



Spring Valley Town Advisory Board

Clark County Commission Chambers

500 South Grand Central Pkwy

Las Vegas, NV 89155

June 9, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) 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 the Board of County Commissioners' Zoning Commission (BCC) or the 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 a 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, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council 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(s):	Mike Shannon 702-455-8338 mds@clarkcountynv.gov	

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- 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 (3) 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 Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for March 10, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for June 9, 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 and Zoning

1. **UC-20-0212-RW BUFFALO, LLC:**

USE PERMIT for a recreational facility with accessory retail and snack bar use.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/sd/jd (For possible action) **07/07/20 PC**

2. **UC-20-0219-WARDY AMEN III & TRACI A:**

USE PERMIT for a proposed place of worship on 4.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Durango Drive and Tropicana Avenue within Spring Valley. JJ/sd/jd (For possible action) **07/07/20 PC**

3. **VS-20-0214-FLAMINGO PINES, LP:**

VACATE AND ABANDON portion of a right-of-way being Saddle Avenue located between Durango Drive and Riley Street within Spring Valley (description on file). JJ/bb/jd (For possible action) **07/07/20 PC**

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/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 (3) 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 Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: June 30, 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 B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM

YOLANDA T. KING, County Manager



Spring Valley Town Advisory Board

March 10, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair EXCUSED
Angie Heath Younce PRESENT
Rodney Bell PRESENT
Yvette Williams – Vice Chair PRESENT
Catherine Godges PRESENT

Secretary: Carmen Hayes, 702 371-7991, chaves@yahoo.com PRESENT

County Liaison: Mike Shannon, 702 455-8338, mids@clarkcountynv.gov PRESENT

I. Call to Order, Pledge of Allegiance and Roll Call

Yvette Williams called the meeting to order at 6:34pm

Lorna Phegley, Current Planner

II. Public Comment

- **A resident of Rhodes Ranch expressed support of item 11 based on negotiations and a 50 year deed restriction.**

III. Approval of February 11, 2020 Minutes

Motion by: **Angie Heath Younce**

Action: **Approved** as published

Vote: **4/0 Unanimous**

Approval of February 25, 2020 Minutes

Motion by: **Catherine Godges**

Action: **Approved** as published

Vote: **3/0 with Angie Heath Younce abstaining**

IV. Approval of Agenda for March 10, 2020

Motion by: **Yvette Williams**

Action: **Approved**

Vote: **4/0 Unanimous**

V. Informational Items

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

None

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

HOLD to March 31, 2020 Spring Valley Town Advisory Board due to the applicant not being present.

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

Motion by: **Angie Heath Younce**
Action: **Approve** with staff conditions
Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**
Action: **DENY**
Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**

Action: **Approve** as presented

ADD condition: stripe entry drive lane at the call box to signify resident lane vs guest lane

Vote: **4/0 Unanimous**

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

Motion by: **Catherine Godges**

Action: **DENY**

Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**

Action: **DENY**

Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

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**

HOLD to March 31, 2020 Spring Valley Town Advisory Board due to applicant being a no show.

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**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

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**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **4/0 Unanimous**

VII General Business

None

VIII Public Comment

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.

A resident of Spring Valley thanked the Board for guidance on a previous issue.

IX. Next Meeting Date

The next regular meeting will be **March 31, 2020** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 8:30 p.m.

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/>

DRAFT

07/07/20 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

BUFFALO DR/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0212-RW BUFFALO, LLC:

USE PERMIT for a recreational facility with accessory retail and snack bar use.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:

176-04-801-006

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 201 spaces where 243 spaces are required per Table 30.60-1 (an 18% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7155 S. Buffalo Drive, Suites 120, 125, 135, 140, 145, 150, 155, 160, 165
- Site Acreage: 4.3
- Project Type: Recreational facility with accessory commercial uses
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 24,151
- Parking Required/Provided: 243/201

Site Plans

The plans depict an office/warehouse complex consisting of 3 buildings and totaling 71,880 square feet. Building A is located on the eastern portion of the site and Buildings B and C are located on the western portion of the site. Access to the site is from Buffalo Drive while parking

for the facility is located in the center of the site between the buildings and along the north and south property lines. The north portion of building A will contain the proposed 24,151 square foot recreational facility. A previously submitted land use application (UC-19-0923) for another recreational facility included waiver of development standards for reduced parking and alternative parking lot landscaping requirements was approved for this site.

