



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

July 28, 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 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, Pledge of Allegiance, Roll Call, and 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 (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 July 14, 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 July 28, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

VI. Planning and Zoning

1. **NZC-20-0289-LABBE FAMILY TRUST & LABBE SIMN J & NOLA E TRS:**
ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increase finished grade. Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley (description on file). MN/md/xx (For possible action) **08/04/20 PC**
2. **VS-20-0290-KELSAY TAMMIE & ANDERSON ROBERT:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Montessouri Street and Rainbow Boulevard within Spring Valley (description on file). MN/md/xx (For possible action) **08/04/20 PC**
3. **TM-20-500096-KELSAY TAMMIE & ANDERSON ROBERT:**
TENTATIVE MAP consisting of 67 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east & west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley. MN/md/xx (For possible action) **08/04/20 PC**
4. **ET-20-400063 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.
WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.
DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/tk/jd (For possible action) **08/18/20 PC**

5. **NZC-20-0275-LH VENTURES, LLC:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) reduce street intersection off-set.
DESIGN REVIEW for a single family residential development in the CMA Design Overlay District. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/al/jd (For possible action) **08/18/20 PC**

6. **VS-20-0276-LH VENTURES, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/al/jd (For possible action) **08/18/20 PC**

7. **TM-20-500091-LH VENTURES, LLC:**
TENTATIVE MAP consisting of 42 residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone in a CMA Design Overlay District. Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/al/jd (For possible action) **08/18/20 PC**

8. **AR-20-400064 (UC-0933-14) -HUALAPAI ASSOCIATES, LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/rk/jd (For possible action) **08/19/20 BCC**

9. **ET-20-400043 (NZC-0052-17) -GRAGSON LONE MESA II, LLC ETAL & BALEL FAMILY LP:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
DESIGN REVIEW for a proposed office and retail complex located in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/tk/jd (For possible action) **08/19/20 BCC**

10. **ZC-20-0301-BELTWAY DEWEY, LLC:**
ZONE CHANGE to reclassify 0.7 acres from R-2 (Medium Density Residential) Zone to C-P (Office and Professional) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening to a less intense use; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office complex; and 2) alternative parking lot landscaping on 10.3 acres in a C-P (Office and Professional) and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**

11. **VS-20-0302-BELTWAY DEWEY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Avenue, and between Jerry Tarkanian Way and Valonga Street (alignment) within Spring Valley (description on file). JJ/jt/jd (For possible action) **08/19/20 BCC**

12. **TM-20-500100-BELTWAY DEWEY, LLC:**
TENTATIVE MAP for a commercial subdivision on 10.3 acres in the C-P (Office and Professional) zone and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley. JJ/jt/jd (For possible action) **08/19/20 BCC**

13. **VS-20-0312-DURANGO BASIN PROPERTY, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Hacienda Avenue (alignment) located between Durango Drive and Riley Street (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action) **08/19/20 BCC**

14. **VS-20-0313-DURANGO BASIN PROPERTY, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue (alignment) and Mesa Vista Avenue (alignment), and between Durango Drive and Riley Street (alignment) and a portion of a right-of-way being Durango Drive located between Hacienda Avenue (alignment) and Mesa Vista Avenue (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action) **08/19/20 BCC**

15. **WS-20-0306-DURANGO BASIN PROPERTY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified commercial driveway geometrics; 2) reduce departure distance; and 3) alternative parking lot landscaping.
DESIGN REVIEW for a proposed medical office building on 4.4 acres in a C-1 (Commercial Neighborhood) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue (alignment) within Spring Valley. JJ/bb/jd (For possible action) **08/19/20 BCC**

16. **TM-20-500101-DURANGO BASIN PROPERTY, LLC:**
TENTATIVE MAP for a 1 lot commercial subdivision on 4.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue (alignment) and the west side of Durango Drive within Spring Valley. JJ/md/jd (For possible action) **08/19/20 BCC**

17. **UC-20-0304-GRAMERCY (MIXED-USE) OWNER, LLC:**
USE PERMIT to increase building height for a residential component of an existing mixed-use development.
DESIGN REVIEW for a multiple family residential development in conjunction with a mixed-use project on a portion of 11.0 acres of a 21 acre site in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located 350 feet south of Russell Road and 450 feet east of Rocky Hill Street within Spring Valley. JJ/al/jd (For possible action) **08/19/20 BCC**

18. **WC-20-400070 (ZC-0994-06) -GRAMERCY (MIXED-USE) OWNER, LLC:**
WAIVER OF CONDITIONS of a zone change requiring each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff in conjunction with a mixed-use development on 21.0 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/al/xx (For possible action) **08/19/20 BCC**

VII. General Business

1. None

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/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: August 11, 2020.

- X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair

LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM

YOLANDA T. KING, County Manager



Spring Valley Town Advisory Board

July 14, 2020

MINUTES

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

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

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

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

Yvette Williams called the meeting to order at 6:34pm
Mark Donohue, Planner

II. Public Comment

- None

III. Approval of June 30, 2020 Minutes

Motion by: **Angie Heath Younce**
Action: **Approve** as published.
Vote: **3/0 Unanimous**

IV. Approval of Agenda for July 14, 2020

Motion by: **Angie Heath Younce**
Action: **Approve after noting items 5 and 6 would be heard together**
Vote: **3/0 Unanimous**

V. Informational Items

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

- None

VI Planning & Zoning

1. **UC-20-0252-M 4 SUNSET LLC:**
USE PERMIT to allow sporting goods – firearms sales in conjunction with an existing office/warehouse complex on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone within the CMA Design Overlay District. Generally located on the north side of Sunset Road, approximately 300 feet east of Santa Margarita Street within Spring Valley. MN/sd/jd (For possible action) **08/04/20 PC**

Motion by: **Catherine Godges**
Action: **Approve** with staff conditions
Vote: **3/0 Unanimous**

2. **WC-20-400056 (WS-19-0039) -PSI ARBY, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring evergreens 10 feet to 15 feet tall, possible Japanese Plum trees, to be planted in conjunction with an office warehouse complex on 5.0 acres in an M-D (Design Manufacturing) zone in the CMA Design Overlay District. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/bb/jd (For possible action) **08/04/20 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **3/0 Unanimous**

