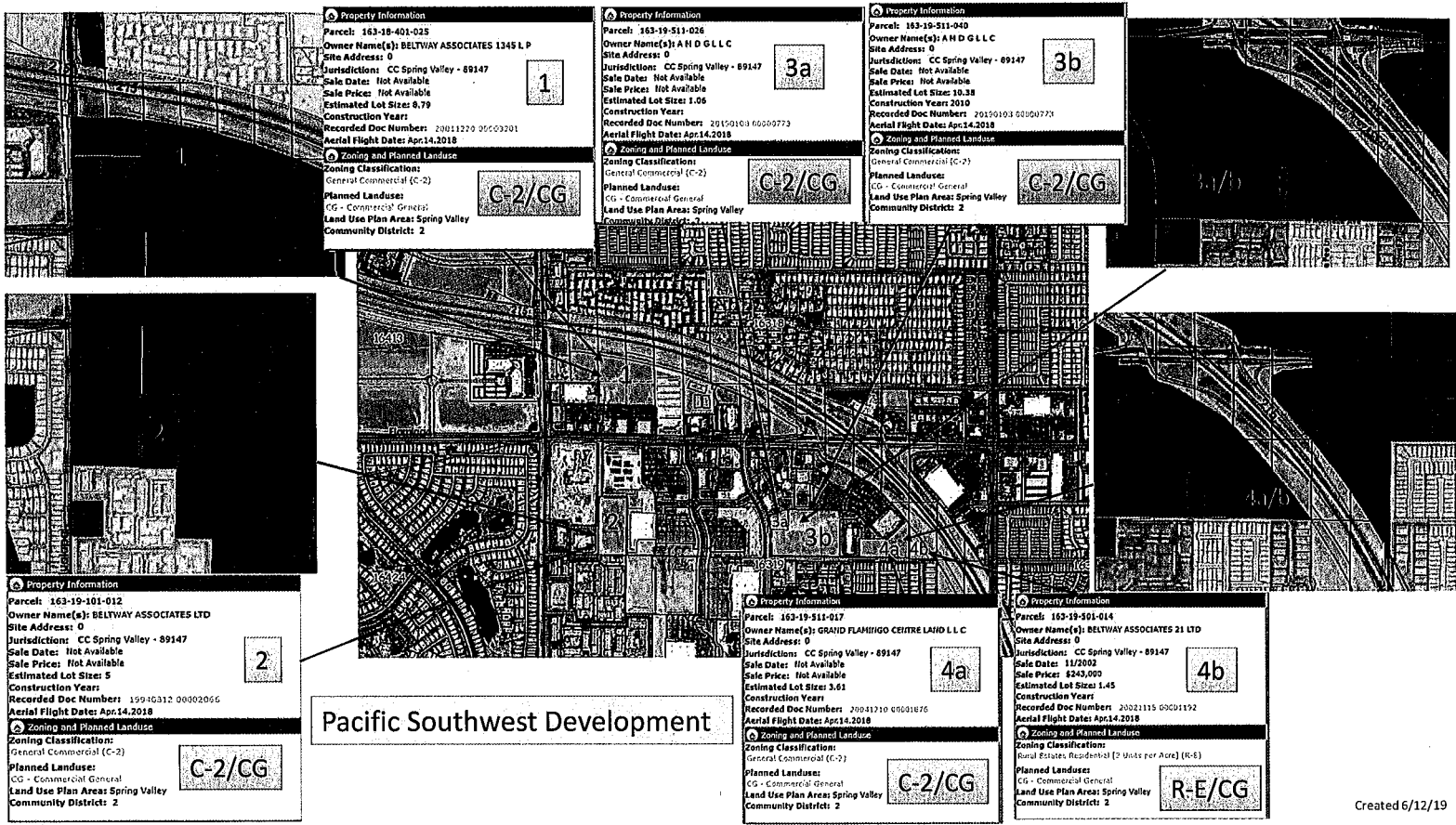
**APPROVALS:**

**PROTESTS:**

**APPLICANT: PACIFIC SOUTHWEST DEVELOPMENT**

**CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 900, LAS VEGAS, NV 89135**

**DRAFT**



**Property Information**  
 Parcel: 163-19-401-025  
 Owner Name(s): BELTWAY ASSOCIATES 1345 LP  
 Site Address: 0  
 Jurisdiction: CC Spring Valley - 89147  
 Sale Date: Not Available  
 Sale Price: Not Available  
 Estimated Lot Size: 8.79  
 Construction Year:  
 Recorded Doc Numbers: 20011270 00003201  
 Aerial Flight Date: Apr.14.2018

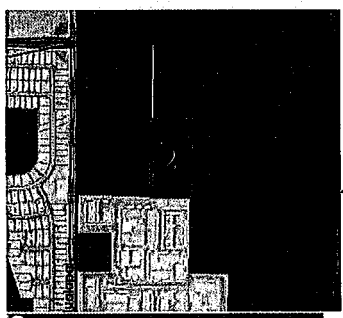
**Zoning and Planned Landuse**  
 Zoning Classification:  
 General Commercial (C-2)  
 Planned Landuse:  
 CG - Commercial General  
 Land Use Plan Area: Spring Valley  
 Community District: 2

**Property Information**  
 Parcel: 163-19-511-026  
 Owner Name(s): A N D G L L C  
 Site Address: 0  
 Jurisdiction: CC Spring Valley - 89147  
 Sale Date: Not Available  
 Sale Price: Not Available  
 Estimated Lot Size: 1.06  
 Construction Year:  
 Recorded Doc Numbers: 20150103 00000773  
 Aerial Flight Date: Apr.14.2018

**Zoning and Planned Landuse**  
 Zoning Classification:  
 General Commercial (C-2)  
 Planned Landuse:  