Landscaping

No changes to landscaping are proposed or required as part of this application.

Elevations

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

Floor Plans

The plans depict a proposed 24,151 square foot recreational facility within multiple units. The plans show various rooms for offices, exercise rooms, restrooms, snack bar kiosk, lounge area, synthetic ice rink, area for artificial turf, and basketball court.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the proposed recreational facility will have amenities for youth training for various sports, including basketball, hockey, Pilates, and weight training. The facility will have turf and rubber floor areas, as well as a seating area for parents and restrooms with showers. Currently, there is another recreational facility that has been operating in the same office/warehouse complex.

The waiver for reduced parking comes after a previously approved request to reduce on-site parking for this location. The total number of parking stalls required for the complex, including parking for all tenants, is 243 spaces, whereas 201 spaces are provided. The parking calculations provided take into account the last land use application (UC-19-0923), which added 12 spaces to the then current count of 170 spaces for a count of 182 spaces. Per this application, a total of 19 additional spaces will be added to the existing 182 spaces for a total of 201 spaces provided. These spaces were added directly in front of the existing building.

According to the applicant the majority of youth patrons are dropped off at the facility by parents or involves carpooling among members. This will reduce the number of cars on-site and reduce potential impacts. In addition, the hours of operation will have peak hours that are both after school and on the weekends. The proposed use for a recreational facility in the applicants view is an appropriate location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0923	Recreational facility (indoor batting cages) with accessory retail, waivers for reduce parking and reduced parking lot landscaping, and design review for alternative parking lot landscaping	Approved by PC	January 2020
UC-19-0103	Office as a principal use and a recreational facility	Approved by PC	March 2019
TM-19-500035	Commercial subdivision on 4.3 acres	Approved by PC	March 2019
NZC-0860-17	Reclassified to M-D zoning for an office/warehouse development	Approved by BCC	January 2018

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning Use Permit

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

Staff finds that a recreational facility within the existing office/warehouse complex is appropriate at this location and is compatible with the land uses in the immediate area. The proposed use will be conducted within a building which is adequately served by public improvements, facilities, and services. While staff has concerns with on-site parking reductions and will be reviewed to determine potential impacts, staff does not anticipate any adverse impacts from this use on the surrounding area; therefore, staff recommends approval of this request.

Waiver of Development Standards & Design Review

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

The recreational activities associated with the proposed use will be conducted within a building which is adequately served by public improvements, facilities, and services. In addition, the applicant states that majority of those utilizing the facility will be youth patrons who are typically dropped off by parents or encouraged to coordinate carpooling measures. Primary peak hours for the facility will be after school and on weekends, reducing potential impacts with reduced parking. While staff finds that an 18% reduction in parking is not excessive, staff recommends that an application for review be a condition of approval to determine whether on-site parking reductions have had negative impacts to the complex and immediate area; therefore, staff can support the request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: R W BUFFALO LLC
CONTACT: YANINA ALLORD, RAD STUDIO, 197 E. CALIFORNIA AVE., SUITE 300,
LAS VEGAS, NV 89104

DRAFT

07/07/20 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

DURANGO DR/TROPICANA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0219-WARDY AMEN III & TRACI A:

USE PERMIT for a proposed place of worship on 4.0 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:
163-29-501-007

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4955 S. Durango Drive
- Site Acreage: 4
- Project Type: Place of Worship
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 2,315
- Parking Required/Provided: 234/242

Site Plans

The plans depict an existing office complex on 4 acres. The overall size of the office complex is approximately 54,475 with the place of worship occupying a suite with a total of 2,315 square feet. The location of the proposed place of worship will be on the east side of the building facing Durango Drive in Suite 105. Access to the site is from Durango Drive and Tropicana Avenue.

