

Spring Valley Town Advisory Board

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

March 10, 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 insert name of contact at phone number and is/will be available at the County's website at www.clarkcountynv.gov.

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

Yvette Williams – Vice Chair
Catherine Godges

Secretary: Carmen Hayes 702-371-7991 chayes70@yahoo.com

County Liaison: Mike Shannon 702-455-8338 mds@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes February 11, 2020 and February 25, 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 March 10, 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)

VI. Planning & Zoning

1. **VS-20-0075-L T F REAL ESTATE COMPANY, INC:**
VACATE AND ABANDON a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/rk/jd (For possible action) **03/17/20 PC**
2. **VS-20-0112-EHSANI AZAR MIDOKHT REVOCABLE LIVING TRUST ETAL & EHSANI AZAR:**
VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane (alignment) and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action) **04/07/20 PC**
3. **VS-20-0124-RUSSELL MINI STORAGE PARTNERS, LLC:**
VACATE AND ABANDON easement of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Warbonnet Way within Spring Valley (description on file). MN/md/jd (For possible action) **04/07/20 PC**
4. **WC-20-400011 (ZC-19-0477)-6338 WEST DESERT INN, LLC:**
WAIVERS OF CONDITIONS for a zone change requiring the following: **1)** full off-site improvements for El Camino Road; **2)** commercial pan driveway per Uniform Standard Drawings 224; and **3)** reconstruct any unused driveways with full off-site improvements for a previously approved conversion of an existing single family residence into an office CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor. Generally located on the northwest corner of Desert Inn Road and El Camino Road within Spring Valley (description on file). JJ/lm/ja (For possible action) **03/18/20 BCC**
5. **NZC-20-0110-POST ROAD GROUP INVESTORS, LLC:**
ZONE CHANGE to reclassify 17.5 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** alternative landscaping; and **3)** alternative driveway geometrics.
DESIGN REVIEW for a multiple family residential development in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). JJ/al/ja (For possible action) **04/07/20 PC**

6. **UC-20-0125-TAKACH ROBERT & CAYME:**
USE PERMITS for the following: 1) allow an accessory structure (garage) not architecturally compatible to the principal residence; and 2) allow alternative design standards for an accessory structure.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street setback; and 2) allow alternative driveway geometrics on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Tenaya Way approximately 200 feet south of Darby Avenue within Spring Valley. JJ/bb/jd (For possible action) 04/07/20 PC
7. **AR-20-400016 (UC-18-0911)-KENOWOYO INVESTMENT I, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to redesign an existing school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; 2) reduce accessory structure setback; 3) reduce gate setback; 4) allow non-decorative screening; 5) allow unscreened mechanical equipment; 6) trash enclosure setback; and 7) off-site improvements (curb, gutter, sidewalk, and partial paving).
DESIGN REVIEW to redesign an existing school on a 2.0 acre portion of a 4.2 acre site in an R-E (Rural Estates Residential) Zone. Generally located on the northwest corner of Oakey Boulevard and Red Rock Street within Spring Valley. JJ/lm/ja (For possible action) 04/08/20 BCC
8. **ET-20-400018 (UC-0787-17)-LAUB, JOEL A. AND LAUB, KIMBERLY L. FAMILY TRUST:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) increase manager's unit area; and 2) waive mixed-use development design standards.
DESIGN REVIEWS for the following: 1) modify an approved office/warehouse complex with manager's units; and 2) modify a parking lot on 5.6 acres in conjunction with an existing office/warehouse complex with manager's units in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/lm/jd (For possible action) 04/08/20 BCC
9. **ET-20-400023 (UC-17-1014)-CHURCH HAMERE N K M W S T M E O T:**
USE PERMIT FIRST EXTENSION OF TIME to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/tk/jd (For possible action) 04/08/20 BCC
10. **UC-20-0109-LORILL PROPERTY, LLC:**
USE PERMIT for a massage establishment in conjunction with a retail and office center on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Rainbow Boulevard and the south side of Tropicana Avenue within Spring Valley. MN/nr/jd (For possible action) 04/08/20 BCC
11. **ZC-20-0122-CENTURY RHODES RANCH G C, LLC:**
ZONE CHANGE to reclassify 155 acres from R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to P-F (Public Facilities) P-C (Planned Community Overlay District) Zone for an existing golf course in conjunction with an existing single family residential development in the Rhodes Ranch Master Planned Community. Generally located on the south side of Warm Springs Road and the west side of Durango Drive within Spring Valley (description on file). JJ/jor/jd (For possible action) 04/08/20 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: March 31, 2020

X. Adjournment

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

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

03/17/20 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BUTLER ST/PITCHING AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0075-L T F REAL ESTATE COMPANY, INC:

VACATE AND ABANDON a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-04-101-026

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

The plans show the vacation and abandonment of a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue. There will be a 90 degree turn in the public street from Butler Street to Pitching Avenue. According to the applicant, a turning analysis was conducted of the proposed improvements, and two trucks can simultaneously navigate this turn without conflict.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0982	Reclassified the subject to C-2 zoning for a health club with accessory commercial uses, and waivers for increased building height, reduced landscaping, and alternative driveway geometrics	Approved by BCC	January 2020
VS-19-0817	Vacated and abandoned easements	Approved by BCC	December 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store, gasoline station, & medical office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South*	Commercial General	U-V	Approved mixed-use development
East	Commercial General	C-2	Office buildings & undeveloped
West	Commercial Tourist	C-2	Large scale retail business (IKEA)

*Immediately to the south is the 215 Beltway.

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 portion of Rafael Rivera Way if required by Public Works - Design Division;
- Grant maintenance access easements and any other easements as required by Public Works;
- Coordinate with Public Works - Development Review Division regarding the location and design of maintenance access easements;
- 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: TRAVER JONES
CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING, 1895 VILLAGE CENTER
CIRCLE, LAS VEGAS, NV 89134

DRAFT



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04/07/20 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

QUARTERHORSE LN/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0112-EHSANI AZAR MIDOKHT REVOCABLE LIVING TRUST ETAL & EHSANI AZAR:

VACATE AND ABANDON easements of interest to Clark County located between Quarterhorse Lane (alignment) and Roy Horn Way, and between Martin Avenue (alignment) and Sunset Road; and a portion of a right-of-way being Sunset Road located between Roy Horn Way and Quarterhorse Lane (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements located within the interior of the project site in addition to the vacation of an 8 foot wide patent easement adjacent to the east side of Quarterhorse Lane (alignment). The applicant states that due to the development of the surrounding areas, the street patterns have been established and the patent easements are no longer needed to serve the public interest for roadway or utility purposes.