 CG - Commercial General  
 Land Use Plan Area: Spring Valley  
 Community District: 2

**Property Information**  
 Parcel: 163-19-511-040  
 Owner Name(s): A N D G L L C  
 Site Address: 0  
 Jurisdiction: CC Spring Valley - 89147  
 Sale Date: Not Available  
 Sale Price: Not Available  
 Estimated Lot Size: 10.38  
 Construction Year: 2010  
 Recorded Doc Numbers: 20150103 00000773  
 Aerial Flight Date: Apr.14.2018

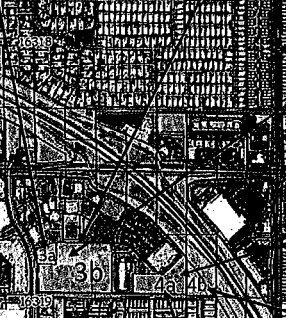
**Zoning and Planned Landuse**  
 Zoning Classification:  
 General Commercial (C-2)  
 Planned Landuse:  
 CG - Commercial General  
 Land Use Plan Area: Spring Valley  
 Community District: 2



**Property Information**  
 Parcel: 163-19-101-012  
 Owner Name(s): BELTWAY ASSOCIATES LTD  
 Site Address: 0  
 Jurisdiction: CC Spring Valley - 89147  
 Sale Date: Not Available  
 Sale Price: Not Available  
 Estimated Lot Size: 5  
 Construction Year:  
 Recorded Doc Numbers: 15940312 00002056  
 Aerial Flight Date: Apr.14.2018

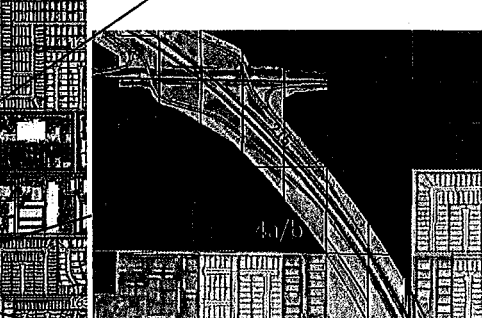
**Zoning and Planned Landuse**  
 Zoning Classification:  
 General Commercial (C-2)  
 Planned Landuse:  
 CG - Commercial General  
 Land Use Plan Area: Spring Valley  
 Community District: 2