3. **ET-20-400057 (UC-18-0235)-WASHCO R&D, LLC:**
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) reduce the setback to a residential use; and 2) allow a service bay door to face a street.
WAIVER OF DEVELOPMENT STANDARDS for modified street standards.
DESIGN REVIEW for a vehicle wash facility on a portion of 2.5 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, approximately 427 feet north of Russell Road within Spring Valley. JJ/jgh/jd (For possible action) **08/05/20 BCC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **3/0 Unanimous**

4. **WS-20-0235-GK ACQUISITIONS, LLC ETAL & MICONE MICHAEL A. TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to increase sign height.
DESIGN REVIEW for signs in conjunction with an office building and parking garage on 7.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Ron Horn Way and Narrative Way within Spring Valley. MN/nr/jd (For possible action) **08/05/20 BCC**

Motion by: **Catherine Godges**
Action: **Approve** with staff conditions
Vote: **3/0 Unanimous**

5. **ZC-20-0257-MANDALAY RESORT GROUP:**
ZONE CHANGE to reclassify 9.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed

Manufacturing) (AE-60) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for proposed warehouse/office complex in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley (description on file). MN/rk/ja (For possible action) **08/05/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **3/0 Unanimous**

6. **VS-20-0258-MANDALAY RESORT GROUP:**

VACATE AND ABANDON a portion of a right-of-way being Hauck Street located between Oquendo Road and Quail Avenue (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action) **08/05/20 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff conditions

Vote: **3/0 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.

Board acknowledged Spring Valley Land Use Plan update would be delayed until Enterprise is completed.

IX. Next Meeting Date

The next regular meeting will be **July 28, 2020** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **3/0 Unanimous**

The meeting was adjourned at 7:39 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/>

08/04/20 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

ROSANNA ST/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0289-LABBE FAMILY TRUST & LABBE SIMN J & NOLA E TRS:

ZONE CHANGE to reclassify 10.0 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-60) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) reduce street intersection off-set; and 3) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) proposed single family residential development; and 2) increase finished grade.

Generally located on the east and west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley (description on file). MN and/xx (For possible action)

RELATED INFORMATION:

APN:

163-34-501-011; 163-34-501-017; 163-34-501-023 through 163-34-501-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall and retaining wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 25% increase).
2. Reduce the street intersection off-set to 103 feet where 125 feet is required per Section 30.52.052 (a 17.6% reduction).
3. Reduce the driveway distance to a spandrel to 9 feet where a minimum distance of 12 feet is required per Uniform Standard Drawing 222 (a 25% reduction).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade up to 72 inches (6 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL & OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 67 with 12 common elements
- Density (du/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 4,074 (gross and net)/7,660 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 19
- Square Feet: 1,494 to 1,840

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 10 acres from R-E and C-2 zoning to an R-2 zoning district to allow a single family residential development. The applicant conducted a neighborhood meeting on May 6, 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. Ten people attended the meeting and voiced no concern with the proposed project.

Site Plans

The plans depict a single family residential development consisting of 67 lots on 10 acres at a density of 6.7 dwelling units per gross acre. The minimum and maximum lot sizes are 4,074 and 7,660 square feet, respectively. The primary ingress and egress to the proposed development is via 2 private streets. Private street A, oriented as a north and south street, connects to Oquendo Road to the south and Quail Avenue to the north, both of which are oriented as east and west public streets. A portion of private street A is located north of Quail Avenue, servicing lot 43 through lot 54. The interior of the development is serviced by multiple private stub streets, measuring 37 feet in width. A portion of private street B measures 25 feet in width, which serves lot 11 and lot 12, terminates as a stub street. No sidewalks are provided within the interior of the development adjacent to the private streets. A 5 foot wide attached sidewalk is proposed along Rosanna Street, Quail Avenue, and Oquendo Road. The applicant has applied for several waivers of development standards, located throughout the interior of the site. The increase to the retaining wall height is located along the east property line of lot 49 through lot 67. The reduction to the street intersection off-set is located at the intersection of Oquendo Road and private street A. The reduction to the minimum driveway distance to a spandrel applies to lot 40, at the intersection of Rosanna Street and Quail Avenue.

Landscaping

The plans depict a 5 foot wide attached sidewalk along Rosanna Street, Quail Avenue, and Oquendo Road in conjunction with 6 foot wide landscape areas behind the sidewalk. Fifteen gallon trees will be planted 20 feet on center along the public streets; however, no trees will be planted within the interior of the development.

Elevations

The plans depict 4 different single story model homes with a maximum height of up to 19 feet. The proposed models consist of a stucco exterior with a pitched, concrete tile roof and depict different options on the elevations such as pop-outs, shutters, window trims, and stone veneer.

Floor Plans

The plans depict 1 story model homes ranging in size from 1,494 square feet to 1,840 square feet depending on the options selected by the home buyer. The model homes have options for multiple bedrooms, den, kitchen, and a living room. Two car garages are featured for the various models.

Applicant's Justification

The existing developments to the east graded their properties lower than what the existing grade is at the shared boundary lines of the properties. This combined with Clark County grading and storm water design requirements will result in excess fill at the east boundary line, necessitating an increase to the retaining wall height. Waiver requests to reduce the street intersection off-set are common for R-2 zoned communities. The residential development to the northwest of the project site, across Russell Road, was approved for a reduced street intersection off-set. The waiver to reduce the spandrel distance to a residential driveway applies to lot 40 only. The waiver is needed as a larger property line back of curb radius is needed as part of the intersection bend design.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0904-16	Reclassify a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	April 2017
TM-500183-16	36 single family residential lots	Withdrawn	April 2017
VS-0905-16	Vacate government patent easements	Withdrawn	April 2017
NZC-0612-13	Reclassify a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	January 2014
TM-0166-13	38 single family residential lots	Withdrawn	January 2014
VS-0613-13	Vacate government patent easements	Withdrawn	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Commercial General & Public Facilities	R-E & C-2	Office building & place of worship
East	Commercial General	C-2 & C-1	Retail & office buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
TM-20-500096	A tentative map for 67 single family residential lots in an R-2 zone is a companion item on this agenda.
VS-20-0290	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

The applicant states the area west of Rainbow Boulevard has developed as a neighborhood. There is a church campus to the south, Clark County Parks property immediately west and to the northwest a residential subdivision. An R-2 subdivision will make a nice transition between the businesses on Rainbow Boulevard and the developed neighborhood to the west.