The plans also depict the vacation and abandonment of a portion of right-of-way being Sunset Road, with an area of 2,491 square feet, located at the southwest corner of Sunset Road and Roy Horn Way. The applicant states that the right-of way that is being vacated is no longer needed by the public due to the re-design of the drainage channel in the surrounding area, and the vacation of the previous right-of-way directly to the east associated with drainage facilities is no longer needed by the public.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0921	Reclassified 16.4 acres from R-E to R-4 zoning for a proposed multiple family development consisting of 326 units	Pending decision by BCC	March 4, 2020
VS-19-0598	Vacated and abandoned a portion of right-of-way being Roy Horn Way	Approved by PC	October 2019
PA-18-700002	Re-designate the land use category from RS (Residential Suburban) to RUC (Residential Urban Center) for the subject parcels to the west	Withdrawn	April 2018
PA-18-700003	Re-designated the land use category from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) for the 3 undeveloped parcels to the south	Approved by BCC	April 2018
VS-0901-17	Vacated and abandoned a portion of right-of-way being the CC 215	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of right-of-way being the CC 215	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres from R-E & R-2 zoning to R-2 zoning, with a design review for a single family residential development	Approved by BCC	March 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Medical office, retail complex, & undeveloped
South	Residential Urban Center (18 to 32 du/ac)	R-E & R-2	Undeveloped & single family homes
East	Public right-of-way	R-E	CC 215
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

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

- Right-of-way dedication to include 25 feet to the back of curb for Quarterhorse Lane and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PICERNE DEVELOPMENT CORPORATION

CONTACT: DRC SURVEYING NEVADA INC, 7080 LA CIENGA ST, ST 200, LAS VEGAS, NV 89117

04/07/20 PC AGENDA SHEET

EASEMENT
(TITLE 30)

DURANGO DR/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0124-RUSSELL MINI STORAGE PARTNERS, LLC:

VACATE AND ABANDON easement of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Warbonnet Way within Spring Valley (description on file). MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-33-114-002

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a public drainage easement, with an area of 518 square feet, located along the north property line of the project site adjacent to Russell Road. The applicant states the vacation is necessary due to the fact that the mini-warehouse development will be installing a new area drain within this easement to capture private on-site flows in the place of an existing headwall. Because these new improvements will be maintained by the property owner, the public easement needs to be vacated as Clark County will not be responsible for the maintenance.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400225 (ZC-0546-15)	Landscaping per plans on file in conjunction with a previously approved shopping center	Approved by BCC	November 2018
UC-18-0790	Mini-warehouse, commercial vehicle rental and recreational vehicle storage, with a waiver for building height, and design reviews for a mini-warehouse, comprehensive sign package and increased finished grade	Approved by BCC	November 2018
ZC-0546-15	Reclassified the site to C-1 zoning for a shopping center	Approved by BCC	December 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Flamingo Detention Basin
South	Commercial Neighborhood	C-2	Office complex
East	Residential High (8 to 18 du/ac) & Residential Suburban (up to 8 du/ac)	R-3 & R-2	Multi-family
West	Commercial General	C-2	Convenience store, gasoline station, & coffee shop

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 the easement 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

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

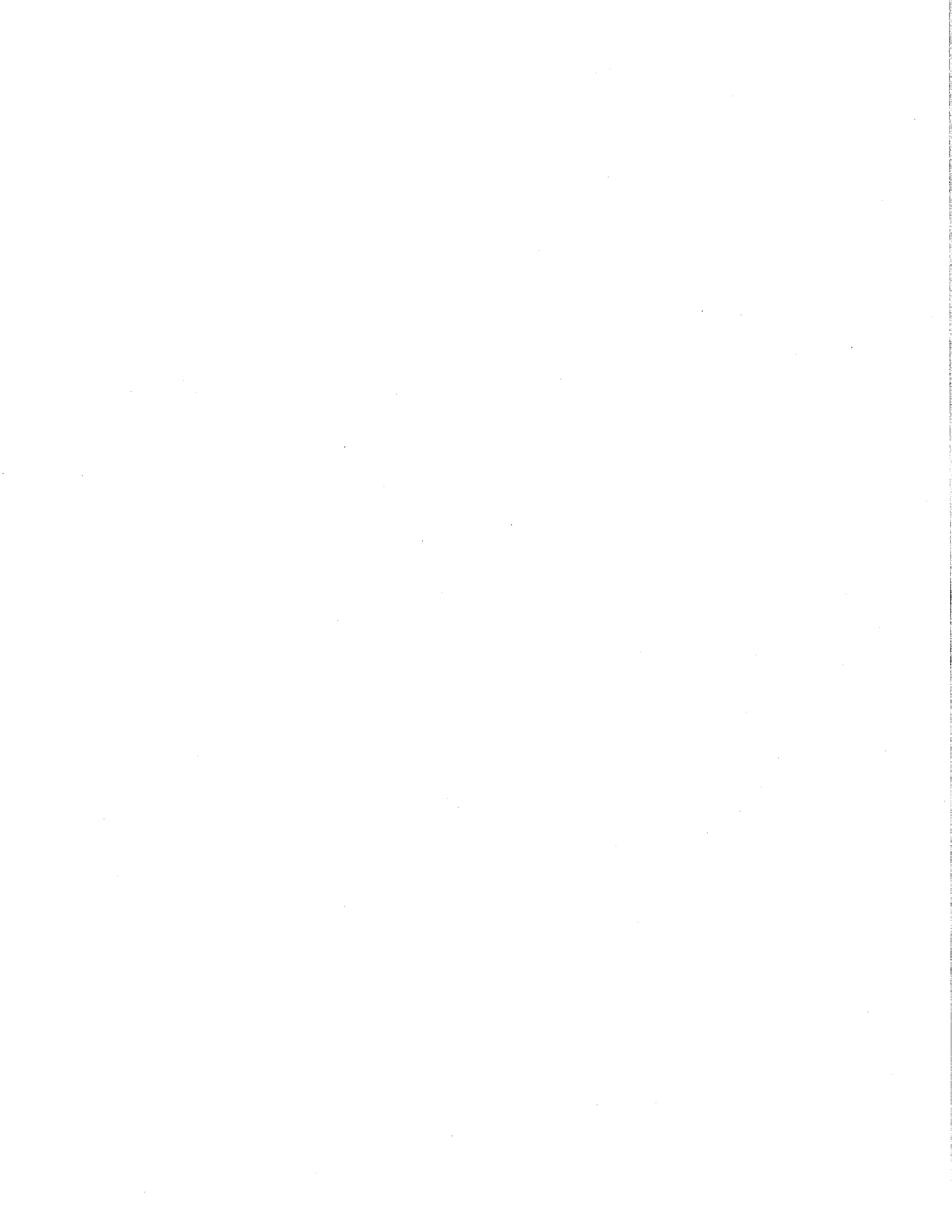
Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RUSSELL MINI STORAGE PARTNERS LLC
CONTACT: JOHN MAREK, LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD,
SUITE 100, LAS VEGAS, NV 89118

DRAFT



03/18/20 BCC AGENDA SHEET

OFFICE CONVERSION
(TITLE 30)

DESERT INN RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400011 (ZC-19-0477)-6338 WEST DESERT INN, LLC:

WAIVERS OF CONDITIONS for a zone change requiring the following: **1)** full off-site improvements for El Camino Road; **2)** commercial pan driveway per Uniform Standard Drawings 224; and **3)** reconstruct any unused driveways with full off-site improvements for a previously approved conversion of an existing single family residence into an office CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor.

Generally located on the northwest corner of Desert Inn Road and El Camino Road within Spring Valley (description on file). JJ/lm/ja (For possible action)

RELATED INFORMATION:

APN:

163-11-805-014

LAND USE PLAN:

SPRING VALLEY RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6338 W. Desert Inn Road
- Site Acreage: 0.5
- Project Type: Office conversion
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,934
- Parking Required/Provided: 16/16

Site Plans

This parcel is located within the Desert Inn Road Transition Corridor Overlay District. The approved plans depict an existing single family residence being converted into a proposed office. The building is centrally located within the center portion of the site. The site has access to Desert Inn Road via a single driveway. The original plans show a proposed 16 foot wide drive aisle along the east elevation of the building. On-site parking spaces are located to the south and east of the building.

Landscaping

The approved plan depicts a 20 foot wide landscaping area along the northern property line (rear yard) and a 10 foot wide landscape area along the western property line, in accordance with Code for Commercial Residential Transition uses. In addition, landscaping is provided within the interior portions of the parking lot. Trees will consist of Date Palms, Crape Myrtle, Blue Atlas Cedar, and Australian Willow. Groundcover will consist of Dwarf Box Leaf, Sage, and Pampas Grass. No additional street landscaping is being proposed along either Desert Inn Road or El Camino Road.