**Pacific Southwest Development**



**Property Information**  
 Parcel: 163-19-511-017  
 Owner Name(s): GRAND FLAMINGO CENTRE LAND L L C  
 Site Address: 0  
 Jurisdiction: CC Spring Valley - 89147  
 Sale Date: Not Available  
 Sale Price: Not Available  
 Estimated Lot Size: 3.61  
 Construction Year:  
 Recorded Doc Numbers: 20041210 00001876  
 Aerial Flight Date: Apr.14.2018

**Zoning and Planned Landuse**  
 Zoning Classification:  
 General Commercial (C-2)  
 Planned Landuse:  
 CG - Commercial General  
 Land Use Plan Area: Spring Valley  
 Community District: 2



**Property Information**  
 Parcel: 163-19-501-014  
 Owner Name(s): BELTWAY ASSOCIATES 21 LTD  
 Site Address: 0  
 Jurisdiction: CC Spring Valley - 89147  
 Sale Date: 11/2002  
 Sale Price: \$243,000  
 Estimated Lot Size: 1.45  
 Construction Year:  
 Recorded Doc Numbers: 20021115 00001192  
 Aerial Flight Date: Apr.14.2018

**Zoning and Planned Landuse**  
 Zoning Classification:  
 Rural Estate, Residential (2 Units per Acre) (R-E)  
 Planned Landuse:  
 CG - Commercial General  
 Land Use Plan Area: Spring Valley  
 Community District: 2





03/03/20 PC AGENDA SHEET

SCHOOL  
(TITLE 30)

DURANGO DR/EDNA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-20-0032-EDNA ENTERPRISES, LLC:**

**USE PERMIT** for a proposed school (driving) in conjunction with an existing office complex on 0.9 acres in a C-P (Office and Professional) Zone.

Generally located on the south side of Edna Avenue, approximately 500 feet east of Durango Drive within Spring Valley. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:  
163-09-312-021

LAND USE PLAN:  
SPRING VALLEY - OFFICE PROFESSIONAL

**BACKGROUND:**

**Project Description**  
General Summary

- Site Address: 8515 Edna Avenue
- Site Acreage: 0.9
- Project Type: School
- Parking Required/Provided: 60/97 (entire complex)

Site Plans

The plans depict an existing office complex with a leased space of approximately 1,172 square feet dedicated for a proposed driving school within Building "A". The site has cross access with the adjacent office buildings (Building "B" & "C") for on-site parking, for a total of 97 spaces. The proposed school will only occupy a portion of Building "A". Access to the site is from Edna Avenue, which serves the whole office complex.

Landscaping

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

Elevations

Three buildings are shown all of which are 1 story. The existing building materials consist of painted, split-faced, block walls with a stucco finish and storefront windows.

Floor Plans

The floor plans consist of 2 suites adjacent to each other, Suites 150 and 160. A total of 780 square feet is dedicate for classroom use and 392 square feet is dedicated for office use, which also has a bathroom and reception area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they will operate a private driving school at this location. The proposed school (A Safeway Driving School) has been in operation since 1991 in Las Vegas. The applicants purchased the business on January 1, 2000 when it was located at a different site on Sahara Avenue. In 2005, the business was moved to 3455 Durango Drive and due to ongoing issues with a neighboring restaurant that allows alcohol uses, it was decided to relocate. The school is set up to provide classroom training for teen drivers who are required to complete 30 hours of training. The maximum number of students allowed is 30, as well as behind the wheel instruction, who will be dropped off and picked up for each class. Classes will be held on weekends only during the school year from 9:00 a.m. to 5:00 p.m. and conduct weekday classes from 9:00 a.m. to 3:00 p.m. during the summer. Fleet cars used to train drivers will not be parked at this site and driving instructors will pick-up students at their place of residence. No students will meet their driving instructors at the school.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0797-07	Minor training facility	Approved by PC	August 2007
DR-0663-03	Office and retail projects	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Multi-family development
South	Commercial Neighborhood	C-1	Mini warehouse
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residences
West	Office Professional	C-P	Offices

**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 does not foresee any adverse impacts to the surrounding properties. There will be no noticeable changes to the property itself, and the proposed school will operate classroom instruction on weekends during the school year and limited weekdays during school summer recess. Behind the wheel instruction will not occur at this location, and fleet cars used for on the road driving instructions will not be parked at this location as instructors will coordinate pick-up at student residences; therefore, staff can support this request.