Landscaping

No changes to landscaping is required or proposed as part of this application.

Elevations

The plans depict an existing single story office building that is up to 28 feet in height.

Floor Plans

The plans depict a 2,315 square foot space for use as a place of worship with restrooms, storage room, media room, and larger congregation room for church services.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are a small church with services on Sunday and Wednesday evenings after 6:30 p.m. The evening services are conducted after other offices within the complex have closed for business. This should allow for plenty of parking on-site with little conflicts. There are no other churches close to this location or other businesses that may create conflict or negative impacts.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0040-08	Dry cleaner, tailor, and sewing services	Approved by PC	February 2008
ZC-0760-98	Reclassified 5.0 acres from R-E to C-P zoning	Approved by BCC	July 1998
ZC-1636-97	Reclassified from R-E to C-2 zoning	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Retail commercial
South	Office Professional	C-P	Professional office complex
East	Residential High (5 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (2 du/ac)	R-E	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

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.

This place of worship will have limited hours of operation with services held only on Sunday and Wednesday evenings. The designated hours for services will have minimal impact with other

businesses on-site as many will be closed during evening hours and on the weekend. The proposed use does not reduce requisite on-site parking for the overall complex. The proposed use is appropriate and compatible with the surrounding office uses within the complex and surrounding area and complies with Commercial Policy 67 which encourages compatibility with abutting commercial uses. The proposed uses should not have an adverse or negative impact on the adjacent land uses and properties; therefore, staff can support these requests.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: THREE CORD MINISTRIES

CONTACT: STEPHANIE THOMPkins, 1333 N BUFFALO DRIVE, STE 120, LAS VEGAS, NV 89128

07/07/20 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

FLAMINGO RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0214-FLAMINGO PINES, LP:

VACATE AND ABANDON portion of a right-of-way being Saddle Avenue located between Durango Drive and Riley Street within Spring Valley (description on file). JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:
163-17-803-011 through 163-17-803-013

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans show the vacation and abandonment of a 20 square foot portion of right-of-way located on the south side of Saddle Avenue and approximately 600 feet west of Durango Drive. The portion of right-of-way to be vacated is 117 feet in length and tapers from 0 feet up to 0.3 feet wide. The 20 square foot vacated area will accommodate an existing wall on the north side of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400060 (NZC-0857-13)	Second extension of time to reclassify 5.1 acres to R-4 zoning for a senior housing facility	Approved by BCC	July 2019
DR-18-0043	Modifications to an approved senior housing facility	Approved by BCC	March 2018
NZC-0857-13 (ET-0068-17)	First extension of time to reclassify 5.1 acres to R-4 zoning for a senior housing facility	Approved by BCC	July 2017
NZC-0857-13	Reclassified 5.1 acres to R-4 zoning for a senior housing facility	Approved by BCC	March 2014
NZC-0331-12	Reclassified 3.7 acres to R-3 zoning for a senior housing facility and a future commercial development on 1.4 acres with a use permit and design review for a senior housing facility - expunged	Approved by BCC	September 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0483-08	Reclassified from R-E to C-1 zoning with a design review for a commercial building	Withdrawn at BCC	June 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential High (8 du/ac to 18 du/ac), Commercial Neighborhood, & Commercial General	R-3, C-1, & C-2	Residential condominiums & commercial
East	Commercial General	C-2	Shopping center
West	Office Professional	R-E	Assisted living facility

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

- 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: JAMES AQUINO

CONTACT: JAMES AQUINO, L R NELSON CONSULTING ENGINEER, 6765 W
RUSSELL RD, SUITE 200, LAS VEGAS, NV 89118

DRAFT