Elevations

The approved plans show an existing single family residence 18 feet in height with pitched roofline with asphalt shingles, wood paneling, and stucco finish with architectural enhancements.

Floor Plans

The approved plans show a 3,934 square foot floor plan with offices, conference room, breakroom, kitchen, patio, and reception area. The existing garage will be converted into an office.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-19-0477.

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Full off-site improvements for El Camino Road;
- Commercial pan driveway per Uniform Standard Drawings 224;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that compliance with Uniform Standard Drawings is required; signs shall not encroach into public right-of-way, easements, or sight-visibility zones; and that if the applicant is constructing a new driveway, the west edge of the pan driveway must be located 6 feet from any utility pole and the east edge of the pan driveway must be located 10 feet from the drop inlet per Uniform Standard Drawing 402.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

WAIVER OF DEVELOPMENT STANDARDS #6 WAS WITHDRAWN.

Applicant's Justification

The applicant indicates that none of the similarly CRT zoned properties along Desert Inn Road on the same block, or with in the designated Desert Inn Road Corridor have had to meet similar off-site improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0477	Reclassified 0.5 acres to CRT with waivers to eliminate street landscaping, reduced wall height, reduced drive aisle geometrics for an office	Approved by BCC	September 2019
ZC-0382-02	Reclassified 0.6 acres from R-E to CRT zoning with a design review to convert existing single family dwelling to office building - expired	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residence

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Waiver of Conditions #1

While staff understands that the applicant is trying to keep the minimum off-site improvements along El Camino Road in lieu of constructing full off-sites with the proposed commercial project, historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support this request.

Waiver of Conditions #2

Commercial development and redevelopment is required to install curb return driveways to safely allow vehicles to slow down while entering a driveway. Pan driveways are not designed to allow a smooth movement and result in drivers needing to slow down to nearly a complete stop to negotiate the ingress movement. Staff understands that curb return driveways would be a significant detriment to the on-site development and therefore the condition of approval from the original application is to reconstruct the remaining driveways in accordance with Uniform Standard Drawing 224 to ensure that the sidewalk adjacent to the site is compliant with the

Americans' with Disabilities Act (ADA). The cost of reconstructing the existing residential pan driveways is more economical than constructing curb return driveways. Therefore, staff cannot support this request.

Waiver of Conditions #3

The applicant is also requesting to not have to reconstruct any unused driveways with full off-site improvements. Leaving the driveways in place will cause driver confusion and, as mentioned above, will result in a sidewalk that is not ADA compliant. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:

Public Works - Development Review

If approved:

- Until September 4, 2021 to review the waivers of conditions, to match the expiration date of the original application;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- No comment

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: 6338 W. DESERT INN, LLC
CONTACT: XAVIER SETO, P O BOX 370246, LAS VEGAS, NV 89137

04/07/20 PC AGENDA SHEET

APARTMENT COMPLEX
(TITLE 30)

FORT APACHE RD/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0110-POST ROAD GROUP INVESTORS, LLC:

ZONE CHANGE to reclassify 17.5 acres from R-E (Rural Estates Residential) Zone to R-4 (Multiple Family Residential - High Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; 2) alternative landscaping; and 3) alternative driveway geometries.

DESIGN REVIEW for a multiple family residential development in the CMA Design Overlay District.

Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). J/al/ja (For possible action)

RELATED INFORMATION:

APN:

163-32-301-012; 163-32-301-014; 163-32-301-015; 163-32-301-027; 163-32-301-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 39 feet where a maximum of 35 feet is permitted per Table 30.40-3 (an 11.4% increase).
2. Allow alternative landscaping with an attached sidewalk along Fort Apache Road where landscaping with a detached sidewalk is required per Figure 30.64-17.
3.
 - a. Reduce the approach distance from a driveway to a street intersection to 116 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 26.7% reduction).
 - b. Reduce the throat depth to the visitor call box for a security gate to 83 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 17% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.5
- Number of Units: 384

- Density (du/ac): 21.9
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): Up to 39
- Square Feet: 435,221
- Open Space Required/Provided: 38,400/51,230
- Parking Required/Provided: 637/647

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 17.5 acres from an R-E zone to an R-4 zone for a multiple family residential development. The applicant conducted a neighborhood meeting at the Desert Breeze Community Center at 8275 Spring Mountain Road on February 5, 2020 as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 8 of the neighbors attended the meeting. The concerns of the neighbors discussed at the meeting included crime and traffic, specifically, whether the intersection of Fort Apache Road and Patrick Lane will have a traffic signal.

Site Plans

The plans depict a multiple family residential development consisting of 384 units on 17.5 acres with a density of 21.9 dwelling units per acre. The site has frontage along Fort Apache Road to the west, Post Road to the south, Quarterhouse Lane to the east and Sobb Avenue along a portion of the northern property line at the northeast corner of the site. There is an existing flood control channel along the northwestern portion of the site. Access to the development is located in the center of the Post Road frontage of the site. The plans also depict an exit only driveway onto Post Road located on the southwestern corner of the site. The waiver for the reduced approach distance is for this exit only driveway. The 384 units are located in 16 buildings that are dispersed uniformly around the site. Additional structures include a clubhouse located in the central portion of the site and 3 garage buildings. The plans depict a total of 51,230 square feet of open space that is divided into 4 separate areas on the site. The plans indicate that the open space includes a 23,237 square foot dog park on the eastern portion of this site. The 3 remaining areas are between 3,847 square feet and 15,200 square feet so that each location is large enough to allow for active recreational uses. In addition to the 4 open space areas, the plans depict a recreation area to the north of the clubhouse that includes a pool, spa, restroom/storage building, and other recreational amenities. The western portion of the site (APNs 163-32-301-012 & 027) has Cooperative Management Area Deed Restrictions with the Clark County Department of Aviation (DOA) that would prohibit the proposed project; however, the applicant has submitted information from the DOA that the site is eligible for deed modifications to allow the project.

Landscaping

The plans depict minimum 6 foot wide landscape areas located along Post Road and Quarterhouse Lane. The plans also depict 10 foot wide landscape areas along Fort Apache Road, Sobb Avenue, and adjacent to the flood control channel and northern property line. These landscape areas consist of trees, shrubs and groundcover. Approximately 5 feet from the streets the plans depict a 6 foot high wrought iron fence. Additional landscaping is located along the inside of the fence, within the parking areas and adjacent to the building.

Elevations

All of the buildings have flat roofs behind parapet walls, and the exterior of all of the buildings have a stucco finish painted in earth tone colors. The plans indicate all of the buildings within the development will have the same color scheme. The apartment buildings are 3 stories with a maximum height of 39 feet. The parapet walls vary in height to break-up the roof lines. Architectural features of the apartment buildings include balconies with tube steel guard railings and various pop-outs and recesses to break-up the vertical and horizontal surfaces of the structures. The clubhouse is 1 story with a maximum height of 36 feet. The garage buildings are 1 story and approximately 13 feet in height.