Staff finds there are no unique or special circumstances that have occurred in the immediate area since the adoption of the Spring Valley Land Use Plan to make this request appropriate. While there have been approved residential developments to the west and northwest of Rosanna Street, those developments were planned for Residential Suburban uses within the Land Use Plan. The quadrant or area between Rosanna Street, Rainbow Boulevard, Russell Road, and Oquendo Road is approximately 20 acres. Approximately 10 acres of the 20 acres is developed with commercial uses. The remaining area within the quadrant includes 4 undeveloped parcels with planned land uses of Office Professional and Commercial General. Three of the 4 undeveloped parcels within this quadrant are included within the boundaries of the proposed development. Staff finds the intrusion of a single family residential use in an area that is predominantly commercial, without an appropriate transitional space or use will create future land use conflicts and cannot be justified.

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

The applicant states the residential developments in the area are mostly R-2 with some R-3 in the area. This proposed community is consistent with the existing developments in the area.

Staff finds the locations indicated by the applicant should not be used to justify this request because this project will, in essence, be a freestanding subdivision that will neither be cohesive nor functionally integrated with any adjacent parcels to the north, south, and east of the project site. Staff is concerned with the potential incompatibility between this development and existing land uses in the immediate area. The existing or approved developments in the immediate area, either adjacent or contiguous to the project site, are generally intense uses with corresponding impacts such as lighting, noise, and traffic. Therefore, staff finds the proposed project is not compatible with the density and intensity of the existing and planned land uses in the surrounding area.

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

According to the applicant, the drainage impact overall should be less because there will be front and rear yards instead of paved parking lots. There are existing offices, homes, and a church so there are utilities in the area. This proposed small residential development will add a minimal number of additional students to the local schools.

There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. The school district has indicated this development would generate 13 additional elementary school students, 7 middle school students, and 9 high school students. Marion B. Earl Elementary School would serve this development and is currently 68 students over capacity. However, Sawyer Middle School and Durango High School are currently under capacity and can accommodate the additional students.

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

The applicant states the adjacent parcels are commercial and R-2 zoned property, however, there have been residential developments in the commercially planned areas, so the trend is for residential development in this area. Furthermore, the applicant indicates perimeter block walls will be decorative and landscaping is provided in accordance with the goals and policies of the Spring Valley Land Use Plan.

Staff finds the location of this request and overall site design in relation to the existing commercial developments in the area make this noncompliant to all other applicable goals and policies contained within the land use plan. The proposed single family residential development is located in an area that is planned and zoned for various commercial uses. The subject parcels

are appropriate for Office Professional and Commercial General Uses. Therefore, the request does not conform to the policies in the Clark County Comprehensive Plan for development in this area. Furthermore, Urban Specific Policy 8 of the Comprehensive Plan discourages nonconforming zone changes.

Summary

Zone Change

The quadrant or area between Rosanna Street, Rainbow Boulevard, Russell Road, and Oquendo Road is approximately 20 acres. Approximately 10 of the 20 acres have developed with a commercial use. The remaining area within the quadrant, which includes 3 parcels inside the boundary of the proposed development, features parcels already zoned or planned for commercial uses. The intrusion of a single family residential use in an area that is predominantly commercial uses, without an appropriate transitional space or use, will create future land use conflicts that cannot be justified. One of the primary reasons for nonresidential land use designations during the last major update to the Spring Valley Land Use Plan was the land use context in which this site is situated, which is primarily nonresidential.

Staff is concerned with the potential incompatibility between this development and existing land uses immediately adjacent to the site. The existing or approved developments in the immediate area are generally intense uses with corresponding impacts such as lighting, noise, and traffic. Staff finds the proposed project is not compatible with the density and intensity of the existing and planned land uses in the surrounding area. Therefore, staff finds the applicant has neither demonstrated nor satisfied the criteria for compelling justification to merit approval of the nonconforming zone change request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the increase in wall height should not adversely impact the surrounding properties and land uses. The existing topography, drainage, and finished grade of the commercial properties to the east of the project site warrants an increase to the retaining wall height. However, since staff is not supporting the nonconforming zone boundary amendment and design review #1, staff cannot support this request.

Design Review #1

Although the design of the elevations and floor plans meet Urban Specific Policy 43 of the Comprehensive Master Plan by providing a variety of elevations with articulating building facades, staff is concerned that the subdivision layout is not consistent or compatible with the approved land uses in the area. Lot 49 through lot 57, located along the east boundary of the project site, are immediately adjacent to existing commercial development. Urban Specific

Policy 41 encourages buffering between single family areas and higher density residential and commercial designations. The lack of any landscape buffer along the east property line of the proposed development further enhances the lack of compatibility and conflict between the residential use and the existing commercial developments. Staff also finds the design of the proposed development conflicts with Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The 25 foot wide stub street servicing lot 11 and lot 12 designated as private street B, with an east and west orientation, is proposed to avoid installing a cul-de-sac at the termination point of the street; therefore, staff recommends denial of the design review as the proposed development conflicts with several goals and policies of the Comprehensive Master Plan.

Waiver of Development Standards #2 – Public Works

Waiver of Development Standards #3 – Public Works

Design Review #2 – Public Works

Department of Aviation

As stated in our comments for NZC-0612-13 and TM-0166-13 in October 2013, and again for PRE-0040-16 in November 2016, and again for NZC-0904-16 and TM-0183-16 in January 2017 regarding APNs 163-34-501-011 and 163-34-501-017, and again for PRE-20-100009 in March 2020, regarding APNs 163-34-501-023, 163-34-501-024, and a portion of APN 163-34-501-017, the currently planned land use designations are Office Professional and Commercial General, and current zoning is Rural Estates Residential and General Commercial, which permit many airport-compatible uses. The proposed zoning of R-2 (Medium Density Residential) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this request is incompatible with current and future noise levels at this location. APNs 163-34-501-023, 163-34-501-024, and a portion of APN 163-34-501-017, lie within the AE-60 (60-65 DNL) noise contour for McCarran International Airport and are subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade McCarran facilities to meet future air traffic demand. Due to these facts, this nonconforming zone change is incompatible with current and future noise levels present at this location; therefore, staff recommends denial.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Design review as a public hearing for significant changes to plans;
- Expunge ZC-0748-04.
- 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.