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

- 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: CLEMOS KELLY  
CONTACT: CLEMOS KELLY, 8515 EDNA AVE., SUITE 160, LAS VEGAS, NV 89117**



03/03/20 PC AGENDA SHEET

VEHICLE MAINTENANCE & REPAIR  
(TITLE 30)

TROPICANA AVE/JONES BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-20-0050-PAIR-A-DICE, LLC:

USE PERMITS for the following: 1) vehicle maintenance in a C-1 zone; and 2) vehicle repair in a C-2 zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a vehicle repair use to a residential use.

DESIGN REVIEW for two proposed buildings consisting of vehicle maintenance and repair within a portion of an existing retail and automotive center on 1.9 acres in a C-1 (Local Business) and a C-2 (General Commercial) Zone.

Generally located 190 feet north of Tropicana Avenue, 270 feet east of Jones Boulevard within Spring Valley. MN/rk/jd (For possible action)

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RELATED INFORMATION:

APN:  
163-24-410-008; 163-24-410-011

WAIVER OF DEVELOPMENT STANDARDS:  
Reduce the separation from a vehicle repair use to a residential use to 10 feet where a minimum of 200 feet is required per Table 30.44-1 (a 95% reduction).

LAND USE PLAN:  
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:  
Project Description  
General Summary

- Site Address: 4846 S. Jones Boulevard
- Site Acreage: 1.9
- Project Type: Proposed vehicle maintenance and repair
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 2,175 (vehicle maintenance)/16,200 (vehicle repair)
- Parking Required/Provided: 99/99

### Site Plans

The plans depict a proposed vehicle maintenance and repair facility consisting of 2 buildings. The smaller maintenance building is located near the middle of the shopping center and the larger vehicle repair building is located at the northeast corner of the shopping center. The parcel that is proposed for vehicle maintenance has both C-1 and C-2 zoning, while the parcel for vehicle repair is zoned C-2. Both of these parcels will have direct access to the internal private drives of the commercial center. The overall center has multiple driveways on Tropicana Avenue to the south and Jones Boulevard to the west. There are 2 roll-up doors associated with the vehicle maintenance building that faces south and internal to the development, and 10 roll-up doors that face south and west associated with the vehicle repair building. The parcel with vehicle repair has a common property line with existing mobile home park zoned C-2. The vehicle maintenance is approximately 245 feet west of the property line of the mobile home park. All the required parking associated with both buildings are located along the south, east, and west sides of the buildings.

### Landscaping

Internal to both parcels, landscaping is shown throughout the parking lot and around the building footprints. A 10 foot wide landscape buffer with trees spaced 20 feet apart is shown along the north and east property lines of the vehicle repair parcel. Additionally, a 6 foot high CMU block wall exists between the commercial center and the mobile home park.

### Elevations

The buildings are 1 story, up to 24 feet high, and similar in design. The roofs of the buildings are flat with parapet walls and cornice treatments ranging in height from 20 feet to 24 feet. The façade consists of a stucco finish and reveal bands. Two roll-up doors are located on the south side of the vehicle maintenance building, and 10 roll-up doors are located on the south and west sides of the vehicle repair building. All roll-up doors face interior to the site or are screened from public view by the building itself or other buildings on-site.