Floor Plans

The project has a total area of 435,221 square feet that is divided between 20 buildings, including 16 apartment buildings, 3 garage buildings, and a clubhouse. The clubhouse has an area of 8,827 square feet which includes offices, mail room, gym, kitchen, game room, and lounge area. The garage buildings each have an area of 2,051 square feet which is divided into 8 spaces. The apartment buildings will be between 17,073 square feet to 35,540 square feet in area. The plans indicate the development will consist of 24 studio units, 216 one bedroom units, 132 two bedroom units, and 12 three bedroom units. The plans indicate the apartment units are between 605 square feet to 1,533 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project is compatible with other uses in the area. The request to increase building height is to allow for architectural features and mechanical equipment screening, and is not for habitable space within the proposed apartment units. The landscaping waivers are due to the location of the flood control channel and existing easements which will prevent landscaping as required by Code. The request for the reduced approach distance is for an exit only driveway for the development, and will not impair public safety.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0512-16	A proposed hospital (psychiatric) on the eastern 5 acres (163-32-301-015) - expired	Approved by PC	September 2016
ZC-1137-06	Reclassified 5.3 acres in the central portion of the site (163-32-301-014 & 032) to a U-V zoning for a mixed use development - expired	Approved by BCC	October 2006
ZC-0294-06	Reclassified the eastern 5 acres (163-32-301-015) to a U-V zoning for a mixed use development - expired	Approved by BCC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood, Commercial General & Business and Design/Research Park	R-E, R-2, & C-1	Single family residences, commercial development, & undeveloped
South	Public Facilities & Residential Urban Center (from 18 to 32 du/ac)	C-1, R-4, & R-5	Southern Hills Hospital, undeveloped, & a multiple family residential development (southwest)
East	Business and Design/Research Park	C-2	Undeveloped
West	Commercial Neighborhood	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. Since that time there have been 2 nonconforming zone change applications to allow multiple family residential developments in areas along or close to Fort Apache Road. In September 2018 NZC-18-0479 reclassified 6.3 acres planned Commercial General on the north side of Reno Avenue, 175 feet west of Fort Apache Road (APNs 163-30-513-002 & 003) from a C-2 to R-5 zoning. In June 2017 NZC-0237-17 reclassified 7.6 acres planned Commercial General on the northeast corner of Fort Apache Road and Russell Road (APNs 163-29-412-004) from C-2 to R-4 zoning. DR-0396-15 was approved in October 2015 for a mixed use development on the northwest corner of Hacienda Avenue and Fort Apache Road (163-30-616-001 & 002) in a U-V zone on 8.8 acres. This mixed use project included 308 residential units with a density of 30.8 dwelling units per acre, which have been constructed. Since the adoption of the Spring Valley Land Use Plan there has been a trend along Fort Apache Road to allow higher density, multiple family residential developments.

- 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.*

As stated above, there has been a trend to allow multiple family residential developments along portions of Fort Apache Road. NZC-18-0479 was approved for a multiple family residential development with 206 units on 6.3 acres with a density of 33 dwelling units per acre. NZC-0237-17 was approved for a multiple family residential development with 192 units on 8.5 acres with a density of 22.8 dwelling units per acre. DR-0396-15 approved a mixed use development on 8.8 acres that included 308 residential units with a density of 30.8 dwelling units per acre. The eastern half of this site was approved for 2 mixed use developments (ZC-1137-06 & ZC-0294-06). These mixed use developments approved a combined total of 384 units on 10.3 acres with a density of 37.3 dwelling units per acre. To the southwest of this site is an existing multiple family residential development in an R-5 zone consisting of 231 units on approximately 11.7 acres with a density of 19.7 dwelling units per acres. The density and intensity of the proposed project is compatible with existing and approved multiple family residential developments along Fort Apache Road, and with past approvals for mixed use developments on portions of this site.

- 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.*

There has been no indication from service providers that the approval of this request will have a substantial adverse effect on public services and facilities in this area. However, the proposed increase in density for the site would create an increase in the number of students for schools in this area. Information provided by the Clark County School District (School District) indicates the schools that would serve this area are over capacity. The proposed development would also increase demand for parks within the Spring Valley Planning Area. The increased demand for parks would be offset by the proposed 51,230 square feet of open space within the development that is being provided for the residents.

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

The proposed development complies with Goal 7 of the Comprehensive Master Plan which encourages providing housing alternatives to meet a range of lifestyle choices, ages and affordability levels. The site is located on Fort Apache Road and Post Road and is located along a mass transit route, close to mass transit stops which supports multiple family residential development. The site is also located in close proximity to other multiple family residential developments, office/commercial developments, and public facilities; therefore, the project complies in part with Urban Specific Policy 10 of the Comprehensive Master Plan to encourage site designs to be compatible with adjacent land uses and off-site circulation patterns. The request also complies in part with Urban Specific Policy 53 to ensure that multiple family developments are compatible with adjoining land uses and densities. Additionally, the request complies with Urban Specific Policy 57 of the Comprehensive Master Plan to encourage multiple family developments to locate near transit along with pedestrian and road networks that can accommodate higher residential densities.

Summary

Zone Change

There is a trend within portions of the Spring Valley area along Fort Apache Road for more multiple family residential development. The density and intensity of the proposed project is compatible with existing and planned land uses in the surrounding area and past approvals for portions of the site. There is no indication of this project having a substantial adverse effect on public facilities and services in the area. In addition, the project will comply with other goals and policies. Based on the criteria listed above, staff finds the applicant has satisfied the requirements for a Compelling Justification to warrant approval of the zone change.

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 request is to increase building height to 39 feet where 35 feet is the standard. The proposed increase is for architectural features and mechanical equipment screening and not for habitable space within the apartment units. The rooflines are broken-up by variations in the heights of the parapet walls and screening, so the buildings are not solid mass at 39 feet in height. Setbacks from the property lines and the distribution of the buildings on the site also mitigate the massing effect of the structures. Past approvals for mixed use developments on portions of the site approved building up to 72 feet in height. Other multiple family residential developments along Fort Apache Road have been approved for building heights over 35 feet; therefore, staff finds that the proposed increase in building height will not have an adverse effect on the abutting properties and can support this request.

Waiver of Development Standards #2

The area along Fort Apache Road is impacted by an existing flood control channel and easements which limit landscaping options along the street. Additionally, existing developments along Fort Apache Road to the north and south of this site have provided attached sidewalks within the right-of-way. Since this site is impacted by the existing channel and easements, and the proposed sidewalk will provide a uniform streetscape with the existing developments in this area, staff can support this request.

Design Review

The proposed project provides open space in excess of Code requirements. Amenities within the open spaces include a dog park, pool and spa area, and open spaces large enough to allow for active recreational uses. The clubhouse is centrally located on the site and is a community center for the residents of the complex; therefore, staff finds the project complies with Urban Specific Policy 51 of the Comprehensive Master Plan for multiple family projects to provide several amenities such as usable open space, swimming pools, and community centers. Parking areas are distributed throughout the site and are broken up with landscaping and open space. This

complies with Urban Specific Policy 54 of the Comprehensive Master Plan which encourages the arrangement of parking areas into courts to avoid creating long corridors of parking areas. The roof lines are broken up by variations in the heights of the parapet walls and screening, so the buildings are not solid mass at 39 feet in height. Setbacks from the property lines and the distribution of the buildings on the site also mitigate the massing effect of the structures. This complies with Urban Specific Policy 55 of the Comprehensive Master Plan which encourages design alternatives and spatial distribution rather than the massing of buildings; therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3a

Staff finds that there is no justification to reduce the distance from the western driveway on Post Road to the intersection of Post Road and Fort Apache Road. The minimum required distances from driveways to intersections is intended to provide a safe transition from private property to public roads while reducing the chance for accidents. As drivers on Post Road approach the intersection and begin to slow down, a vehicle exiting from the proposed multi-family complex will cause the driver on Post Road to stop or slow more abruptly to attempt to avoid a collision. There is plenty room on the site to design a driveway that meets the minimum distance required by Uniform Standard Drawing 222.1 will be safer than what is proposed. Therefore, staff cannot support this request.

Waiver of Development Standards #3b

Staff finds that there is no justification to reduce the throat depth to the call box for the proposed multi-family project. The applicant asserts that the entrance is wide enough for residents to bypass the visitor call box and proceed to the gates; however, as drivers negotiate the angles at the entrance driveway it is likely that vehicles will not be exactly parallel to the call box curb and as more than one vehicle stacks at the call box the right lane for residents may be difficult to use. There is plenty of room on the site to design a gated entry that complies with Uniform Standard Drawing 222.1. Therefore, staff cannot support this request.