Department of Aviation

- If approved, for that portion located in the AE-60, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- If approved, for that portion located in the AE-60, 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 Department of Aviation;
- If approved, for that portion located in the AE-60, 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;
- If approved, for that portion located in the AE-60, 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.

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

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

2

08/04/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RUSSELL RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0290-KELSAY TAMMIE & ANDERSON ROBERT:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Montessouri Street and Rainbow Boulevard within Spring Valley (description on file). MN/md/xx (For possible action)

RELATED INFORMATION:

APN:

163-34-501-011; 163-34-501-017; 163-34-501-023 through 163-34-501-024

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL & OFFICE PROFESSIONAL

BACKGROUND:

Project Description

This application is a request to vacate 3 foot and 33 foot wide patent easements located within the interior and along the perimeter of the project site. The applicant states the patent easements are no longer needed for development purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0904-16	Reclassify a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	April 2017
TM-500183-16	36 single family residential lots	Withdrawn	April 2017
VS-0905-16	Vacate government patent easements	Withdrawn	April 2017
NZC-0612-13	Reclassify a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	January 2014
TM-500166-13	38 single family residential lots	Withdrawn	January 2014
VS-0613-13	Vacate government patent easements	Withdrawn	January 2014



Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Commercial General & Public Facilities	R-E & C-2	Office building & place of worship
East	Commercial General	C-2 & C-1	Retail & office buildings
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-20-0289	A nonconforming zone change to reclassify the project site to an R-2 zone for a single family residential development is a companion item on this agenda.
TM-20-500096	A tentative map for 67 single family residential lots in an R-2 zone is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

DRAFT

08/04/20 PC AGENDA SHEET

RUSSELL & ROSANNA
(TITLE 30)

ROSANNA ST/RUSSELL RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500096-KELSAY TAMMIE & ANDERSON ROBERT:

TENTATIVE MAP consisting of 67 single family residential lots and common lots on 10.0 acres in an R-2 (Medium Density Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east & west sides of Rosanna Street, 290 feet south of Russell Road within Spring Valley. MN/md/xx (For possible action)

RELATED INFORMATION:

APN:

163-34-501-011; 163-34-501-017; 163-34-501-023 through 163-34-501-024

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL & OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots: 67 with 12 common elements
- Density (dw/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 4,074 (gross and net)/7,660 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 67 lots on 10 acres at a density of 6.7 dwelling units per gross acre. The minimum and maximum lot sizes are 4,074 and 7,660 square feet, respectively. The primary ingress and egress to the proposed development is via 2 private streets. Private street A, oriented as a north and south street, connects to Oquendo Road to the south and Quail Avenue to the north, both of which are oriented as east and west public streets. A portion of private street A is located north of Quail Avenue, servicing lot 43 through lot 54. The interior of the development is serviced by multiple private stub streets, measuring 37 feet in width. A portion of private street B measures 25 feet in width, which serves lot 11 and lot 12, terminates as a stub street. No sidewalks are provided within the interior of the development adjacent to the private streets. A 5 foot wide attached sidewalk is proposed along Rosanna Street, Quail Avenue, and Oquendo Road.

3

Landscaping

The plans depict a 5 foot wide attached sidewalk along Rosanna Street, Quail Avenue, and Oquendo Road in conjunction with 6 foot wide landscape areas behind the sidewalk. Fifteen gallon trees will be planted 20 feet on center along the public streets; however, no trees will be planted within the interior of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0904-16	Reclassify a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	April 2017
TM-500183-16	36 single family residential lots	Withdrawn	April 2017
VS-0905-16	Vacate government patent easements	Withdrawn	April 2017
NZC-0612-13	Reclassify a portion of the project site from R-E to R-2 zoning for a single family residential development	Withdrawn	January 2014
TM-500166-13	38 single family residential lots	Withdrawn	January 2014
VS-0613-13	Vacate government patent easements	Withdrawn	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Commercial General & Public Facilities	R-E & C-2	Office building & place of worship
East	Commercial General	C-2 & C-1	Retail & office buildings
West	Residential Suburban (up to 8 du/ac) & Public Facilities	R-E	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-20-0289	A nonconforming zone change to reclassify the project site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-20-0290	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-20-0289. However, since staff is not supporting NZC-20-0289, staff cannot support this request.

Department of Aviation

As stated in our comments for NZC-0612-13 and TM-0166-13 in October 2013, and again for PRE-0040-16 in November 2016, and again for NZC-0904-16 and TM-0183-16 in January 2017 regarding APNs 163-34-501-011 and 163-34-501-017, and again for PRE-20-100009 in March 2020, regarding APNs 163-34-501-023, 163-34-501-024, and a portion of APN 163-34-501-017, the currently planned land use designations are Office Professional and Commercial General, and current zoning is Rural Estates Residential and General Commercial, which permit many airport-compatible uses. The proposed zoning of R-2 (Medium Density Residential) would significantly increase the number of residences impacted by aircraft overflights. Due to this fact, this request is incompatible with current and future noise levels at this location. APNs 163-34-501-023, 163-34-501-024, and a portion of APN 163-34-501-017, lie within the AE-60 (60-65 DNL) noise contour for McCarran International Airport and are subject to continuing aircraft noise and over-flights. Future demand for air travel is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade McCarran facilities to meet future air traffic demand. Due to these facts, this nonconforming zone change is incompatible with current and future noise levels present at this location; therefore, staff recommends denial.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Department of Aviation

- If approved, for that portion located in the AE-60, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;

- If approved, for that portion located in the AE-60, 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 Department of Aviation.
- If approved, for that portion located in the AE-60, 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;
- If approved, for that portion located in the AE-60, 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134

08/18/20 PC AGENDA SHEET

VEHICLE (AUTOMOBILE) WASH
(TITLE 30)

JONES BLVD/FLAMINGO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-20-400063 (UC-0308-16)-COMHAR HOLDINGS JONES, LLC:

USE PERMIT SECOND EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.

DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/tk/jd (For possible action)

RELATED INFORMATION:

APN:

163-24-101-008; 163-24-101-009

USE PERMIT:

Reduce the setback for a vehicle (automobile) wash facility from a residential use to 33 feet where a minimum of 200 feet is required (an 83.5% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 10 foot wide landscape area adjacent to an existing attached sidewalk along Jones Boulevard where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4132 S. Jones Boulevard
- Site Acreage: 1.3
- Project Type: Self service automated vehicle (automobile) wash facility
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 6,160
- Parking Required/Provided: 5/25

4

Site Plans

The approved plans depict a self service vehicle (automobile) wash facility. A 6,160 square foot building is located on the southern portion of the parcel with a queuing area along the north and east property lines and parking/vacuum areas on the north side of the building. The vacuum motor is located on the northwest portion of the property. The building is set back 137 feet from the north (side) property line, 33 feet from the east (rear) property line adjacent to an existing residential use, 56 feet from the west (front) property line, and 10 feet from the south (side) property line. Access is from Jones Boulevard. The approved plans also show access to the adjacent parcels to the north and south. The entrance to the vehicle wash is on the east side of the building and the exit is on the west side of the building. A trash enclosure is located on the northwest portion of the site.

Landscaping

A 10 foot wide landscape area is located adjacent to an existing attached sidewalk along Jones Boulevard. A 10 foot wide landscape area is located along the north, east, and south property lines except for a 40 foot portion along the east property line where the queuing lane connects to the entrance to the vehicle wash tunnel. Interior parking lot landscaping is generally distributed throughout the site. The landscape materials include trees, shrubs, and groundcover.

Elevations

The approved plans depict a single story building with a varied roofline ranging in height from 15 feet to 35 feet. The façade includes a parapet roof, stucco siding, split-face block, and metal trim.

Floor Plans

The approved plans depict a 6,160 square foot vehicle (automobile) wash building with a wash bay, equipment room, storage room, office, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400163 (UC-0308-16):

Current Planning

- Until July 5, 2020 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0308-16:

Current Planning

- Provide an intense landscape buffer per Figure 30.64-12 along the east property line;
- 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;
- Commercial curb cut return driveways per Standards 222.1 and 225.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; and that fire protection may be required for this facility.

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS #1B WAS WITHDRAWN.

Applicant's Justification

The applicant states they have been working diligently on this project since the original approval and the subsequent extension of time. They have been pursuing a cross access agreement with the adjacent property owner, which had a recent change in ownership and they are working diligently toward an agreement. The applicant is seeking a 1 year extension in order to obtain the agreement and to continue the development at the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400163 (UC-0308-16)	First extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2018
UC-0308-16	Original application to reduce the setback for a vehicle (automobile) wash facility from a residential use and waived alternative landscaping with a design review for a proposed vehicle (automobile) wash facility	Approved by PC	July 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store, service station, & vehicle wash
South	Commercial General	C-2	Commercial/retail center
East	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential development
West	Commercial General	C-1	Vehicle repair

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 in 2016 and the subsequent extension approval in 2018, the applicant has been working diligently towards obtaining a cross access agreement with the adjacent property owners, while continuing to work toward an agreement the complications brought on by the COVID pandemic occurred, and now they are moving forward with their project. There have been no negative impacts associated with the property and no apparent issues with Clark County Code Enforcement; therefore, staff can support a 1 year extension.

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

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: COMHAR HOLDINGS JONES, LLC

CONTACT: KRISTEN GOODELL, 241 W. CHARLESTON, SUITE 145, LAS VEGAS, NV
89104

DRAFT

08/18/20 PC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

ARBY AVE/MYERS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-20-0275-LH VENTURES, LLC:

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

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

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

Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

176-04-801-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 7 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 16.7% increase).
2. Reduce the street intersection off-set to 93 feet where a minimum of 125 feet is required per Section 30.52.52 (a 25.6% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.0
- Number of Lots: 42 residential/3 common elements
- Density (du/ac): 8.4
- Minimum/Maximum Lot Size (square feet): 2,625/4,496
- Project Type: Single family residential development
- Number of Stories: 3
- Building Height (feet): 35

- 
- Square Feet: 2,344 to 2,550
 - Open Space Required/Provided: 5,040 square feet/5,074 square feet

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 5 acres from an R-E zone to an R-3 zone for a single family residential development. The applicant conducted a neighborhood meeting at the Holiday Inn Express & Suites at 6220 South Rainbow Boulevard on March 9, 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 2 of the neighbors attended the meeting. The concerns of the neighbors discussed at the meeting included infrastructure improvements for the area.

Site Plans

The plans depict a single family residential development consisting of 42 lots on 5 acres with a density of 8.4 dwelling units per acre. There will be no direct access for any of the proposed lots within the development to public streets. Access to the development is provided from Arby Avenue and the plans depict the project as a gated community. Access to the lots within the development is provided by 42 foot wide private streets which will have a 4 foot wide sidewalk located on 1 side of the street. The plans depict 1 north/south oriented street from the entrance of the subdivision with 6 stub streets branching off to the east and west. Each stub street will provide access to a maximum of 6 lots. The waiver to increase wall height is for walls along the perimeter of the development and on the interior lot lines. The proposed waiver for the street intersection off-set is for the streets at the entrance to the development from Arby Avenue.

Landscaping

The plans depict 3 common element lots for landscaping and open space. The plans depict 2 of the common elements as 10 foot wide landscape areas adjacent to Myers Street and Arby Avenue consisting of trees, shrubs, and groundcover. Along the side streets of the corner lots within the proposed subdivision the plans depict a 6 foot wide landscape easement consisting of shrubs and groundcover. On the northeastern portion of the site to the west of the entrance of the development is a 5,074 square foot common lot to be used as a small park for the residents of the development.

Elevations

The plans depict 4 models with heights up to 35 feet. Each model will be 3 stories and have 3 variations of that model. In addition, all of the models have a rooftop deck. Building materials consist of stucco, stone, and tile roofing.

Floor Plans

The plans depict homes ranging in size from 2,344 square feet to 2,550 square feet with 2 car garages, multiple bedrooms and baths. The elevations are also proposing rooftop decks in conjunction with each plan.