### Floor Plans

The 2,175 square foot maintenance building consists of 2 vehicle maintenance bays, storage space, and a sales area. The 16,200 square foot repair building consists of 10 vehicle repair bays, storage space, and a sales area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the current businesses within the shopping center are a mix of commercial, restaurant, and automotive uses; and therefore, the proposed uses will be a good fit within the site. Also, the combination of landscaping and a buffer wall will mitigate the setback to the mobile home park along the north and east property lines.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-1996-96	Reclassified portions of this site to C-2 zoning	Approved by BCC	January 1997
ZC-1284-95	Reclassified portions of this site to C-1 zoning	Approved by BCC	September 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Commercial General	C-2	Mobile home park
South & West	Commercial General	C-1 & C-2	Remaining portions of the shopping center

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Use Permits

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 and repair facility will generate noise, odors, and generally obnoxious impacts that are not compatible with the residential use located only 10 feet to the east of the building. In addition, 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.

Waiver of Development Standards & Design Review

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

As noted above, vehicle maintenance and repair facilities could have an adverse impact to the immediate area. Staff is concerned that the significant reduction in separation to the residential use to the north and east could cause issues in the future; therefore, staff cannot support these requests.

**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.

**Building Department - Fire Prevention**

- Applicant is advised that operational permits may 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 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: ALI KAVEH  
CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW BLVD, #200F, LAS VEGAS,  
NV 89118



SUPPER CLUB  
(TITLE 30)

DURANGO DR/TWAIN AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-20-0034-3655 SOUTH DURANNGO, LLC:**

**USE PERMIT** to reduce the separation of an on-premises consumption of alcohol (supper club) in conjunction with an existing retail commercial center on a portion of 4.0 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Durango Drive and Twain Avenue within Spring Valley. JJ/sd/jd (For possible action)

**RELATED INFORMATION:**

**APN:**  
163-17-604-006 ptn

**USE PERMIT:**  
Reduce the separation for a proposed supper club to 20 feet where 200 feet is required per Table 30.44-1 (a 90% reduction).

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

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: 3655 S. Durango Drive
- Site Acreage: 4 (portion)
- Project Type: Supper Club
- Square Feet: 2,000
- Parking Required/Provided: 217/226

Site Plans

The plans depict an existing retail shopping center located at the northwest corner of Durango Drive and Twain Avenue. The overall shopping center is approximately 29,830 square feet with a separate convenience store at approximately 4,184 square feet and a restaurant at approximately 5,000 square feet. The proposed supper club will be located in the main shopping center building along the west property line. The request is to reduce the separation from adjacent residential uses to the west to 20 feet.

Landscaping

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

Elevations

The plans depict an existing shopping center building at 22 feet in height with a flat roofline and pitched roofline with architectural enhancements and a stucco finish.

Floor Plans

The plans depict a 2,000 square foot restaurant with a kitchen, seating area, and bar.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they would like to open their restaurant as a supper club as this will offer more amenities to their customers similar to other establishments. The applicant has stated that they close business hours for the restaurant at 10:00 p.m. every night.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0077-10	Outside auto detailing	Approved by BCC	June 2010
UC-1535-96	Outside dining	Approved by PC	October 1996
UC-0881-96	Outdoor patio	Approved by PC	July 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Retail
South & West	Residential Suburban (up to 8 ac/ac)	R-2	Single family residences
East	Public Facilities	P-F	Park

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

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

Staff finds that the proposed restaurant with on-premises consumption of alcohol (supper club) is compatible with the existing uses within the commercial center. Retail and restaurant uses already exist in the center without any known issues. The proposed use is consistent and compatible with the area and finds that the on-premises consumption of alcohol and a reduction in the setback from residential use to the west will have no impact to the neighboring residential development. Existing landscaping and a block wall will act as a buffer. In addition, the applicant has stated that they will close business every night at 10:00 p.m., thus limiting any impacts to residential uses. No outside dining or consumption of alcohol is proposed with this request; therefore, staff can support the request.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Current Planning**

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

**Public Works - Development Review**

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: JORGE PEREZ

CONTACT: DANIEL ARELLANES, 100 FIRES LLC, 3655 S. DURANGO, SUITE 18, LAS VEGAS, NV 89147