Department of Aviation

APN 163-32-301-012 and APN 163-32-301-027 are subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval of the zone change, design review, and waivers of development standards #1 and #2; denial of waiver of development standards #3. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 6, 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;
- 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;
- Construct an elbow at the intersection of Sobb Avenue and Quarterhorse Lane with barriers as approved by Public Works to prevent private vehicular access west on Sobb Avenue west of Quarterhorse Lane with a commercial pan driveway as approved by Public Works to allow maintenance vehicle access;
- Right-of-way dedication to include 30 feet for Post Road, 30 feet for Quarterhorse Lane, the portion of an elbow at the intersection of Sobb Avenue and Quarterhorse Lane, and associated spandrels;
- Coordinate with Public Works - Design Division for rights-of-way, easements, and improvements necessary for the Fort Apache Road improvement project;
- If required by the Regional Transportation Commission, provide a standard bus turnout on the east side of Fort Apache Road north of and as close as practical to Post Road and include provisions for a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks may 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.

Department of Aviation

- Compliance with most recent recorded airport related deed restrictions for APN 163-32-301-012 and APN 163-32-301-027.

Building Department - Fire Prevention

4. No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0002-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CALIDA RESIDENTIAL, LLC

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

DRAFT



6

04/07/20 PC AGENDA SHEET

ACCESSORY STRUCTURE
(TITLE 30)

TENAYA WAY/DARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0125-TAKACH ROBERT & CAYME:

USE PERMITS for the following: 1) allow an accessory structure (garage) not architecturally compatible to the principal residence; and 2) allow alternative design standards for an accessory structure.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side street setback; and 2) allow alternative driveway geometries on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Tenaya Way approximately 200 feet south of Darby Avenue within Spring Valley. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

163-10-416-008

USE PERMITS:

- Allow an accessory structure (detached garage) not architecturally compatible with the principal building per Table 30.44-1.
- Allow alternative design standards for an accessory structure (detached garage) not compatible with the principal building.
- Allow nonmatching vertical metal siding for an accessory structure (detached garage) when stucco siding is required per Table 30.56-2A.
- Allow a metal roof for the accessory structure not matching the principal residence decorative tile roof per Table 30.56-2A.

WAIVERS OF DEVELOPMENT STANDARDS:

- Allow a 4 foot side street setback where 10 feet is required per Section 30.56.040 (d) and Table 30.40-1 (a 60% reduction).
- a. Allow an on-site residential driveway without a curb cut where a driveway with a curb cut per Uniform Standard Drawing 223 is required.
- Reduce the distance from the back of curb radius (BCR) to a residential driveway to zero feet where a minimum of 12 feet is required per Uniform Standard Drawing 223 (a 100% reduction).

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3245 S. Tenaya Way
- Site Acreage: 0.5
- Project Type: Detached accessory structure
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,545

Site Plan

The site plan depicts a proposed accessory garage for use as boat storage on the north side of an existing 3,625 square foot home. The garage is shown 4 feet from the northern private street (Tenaya Way) and 10 feet from the east property line along Tenaya Way public-right-of-way. Tenaya Way public right-of-way currently has vertical curb along the east property line of this property. The proposed driveway access requires the owner to remove and replace the vertical curb with rolled curb. The owner is requesting to keep the vertical curb at the east property line. The Tenaya Estates Plat shows a landscape easement at the corner of both streets.

Landscaping

No new landscaping is proposed.

Elevations

The elevations depict a 14 foot high garage with metal siding and roof with an opening on the east side facing Tenaya Way.

Floor Plan

The floor plan for the garage shows a 900 square foot area that is 30 feet by 30 feet and a remaining 43 foot by 15 foot open floor area.

Signage

Signage is not a part of this request.

Applicant's Justification

The owner is proposing a new garage to accommodate the storage of a large personal watercraft. The owner is maintaining a 6 foot separation between the home and proposed garage to meet Code requirement. The owner does not want to alter the appearance of the front of the home with a new access driveway and prefers to have access taken from the Tenaya Way to the east of the garage, since this driveway is not proposed for vehicle parking and only intended to be used for boat storage. The applicant is proposing to construct a metal building and roof without meeting the architectural compatibility requirement to match the principal residence painted stucco siding and tile roof. The applicant does not want to create a curb cut from the public

street access at Tenaya Way. The applicant obtained signed approval of several neighbors for the proposed garage construction.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/acre)	R-E (RNP-I)	Single Family Residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Use Permit #1

The proposed accessory structure is not compatible with the architecture of the principal residence; and therefore, is not compatible with the surrounding buildings that are largely painted stucco with tile roof materials.

Use Permit #2

The structure will not be screened from view by a wall or fence and will be completely visible from the streets. The proposed metal building is not in harmony with the purpose, goals, objectives and standards of Title 30 or the intent of the Comprehensive Master Plan. A metal structure will result in a substantially adverse effect on the character of the surrounding neighborhood. Allowing alternative design standards for the proposed accessory structure (detached garage) will change the character of the immediate neighborhood; therefore, staff cannot support these requests.

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

Allowing an accessory structure less than 10 feet from a private street will not be in harmony with the streetscape required for neighborhood aesthetics. Allowing an accessory structure less than 10 feet from a street may negatively impact public and private utilities and easement

agreements. The proposed accessory structure will not be harmonious with the existing infrastructure (fire hydrant) or potential easements located in this area.

Public Works - Development Review

Waiver of Development Standards #2a

Staff finds that there is no justification to allow a residential driveway without a curb cut. The residential driveway curb cut is a standard with the intent to help access property without damaging the right-of-way infrastructure. The applicant will have to block the right-of-way while taking extra time to drive over the curb to access the residential driveway. Staff cannot support this request.

Waiver of Development Standards #2b

The request to reduce the distance from the back of curb radius (BCR) to the residential driveway is excessive since the width of the driveway exceeds the maximum requirement per Uniform Standard Drawing 222. This self-imposed hardship creates a safety hazard for the traffic entering or exiting the subdivision with the sight visibility zone potentially being blocked.

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

- Execute a License and Maintenance Agreement to cover the cost of damage to the public infrastructure.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site permits may be required.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

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

APPLICANT: ROBERT TAKACH

CONTACT: ROBERT TAKACH, 3245 S. TENAYA WAY, LAS VEGAS, NV 89117

DRAFT



9

SCHOOL REDESIGN
(TITLE 30)

Oakey Blvd/Red Rock St

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-20-400016 (UC-18-0911)-KENOWOYO INVESTMENT I, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW to redesign an existing school. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** landscaping; **2)** reduce accessory structure setback; **3)** reduce gate setback; **4)** allow non-decorative screening; **5)** allow unscreened mechanical equipment; **6)** trash enclosure setback; and **7)** off-site improvements (curb, gutter, sidewalk, and partial paving).

DESIGN REVIEW to redesign an existing school on a 2.0 acre portion of a 4.2 acre site in an R-E (Rural Estates Residential) Zone.