Applicant's Justification

The applicant indicates that the proposed development has been designed to complement the surrounding subdivisions. The developer feels that the proposed project will blend well with the

surrounding developments and provide a transition for the existing U-V zoned mixed-use development to the north, and the M-D zoned development to the east, to the existing residential development to the west and northwest.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0625-13	Reclassified 10 acres which includes this site to an R-2 zone for a single family residential development - expired	Approved by BCC	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Residential High (from 8 to 18 du/ac)	U-V & R-3	Mixed-use development with commercial & multiple family residential components & single family residential
South	Business and Design/Research Park	R-E	Funeral home
East	Business and Design/Research Park	M-D	Office/warehouse facility
West	Business and Design/Research Park	R-2	Single family residential

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

Related Applications

Application Number	Request
VS-20-0276	A vacation of easements is a companion item on this agenda.
TM-20-500091	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

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

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

There has been a trend within portions of the Spring Valley area for more residential developments. This site is located in an area with existing single family residential, commercial and industrial developments. There is an existing, similar single family residential development in an R-3 zone to the northwest of the proposed project; however, that development is in conformance to the land use plan. To the west of the site across Myers Street is an R-2 zoned single family residential development that was approved by a nonconforming zone change (NZC-0403-13) in November 2013. This site was part of a nonconforming zone change (NZC-0625-13) to reclassify 10 acres to an R-2 zone for a single family residential development which has since expired. Since NZC-0403-13 was approved the parcel to the east of this site, which included 5 acres of the NZC-0403-13 project site, has been reclassified to an M-D zone and is being developed as an office/warehouse complex. Based on these past approvals to reclassify properties in this area to R-2 and R-3 and M-D zoning districts for various types of developments, staff finds there has not been a trend or change in law, policies or facts in this area to support additional single family residential development at this location. The area has not changed to the point where the proposed project would be more consistent and compatible with the character and condition of the area than development in conformance to the land use plan.

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

The existing single family residential developments in the area are zoned R-2 and R-3 which require minimum lot areas of 4,000 square feet (per NZC-0403-13) and 1,800 square feet, respectively, and densities of 8 du/ac and 9.3 du/ac, respectively. The proposed project consisting of 42 lots at 8.4 dwelling units per acre is similar in density and intensity to the existing single family residential developments in the area. The design of the proposed project is also compatible with the existing residential developments in the area. However, this site is adjacent to an existing commercial use to the south, and a site that is zoned M-D to the east that is currently under development as an office/warehouse complex. The M-D development to the east can allow uses that would be in conflict with the proposed residential development. Staff finds the density and intensity of the proposed development is not compatible with all existing and planned land uses in the surrounding areas.

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 single family residential development on 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 off-set by the proposed 5,074 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 to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The project complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. However, this request does not comply with Urban Specific Policy 8 for the Comprehensive Master Plan to discourage nonconforming zone changes and to require that the nonconforming zoning request provide buffering from adjacent conforming properties. The project does not comply in part with Urban Specific Policy 30 to discourage residential development adjacent to any industrial uses. Staff finds the proposed development does not comply with other applicable goals and policies.

Summary

Zone Change

There has not been a trend or changes in policy, law or fact in this area to support the single family residential development of this site. The density and intensity of the proposed project is not compatible with all existing land uses in the surrounding area. 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 not comply with other goals and policies. Based on the criteria listed above, staff finds the applicant has not 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 applicant states that the increase in wall height will provide additional privacy and security for the future property owners within the development. Additionally the applicant indicates that similar waivers to increase wall height have been approved for other developments in the area. Staff finds the increased wall height will not adversely impact the surrounding properties since the proposed increase is minimal and the walls will provide additional privacy for future residents. However, staff does not support the zone change that is necessary to allow residential development at this location; therefore, staff cannot support this waiver.

Design Review

The proposed lots are larger than the minimum lot size required by Code for a single family residential development in an R-3 zone. The design of the subdivision layout is consistent and compatible with other residential developments in the Spring Valley Planning Area. Staff finds the project conforms in part to Urban Specific Policy 10 of the Comprehensive Master Plan,

which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The different home models with the variations in elevations and roof decks comply with Urban Specific Policy 43 to promote projects that provide varied neighborhood design and/or innovative architecture. However, staff does not support the zone change that is necessary to allow residential development at this location; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection offset between Arby Avenue and Dawnville Walk Avenue. The proposed 42 lot subdivision should see a low volume of traffic because of the limited number of lots and since Arby Avenue terminates east of the subdivision. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 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 4 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Myers Street, 30 feet for Arby Avenue, and associated spandrel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S.
ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT

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08/18/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

ARBY AVE/MYERS ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0276-LH VENTURES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Myers Street and Buffalo Drive within Spring Valley (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
176-04-801-003

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

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate government patent easements along the boundaries of the parcel that are not needed for the development of the site. Any required easements or rights-of-way will be provided with the future subdivision map for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0625-13	Reclassified 10 acres including this site to an R-2 zone for a single family residential development - expired	Approved by BCC	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Residential High (from 8 to 18 du/ac)	U-V & R-3	Mixed-use development with commercial & multiple family residential components & single family residential
South	Business and Design/Research Park	R-E	Funeral home
East	Business and Design/Research Park	M-D	Office/warehouse facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business and Design/Research Park	R-2	Single family residential

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

Related Applications

Application Number	Request
NZC-20-0275	A request to reclassify the site to an R-3 zone for a single family residential development is a companion item on this agenda.
TM-20-500091	A tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 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

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Myers Street, 30 feet for Arby Avenue, and associated spandrel;

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT

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08/18/20 PC AGENDA SHEET

ARBY MYERS
(TITLE 30)

ARBY AVE/MYERS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500091-LH VENTURES, LLC:

TENTATIVE MAP consisting of 42 residential lots and common lots on 5.0 acres in an R-3 (Multiple Family Residential) Zone in a CMA Design Overlay District.

Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
176-04-801-003

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 42 residential/3 common elements
- Density (du/ac): 8.4
- Minimum/Maximum Lot Size (square feet): 2,625/4,496
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 42 lots on 5 acres with a density of 8.4 dwelling units per acre. There will be no direct access for any of the proposed lots within the development to public streets. Access to the development is provided from Arby Avenue and the plans depict the project as a gated community. Access to the lots within the development is provided by 42 foot wide private streets which will have a 4 foot wide sidewalk located on 1 side of the street. The plans depict 1 north/south oriented street from the entrance of the subdivision with 6 stubs streets branching off to the east and west. The stub street will provide access to a maximum of 6 lots. The waiver to increase wall height is for walls along the perimeter of the development and on the interior lot lines. The proposed waiver for the street intersection off-set is for the streets at the entrance to the development from Arby Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0625-13	Reclassified 10 acres including this site to an R-2 zone for a single family residential development - expired	Approved by BCC	January 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Residential High (from 8 to 18 du/ac)	U-V & R-3	Mixed-use development with commercial & multiple family residential components & single family residential
South	Business and Design/Research Park	R-E	Funeral home
East	Business and Design/Research Park	M-D	Office/warehouse facility
West	Business and Design/Research Park	R-2	Single family residential

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

Related Applications

Application Number	Request
NZC-20-0275	A request to reclassify the site to an R-3 zone for a single family residential development is a companion item on this agenda.
VS-20-0276	A vacation of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, staff does not support the zone change, NZC-20-0275, that is necessary to allow residential development at this site; therefore, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 16, 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 and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Myers Street, 30 feet for Arby Avenue, and associated spandrel.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0095-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT, INC
CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S.
ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

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08/19/20 BCC AGENDA SHEET

MASSAGE
(TITLE 30)

HUALAPAI WY/TWAIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400064 (UC-0933-14) -HUALAPAI ASSOCIATES, LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-18-314-005

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3700 S. Hualapai Way #106
- Site Acreage: 1.7
- Project Type: Massage establishment
- Square Feet: 1,334 (lease space)
- Parking Required/Provided: 108/114

Site Plan

The request is for a massage establishment (New Life Body) that offers massage treatment to help people to relax and restore body movement. The facility occupies a 1,334 square foot suite on the first floor of the building and on the east side of the site. There have been no changes to the exterior of the building and no additional parking was required for this use beyond the 114 spaces currently provided.

Landscaping

All parking lot and street landscaping exists and no additional landscaping is proposed or required with this request.



Floor Plans

The approved floor plans show 5 therapy rooms, an office, waiting/reception area, employee breakroom, and a rest room.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0933-14 (AR-0128-17):

Current Planning

- Until August 16, 2020 to review as a public hearing.
- 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.

Listed below are the approved conditions for UC-0933-14:

Current Planning

- 2 years to commence and review as public hearing.
- Applicant is advised that any change in circumstances or regulations may be justification for denial of an extension of time.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

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.

Applicant's Justification

The applicant states they have abided by all requirements of Clark County and have no incidents from the Las Vegas Police Department. In addition, the applicant is requesting to make this use permit permanent with no future reviews.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0922-14 (AR-0128-17)	First application for review of a massage establishment	Approved by BCC	October 2017
UC-0933-14	Massage establishment	Approved by BCC	January 2015
UC-0567-09	Massage establishment – expired	Approved by PC	October 2009
DR-2011-03	Commercial/office complex	Approved by BCC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High	R-3	Condominium complex
South	Commercial Neighborhood	C-2	Commercial/office complex
East	Commercial Neighborhood	C-1	Commercial/office complex
West	Major Development Project (Summerlin South) Commercial	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval 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. Since the original approval there have been no known complaints or issues from the Las Vegas Metropolitan Police Department or Clark County Code Enforcement. This applicant has remained in good standing with Clark County Business License and there are no outstanding violations. Staff can support this application for review and can support the removal of the time limit.

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**

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JIANGANG LIU
CONTACT: JIANGANG LIU, NEW LIFE JIANHUI LLC, 9984 STAR LAKE AVE, LAS VEGAS, NV 89148

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08/19/20 BCC AGENDA SHEET

OFFICE/RETAIL COMPLEX
(TITLE 30)

HACIENDA AVE/JERRY TARKANIAN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400043 (NZC-0052-17) -GRAGSON LONE MESA II, LLC ETAL & BALELO FAMILY LP:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

DESIGN REVIEW for a proposed office and retail complex located in the CMA Design Overlay District.

Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/tk/jd (For possible action)

RELATED INFORMATION:

APN:

163-29-301-013; 163-29-301-014

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.6
- Project Type: Office and retail complex
- Number of Stories: 1 and 3 stories
- Building Height (feet): 27 and 50
- Square Feet: 195,000 (total)/15,000 (retail building)/180,000 (office buildings)
- Parking Required/Provided: 780/788

Background

This application is to extend the timeframe for a zone boundary amendment on the subject parcels. A companion application (ZC-20-0301) on this agenda is for an office complex on this same site and incorporates the adjacent parcel to the west into the design. Therefore, the design review for an office and retail complex associated with this application will be expunged with the approval of ZC-20-0301.

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Site Plans

The original plans depict an office and retail complex consisting of 3 office buildings and 1 retail center. The office buildings are located at the central portion of the property and the retail center is located on the northeast corner of the site. Parking is located to the west and south of the retail center and around the office buildings. The approved plans depict driveways on the northwest and southwest corners providing access from Hacienda Avenue and Diablo Drive, and at the center of the east property line providing access from Jerry Tarkanian Way. The office buildings will be set back a minimum of 144 feet from the west property line, which is adjacent to an existing single family residential subdivision, where a minimum setback of 132 feet is required. The designs of the buildings and the layout of the site comply with the requirements of the CMA Design Overlay District.

The companion application (ZC-20-0301) consists of 14 single story office buildings oriented along the north/south axis on the site. Parking spaces surround the perimeter of the site, and access is provided by a driveway on Hacienda Avenue to the north, Jerry Tarkanian Way to the east, and Diablo Drive to the south.

Landscaping

The approved plans depict a minimum 8 foot wide landscape area consisting of large evergreen trees along the west property line, which is adjacent to an existing single family residential subdivision. Adjacent to Hacienda Avenue and Jerry Tarkanian Way, the approved plans depict a minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover. The landscape area adjacent to Diablo Drive is a minimum of 10 feet in width and consists of trees, shrubs, and groundcover. Additional landscape areas are located within the parking areas and adjacent to the buildings. The approved plans depict attached sidewalks along Jerry Tarkanian Way and Diablo Drive, and a detached sidewalk along Hacienda Avenue.