Generally located on the northwest corner of Oakey Boulevard and Red Rock Street within Spring Valley. JJ/lm/ja (For possible action)

RELATED INFORMATION:

APN:
163-01-205-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive landscaping along Red Rock Street where Figure 30.64-13 is the standard (a 100% reduction).
- b. Waive landscaping along Doe Avenue where Figure 30.64-13 is the standard (a 100% reduction).
2. a. Reduce the side street setback of an existing accessory structure (solar paneled carport) to zero feet where 10 feet is the standard per Table 30.40-1 (a 100% reduction).
- b. Reduce the setback from a street (Red Rock Street) for an existing accessory structure (solar paneled carport) to zero feet where 10 is the standard per Section 30.56.040 (a 100% reduction).
3. Reduce the proposed gate setback to zero feet where 18 feet is required per Section 30.64.020 (a 100% reduction).
4. Allow non-decorative screening along Oakey Boulevard and Red Rock Street where required per Section 30.64.020.
5. Allow unscreened mechanical equipment in conjunction with existing modular buildings where screening is required per Table 30.56-2.
6. Reduce the interior side setback between a proposed trash enclosure and the west property line to zero feet where 5 feet is required per Table 30.40-1 (a 100 % reduction).
7. a. Waive off-site improvements (curb, gutter, sidewalk, and partial paving) on Red Rock Street.

- b. Waive off-site improvements (curb, gutter, sidewalk, and partial paving) on Doe Avenue.

**LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES**

BACKGROUND:

Project Description

General Summary

- Site Address: 6000 W. Oakey Boulevard
- Site Acreage: 2 (existing school)/4.2 (overall site)
- Project Type: School redesign
- Number of Stories: 1
- Building Height (feet): 16 (main classroom/office buildings)/16 (modular buildings)
- Square Feet: 4,500 (Building A)/2,900 (Building B)/2,900 (Building C)/1,400 (for each Modular Building 1 through 4)/1,920 (Carport A)/2,880 (Carport B)/6,000 (Carport C)
- Parking Required/Provided: 15/21

History & Request

A school was previously approved in 2003 (UC-0949-03) for the subject property. In 2014, UC-0229-14 was approved for additions to a school. UC-0229-14 for another school on the site expired, and UC-18-0911 was approved by the Board of County Commissioners for the new school with waivers of development standards. Due to concerns related to the off-site improvements and commercial driveways for the school, the application was approved with a 1 year review.

Site Plan

The approved site plan consists of a 4.2 acre parcel where the north half is undeveloped and the school is located on the southern half of the site. The north property line is adjacent to Doe Avenue and the east property line is adjacent to Red Rock Street. Access to the school is from 2 driveway entrances on the east side of the site from Red Rock Street. There is an additional driveway entrance on the southwest corner of the site from Oakey Boulevard. Visitors and staff can utilize the provided parking underneath the solar paneled carports on the east side of the site. The approved site plan also depicts 4 modular buildings horizontally in a west to east orientation on the northernmost portion of the development. There are 10 foot separations in between all 4 modular buildings and they are set back 35 feet from the nearest classroom building and carport. On the east half of the property there are 2 existing solar paneled carports and an existing classroom building. There are 2 additional classroom buildings and an additional solar paneled carport on the west half of the site. There is an existing playground that is centrally between the buildings along with the existing shade covers.

Landscaping

The approved plans depict an existing 6 foot high block wall along the west property line, and an existing 6 foot high black wrought iron fence along the north property line and the north half of the east property line. A black chain-link fence is located around the remainder of the property

to ensure safety and security for students, parents, and employees. Access gates are located along Red Rock Street and Oakey Boulevard. A trash enclosure was approved to be placed on the southwest corner of the subject property abutting the driveway from Oakey Boulevard. The trash enclosure will be set back 40 feet from the south property line, adjacent to the existing block wall on the west property line.

Landscaping

Per the landscape plan, grass will be installed throughout the entire playground. The applicant will maintain the existing trees, and additional shrubs and groundcover will be installed around the classroom buildings. The applicant is proposing to clean-up the landscape planter along Oakey Boulevard, and they are proposing to install additional trees, groundcover, and shrubs. Lastly, the applicant is proposing to repave the asphalt along the south and east sides of the site.

Elevations

The approved plans depict existing classroom buildings that are 1 story high with a tan colored stucco finish exterior, terracotta colored roof tiles, aluminum framed windows, and blue steel doors. The approved modular buildings are constructed of modular walls with slate grey and blue vertical siding and skirting. The overall height of all 4 modular buildings is 16 feet. There is an existing chain-link fence that surround the modular buildings, and the applicant is proposing to install a mesh material to visually screen a portion of the modular buildings. Mechanical equipment is attached to the top half of the modular buildings and is not visually screened. Americans Disability Act ramps and stairs are attached to each modular building. The 16 foot high carports are constructed of steel trusses and beams to support the solar panels which provide shade for parked vehicles.

Floor Plans

The approved plans depict Building A with 5 classrooms and 3 administrative offices on the southern end of the building. Building B and Building C both have 4 classrooms each. Modular Buildings 1 through Buildings 4 serve as additional classroom space.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0911:

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; that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Within 30 days submit a traffic study;
- Within 30 days meet with Public Works - Development Review to coordinate driveway improvements;
- 1 year to review off-site improvements;
- 1 year to complete driveway improvements;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact the City of Las Vegas.

WAIVERS OF DEVELOPMENT STANDARDS #8 AND #9 WERE DENIED.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have made improvements to the property in the last year and look forward to discussing with the Board.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0911	Redesigned an existing school, waivers for landscaping and screening, reduce setbacks, mechanical equipment, trash enclosure, and off-site improvements	Approved by BCC	January 2019
UC-0229-14	Expanded an existing school, waivers for landscaping, reduced setbacks, trash enclosure, flat roofing, mechanical equipment screening, off-site improvements, traffic study, drainage study, and design review for a school expansion - expired	Approved by BCC	July 2014
UC-0949-03 (ET-0218-06)	First extension of time to review a major school and waiver for street landscaping - time limit removed	Approved by PC	August 2006
UC-0949-03	Major school and waived portions of street landscape requirements	Approved by PC	July 2003
UC-0071-72	School - expired	Approved by BCC	1972

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood (up to 2 du/ac)	R-E	Existing single family residential
South	City of Las Vegas	R-E	Place of worship
West	City of Las Vegas	C-2	Palm Mortuary funeral home

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Public Works - Development Review

Staff finds that although the applicant made limited progress after the original application was approved by submitting the traffic study and meeting with staff as required by the conditions of approval, no legal progress has been made since. The applicant worked within the County right-of-way to make unauthorized street improvements without the benefit of an off-site permit or inspections. Additionally, the traffic study has been on hold pending a response from the engineer since February 4, 2019. On January 13, 2020, the applicant again met with staff to discuss this required application for review and clear direction was given and received that the engineer must respond to the traffic study comments and that plans need to be submitted for the required off-site improvements. Since that meeting, staff has still not received any updates on the traffic study and no off-site permits have been requested. Staff recommends that this application be denied due to the lack of concern for compliance with applicable laws and standards.

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:

Clark County Water Reclamation District (CCWRD)

If approved:

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: YUYING FAN

CONTACT: YUYING FAN, 6000 W. OAKLEY BLVD., LAS VEGAS, NV 89146

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04/08/20 BCC AGENDA SHEET

INCREASE MANAGER'S UNIT AREA
(TITLE 30)

TENAYA WY/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400018 (UC-0787-17)-LAUB, JOEL A. AND LAUB, KIMBERLY K. FAMILY TRUST:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) increase manager's unit area; and 2) waive mixed-use development design standards.

DESIGN REVIEWS for the following: 1) modify an approved office/warehouse complex with manager's units; and 2) modify a parking lot on 5.6 acres in conjunction with an existing office/warehouse complex with manager's units in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:

163-34-411-011 163-34-411-012

USE PERMITS:

1. Increase manager's units up to 1,442 square feet where 800 square feet is permitted per Table 30.44-1 (an 80.3% increase).
2. Waive the required mixed-use development design standards per Table 30.44-1.

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.6
- Number of Units: 10
- Project Type: Office/warehouse with increased manager's unit areas
- Number of Stories: 3
- Building Height (feet): Up to 50
- Square Feet: 32,096 (Building D1)/29,906 (Building - JLA Corporate)
- Parking Required/Provided: 413/448

Site Plans

The approved plans depict an office warehouse complex with 10 manager's units, reduced the bulk of the office warehouse building along the north property line, and modified the parking lot layout. The plans show 2 office/warehouse buildings, set back approximately 10 feet from the north property line, approved by action on WS-0502-17, and 32 feet from the east property line. Access to the site is from a shared driveway on Tenaya Way. Parking is located along the south side of the buildings and between the proposed buildings with a parking lot located southwest of the proposed buildings. A total of 448 parking spaces are provided for the entire complex.

Lighting

The approved plans depict parking lot lighting with a 20 foot overall height antique light poles which match the existing poles that are located in the existing parking areas. Wall mounted shielded lighting fixtures and ground mounted shielded landscape lighting fixtures are located throughout the site.

Landscaping

The approved plans show a previously approved 20 foot wide landscape area along Tenaya Way with an existing attached sidewalk. A gated 10 foot wide landscape area consisting of an intense landscape buffer per Figure 30.64-12 is located along the north property line with a 6 foot high decorative block wall. Landscaping is provided throughout the parking areas and in pockets along the southern face of the buildings and connected by colored and textured sidewalks with pedestrian amenities such as seating areas, and decorative trash receptacles. The landscape palette consists of Wilson Olive, Purple Leaf Plum, Japanese Blueberry, Fan-Tex Ash, Oriental Pear, Southern Live Oak, Raywood Ash, and Arizona Cypress trees, various shrubs, and groundcover.

Elevations

The approved plans depict a 3 story, 45 foot high office/warehouse with manager's units (Building D1) and a 2 story, 50 foot high office/warehouse (JLA Corporate Building). Building materials consist of concrete tilt-up panels, stucco finished foam pop-outs, acrylic canvas awnings, sectional roll-up doors, mixed exterior cladding of stone and brick materials, wood shutters, and wrought iron railings. Decorative windows and chamfered concrete reveals are shown on all elevations.

The majority of Building D1 is 41 feet high with a flat corniced parapet roofline; however, on a portion of the south and north elevations, a pitched roof with concrete roof tiles at an overall height of 45 feet is incorporated into the roofline design. The lowest parapet line on the north elevation is 29 feet high at the second floor and then steps 8 feet to the south before increasing to 41 feet for the roofline for the third floor and stair steps south for an overall height increase of 45 feet. The southern elevation includes varying rooflines, diverse building facades details, and varying window fenestrations. The approved changes to the north elevation of the building includes a 6 foot high parapet surrounding the northern deck to screen the view of the northerly facing windows from the adjacent single family subdivision to the north.

The majority of the north elevation of the JLA Corporate Building is 46 feet 10 inches high with flat corniced parapet rooflines and a central roofline extending to an overall height of 50 feet.

The lowest roofline on the north elevation is 34 feet 6 inches at the second floor and then steps to the south at 23 feet 5 inches before increasing to an overall height of 50 feet. The approved changes to the building design includes the elimination of the third floor and removal of all northerly facing windows.

Floor Plans

The approved plans show a 32,096 square foot (Building D1) office/warehouse building with 13,256 square feet of office, and 18,840 square feet of warehouse. The first floor consists of a warehouse, storage and garage space, and a lobby area. The second and third floors consist of office and storage areas. The second floor of the building includes a deck that faces south into the interior of the office warehouse complex. The third floor includes a deck that faces north. There are 3 options for the office warehouse manager's units layout. Unit A includes 648 square feet of office area, 1,112 square feet of warehouse area, and 1,213 square feet of unit living area; Unit B includes 714 square feet of office area, 1,226 square feet of warehouse area, and 1,380 square feet of living unit area; Unit C includes 840 square feet of office area, 1,180 square feet of warehouse area, and 1,442 square feet of living unit area. All of the living area of the manager's unit is located on the second and third floors.

The approved JLA Corporate Building consists of 29,906 square feet for office warehouse with 11,463 square feet of office, and 18,443 square feet of warehouse. The first floor consists of a warehouse, offices, storage areas, and restrooms. Internal to the building is an open air courtyard. The second floors consist of offices, storage, restrooms, and a breakroom.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0787-17:

Current Planning

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

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Vacate existing access easement at driveway and re-dedicate a pedestrian access easement per new driveway requirements.

Department of Aviation

- Compliance with airport-related deed restrictions for APN 163-34-411-010, which will not be removed since the parcel is located within the AE-60;
- After removing manager's units from the deed restriction portion of the parcel, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;

- After removing manager's units from the deed restriction portion of the parcel, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- After removing manager's units from the deed restriction portion of the parcel, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- After removing manager's units from the deed restriction portion of the parcel, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0348-2017 to obtain your POC exhibit.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is necessary due to utility line realignment with NV Energy, Southwest Gas, Las Vegas Valley Water District, and Clark County Water Reclamation and that the civil engineering process has taken longer than anticipated and are requesting 2 additional years to commence construction.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0787-17	Increased manager's unit area for an approved office/warehouse complex and modified parking lot	Approved by BCC	November 2017
WS-0502-17	Reduced side setback & height setback ratio for an office warehouse buildings (Phase 2)	Approved by BCC	August 2017
WS-0232-07	Reduced parking and a design review for an office/warehouse complex with manager's units - expired	Approved by BCC	April 2007
ZC-1698-06	Reclassified the west half of the site from R-E to M-D zoning for future development	Approved by BCC	January 2007
ZC-2154-04 (WC-0377-06)	Waiver of conditions of a zone change requiring dedication of 30 feet for Monte Cristo Way	Approved by BCC	January 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2154-04	Reclassified the east half of the site and parcels to the east from R-E to M-D zoning for a warehouse complex with accessory residential quarters	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-1 & M-D	Single family residential subdivision & undeveloped
South	Business and Design/Research Park	M-D & R-E	Office warehouse (Loftworks) & undeveloped
East	Business and Design/Research Park	M-D & C-2	Place of worship, undeveloped & office warehouse
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**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since, the original approval, the applicant has started the Public Works Civil Engineering review process and is waiting on approvals for the traffic and drainage studies. Staff has confirmed that drainage and traffic studies have been submitted, 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**

- Until November 8, 2021 to commence.

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TENAYA LOFT, LLC

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

DRAFT

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PARKING LOT/PLACE OF WORSHIP
(TITLE 30)

LINDELL RD/OQUENDO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-40023 (UC-17-1014)-CHURCH HAMERE N K M W S T M E O T:

USE PERMIT FIRST EXTENSION OF TIME to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/tk/jd (For possible action)

RELATED INFORMATION:

APN:

163-36-204-004; 163-36-204-018

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and paving) along Lindell Road where full off-site improvements are required per Chapter 30.52.

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5985 Lindell Road
- Site Acreage: 3.4 (1 acre parking lot/2.4 acre place of worship)
- Project Type: Proposed parking lot in conjunction with an existing place of worship
- Parking Provided: 94 (proposed parking lot)/107 (existing place of worship)/201 (total)

Site Plans

The plans depict a proposed parking lot consisting of 94 parking spaces located on the northern APN 163-36-204-018 with access to an existing place of worship on the southern APN 163-36-204-004. No changes are proposed to the existing place of worship on the southern parcel other than the removal of 5 existing parking spaces to provide the cross access with the northern parcel. There are 4 rows of proposed parking spaces on the northern parcel oriented north to

south. The site will also have access to Lindell Road and Oquendo Road. Both Lindell Road and Oquendo Road will be developed to rural standards.

Landscaping

The plans depict a 10 foot wide landscape area along Lindell Road, a 10 foot wide landscape area along Oquendo Road, and a 10 foot wide landscape area along the western property line. Interior parking lot trees are generally distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

Signage

Signage is not a part of this application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1014-17:

Current Planning

- 1 year to review as a public hearing;
- Provide a decorative wall along Lindell Road and Oquendo Road with intense landscaping on the outside of the wall and some landscaping on the inside of the wall;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Remove driveway on Oquendo Road;
- Execute a restrictive covenant agreement (deed restrictions);
- Off-sites waived for Lindell Road and Oquendo Road;

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

Applicant's Justification

The applicant states the schedule with the contractor fell behind and had issues with approvals from the building department. The applicant states they are in contact with the contractor and they are working on completing this project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1014-17	Expanded place of worship with waivers of development standard for off-site improvements and a design review for a parking lot - expired	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0122-13	Redesigned a place of worship on southern portion of the site	Approved by BCC	May 2013
UC-0043-12	Place of worship and increased building height to 45 feet, and included a waiver of development standards to waive full off-sites on Lindell Road and Ponderosa Way, and a design review for a place of worship	Approved by BCC	March 2012
ZC-1111-08	Established the RNP-I Overlay for the Spring Valley area	Approved by BCC	February 2009
UC-0044-08	Place of worship and increased building height to 45 feet, and included waivers of development standards for off-site improvements, street landscaping, single family residential height/setback ratio, and access to a local street, and a design review for a place of worship - expired	Approved by BCC	April 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. The applicant has had issues with their current contractor and has had issues with obtaining approvals from the building department. They are working diligently towards the completion of this project and need this extension in order to obtain final approval. The applicant will need to return in 6 months for a review to allow staff to review the parking lot improvements.

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 August 14, 2020 to review.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DEMELASH ASSEFA

CONTACT: BESHAH LAKEW, 7792 LITTONDALE ST, LAS VEGAS, NV 89139

04/08/20 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

RAINBOW BLVD/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0109-LORILL PROPERTY, LLC:

USE PERMIT for a massage establishment in conjunction with a retail and office center on 0.4 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Tropicana Avenue within Spring Valley. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

163-26-112-024

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6819 W. Tropicana Avenue, #200
- Site Acreage: 0.4
- Project Type: Massage
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 1,014
- Parking Required/Provided: 330/366 (entire office complex)

Site Plans

The plans depict a retail and office building which is part of a larger retail and office complex. The entire center consists of 12 separate buildings with shared parking and has 2 access points from Tropicana Avenue and 2 access points from Rainbow Boulevard. The request is to operate a therapeutic massage establishment in a portion of Building I. Parking is located to the east of the building.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The elevations depict buildings with roofline variations, articulations in the façade, and architectural elements which will provide character to the development. No changes are proposed or required to the existing elevations of the building.

Floor Plans

The floor plan depicts a proposed 1,014 square foot massage therapy establishment consisting of a reception area, 3 therapy rooms, 2 offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The massage therapy establishment is located in the same location as it has been since 2007. The establishment provides massage therapy for people with spinal cord injuries, cancer patients, orthopedic massage, and post-surgical issues. The applicant indicates that during the time of the review of the extension of time, she was undergoing chemotherapy and was unavailable to renew the previous application's approval. The applicant requests a new use permit for the massage therapy establishment.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1586-06 (ET-0336-08)	Renewal of massage establishment - expired	Approved by PC	January 2009
UC-1586-06	Massage establishment - expired	Approved by PC	December 2006
DR-1222-04	Office and retail center	Approved by PC	August 2004
ZC-325-88	Reclassified to C-2 zoning	Approved by BCC	December 1988

Various land use applications were approved on the surrounding parcels in conjunction with the existing commercial center to the north, south, east and west.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial General	C-2	Office complexes

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 that the use shall not result in a substantial or undue adverse effect on adjacent properties. The massage therapy establishment has been in operation since 2007 and is in good standing with no reported problems. The massage therapy establishment is over 200 feet away from residential and it is also 1,000 feet from the nearest massage use. The location of this retail and office center is in a commercial node with high volumes of vehicular traffic, and all adjacent uses are zoned C-2 and of similar intensities. The retail and office center provides adequate parking for customers. The applicant's request should not have any negative impacts to the surrounding area; 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

- Hours of operation are limited from 8:00 a.m. to 9:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time.

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: THERAPIE, LLC

CONTACT: THERAPIE LLC, 6819 W. TROPICANA AVE, SUITE 200, LAS VEGAS, NV 89103

ZONE CHANGE
(TITLE 29)

WARM SPRINGS RD/ DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0122-CENTURY RHODES RANCH G C, LLC:

ZONE CHANGE to reclassify 155 acres from R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone to P-F (Public Facilities) P-C (Planned Community Overlay District) Zone for an existing golf course in conjunction with an existing single family residential development in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Warm Springs Road and the west side of Durango Drive within Spring Valley (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

176-08-601-014; 176-08-601-015; 176-08-814-001; 176-17-514-008

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - GOLF COURSE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 155
- Project Type: Conforming zone change

Site Plan & Request

The site plan depicts an existing golf course (155 acres) located within the Rhodes Ranch Master Planned Community. The site plan depicts existing single family and multiple family residences surrounding the golf course. The existing golf course spans south of Warm Springs Road, west of Durango Drive, east of Fort Apache Road, and north of Camero Avenue (alignment). Access to the site is via a private drive (Rhodes Ranch Parkway) on the west side of Durango Drive. The applicant is requesting to reclassify the site to P-F zoning in order to allow the golf course to remain as is and prevent new residential development on the golf course.

Applicant's Justification

Per the submitted justification letter, the applicant is requesting a conforming zone change in order to preserve the existing golf course and assist with the prevention of residential development on the property.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1415-99 (ET-0344-02)	Second extension of time for the design of the hotel/casino	Approved by BCC	December 2002
DR-1415-99 (ET-0027-01)	First extension of time for the design of the hotel/casino	Approved by BCC	March 2001
DR-1415-99	For a hotel/casino	Approved by BCC	January 2000
ZC-0633-98 (ET-0352-04)	First extension of time for an approved hotel/casino which was a part of the Rhodes Ranch Master Planned Community on 46.8 acres	Approved by BCC	December 2004
ZC-0633-98	Modified the development plan and reclassified a portion of 1,375 acres from R-2 and P-C zoning to C-2 and P-C zoning (8 acres) and from C-2 and P-C zoning to R-2 and P-C zoning (8 acres) - 16 acres total; this did not extend the use permit for the hotel/casino under ZC-1955-96	Approved by BCC	May 1998
ZC-1955-96	Reclassified the zoning on this property and surrounding Planned Community and included a use permit for a hotel/casino	Approved by BCC	January 1997

*Additional land use applications have been approved for the Rhodes Ranch Master Planned Community.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project - Single Family Residential, Commercial General, Residential Medium, & Residential High (from 8 to 18 du/ac)	R-2, RUD, R-3, & C-2	Shopping center, single family residential, & multiple family residential
South & East	Major Development Project - Single Family Residential	R-2	Single family residential
West	Major Development Project - Single Family Residential	R-2 & C-2	Single family residential & Rhodes Ranch recreation center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Reclassifying the site to P-F zoning supports complementary land use between the existing golf course and the existing single family residences. The intent of this conforming zone change request will allow the parcels to remain as a golf course and prevent any additional residential development. The conforming zone change supports Goal 10 of the Comprehensive Planning Land Use Plan which in part, states that site designs are encouraged to be compatible with adjacent land uses, especially when the adjacent land use is a lower intensity. Staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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: RHODES RANCH ASSOCIATION, INC.

**CONTACT: LIZ DELK, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE
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DRAFT