On the companion application (ZC-20-0301), landscaping includes a 15 foot wide landscape buffer with a detached sidewalk on the north side of the site along Hacienda Avenue. Along the east property line adjacent to Jerry Tarkanian Way, the landscaping width varies from 15 feet to 34 feet with a detached sidewalk. Along the south property line adjacent to Diablo Drive, the landscaping is 10 feet wide behind an attached sidewalk. Landscaping is also shown throughout the parking lot, around the base of the buildings, and between the buildings.

Elevations

The 3 office buildings are each 3 stories with a maximum height of 50 feet. These buildings have flat roofs behind parapet walls. The exterior of the office buildings is a combination of concrete finish painted in earth tone colors, aluminum and glass storefronts and windows, and decorative metal panels. The retail building is 1 story with a maximum height of 27 feet. The building has a flat roof behind a parapet wall and the exterior is similar to the office buildings.

On the companion application (ZC-20-0301), the buildings include parapet walls along the rooflines at various heights up to 28 feet. Exterior materials include painted stucco, cultured stone veneer accents, composite wood siding, and decorative metal awnings. The perimeter of the buildings that are visible from public rights-of-way and adjacent residential uses include

architectural articulation along the roofline at least every 100 linear feet, per the CMA Design Overlay requirements.

Floor Plans

The approved plans depict a total building area of 195,000 square feet. The office buildings each have an area of 60,000 square feet divided between 3 floors for a total of 180,000 square feet. The retail building has an area of 15,000 square feet. The approved plans indicated the buildings would be constructed as shells with large open areas that will be modified to meet the needs of the future tenants.

On the companion application (ZC-20-0301), each building includes an open floor plan that will be built-out for future tenants. Total area of the office buildings is 134,079 square feet, and the 14 buildings range in size from 4,875 square feet up to 22,052 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0052-17:

Current Planning

- A resolution of intent to complete in 3 years;
- Design review as a public hearing on significant changes to the plans;
- No block wall along the west property line to be installed;
- Detached sidewalk along Jerry Tarkanian Way unless an administrative design review is approved for attached sidewalk;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per the CMA Design Overlay District requirements a design review for a comprehensive sign plan will be required for this project; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works Design Division for any additional right-of-way or off-site improvements needed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting this extension of time because they are addressing unique site constraints and they are fully intending to move forward with the project and commence the development of technical studies.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZC-0624-13	Reclassified 50 acres, including this site, to R-2 zoning for a single family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-4	Multiple family residential
South	Residential suburban (up to 8 du/ac) and Business and Design/Research Park	C-2 & P-F	Office building & undeveloped parcels
East	Business and Design/Research Park	C-2	CC 215 & office complex
West	Residential suburban	R-2	Single family residential & undeveloped

Related Applications

Application Number	Request
ZC-20-0301	Zone change to reclassify a portion of the site to C-P zoning, waivers of development standards for alternative screening and alternative driveway geometrics, and design reviews for an office complex and alternative parking lot landscaping is a companion application on this agenda.
TM-20-500100	1 lot commercial tentative map is a companion item on this agenda.
VS-20-0302	Vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. C-2 zoning continues to be appropriate on the subject site, and the companion application (ZC-20-0301) will incorporate an adjacent parcel into the site design and reclassify the adjacent parcel as C-P for an additional buffer to the adjacent single family residential subdivision. Therefore, staff can support an additional 4 years for the zone change to match the expiration dates for ZC-20-0301 and TM-20-500100.

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 19, 2024 to complete to correspond with ZC-20-0301 and TM-20-500100.
- 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 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: JOE DESIMONE

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012

Jared Tasko

From: DIONICIO GORDILLO JR <dgordillo@cox.net>
Sent: Wednesday, July 08, 2020 11:51 AM
To: Tabitha Kast
Cc: Jared Tasko
Subject: ET-20-400043

Tabitha,

This is a follow-up to our conversation the other day **RE: ET-20-400043**. As you know we had to submit the ET prior to everything else based on the expiration date. After submittal we held no date until the companion items such as a ZC/DR, TM, and VS could be submitted. We finally submitted the remaining items to Jared and they are currently scheduled for the following dates:

1. July 28 - Spring Valley TAB
2. August 19 County Commission

I would like to formally request scheduling ET-20-400043 to the above referenced dates so the entire package of companion items may be heard concurrently. I believe your report was already complete when we spoke so we should be good on your workload. Appreciate all the help with this. Let me know if you need anything else from me. Thanks

Dionicio



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: ET-20-400043 (NZC-0052-17)

Property Owner or Subdivision Name: Gragson Lone Mesa II, LLC Et al

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 7/28/20 PC _____ BCC 8/19/20

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUNDS\$: _____

Reason for Change: Please schedule for the 7/28/20 TAB and 8/19/20 BCC to match companion applications.

Change initiated by: JCT Date: 7/8/20
 Change authorized by: [Signature] Date: 7/8/20
 Change processed by: [Signature] Date: 7/8/20
 Follow up assigned to: JCT Instructions: _____

Parcel Number(s): 163-29-301-013 & 014

Town Board(s): Spring Valley

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08/19/20 BCC AGENDA SHEET

OFFICE COMPLEX
(TITLE 30)

HACIENDA AVE/JERRY TARKANIAN WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0301-BELTWAY DEWEY, LLC:

ZONE CHANGE to reclassify 0.7 acres from R-2 (Medium Density Residential) Zone to C-P (Office and Professional) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative screening to a less intense use; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) office complex; and 2) alternative parking lot landscaping on 10.3 acres in a C-P (Office and Professional) and C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/jt/d (For possible action)

RELATED INFORMATION:

APN:
163-29-301-013; 163-29-301-014; 163-29-315-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative screening consisting of a decorative buffer wall and wrought iron fence where a decorative buffer wall is required per Figure 30.64-11.
2.
 - a. Reduce the throat depth for a driveway on Hacienda Avenue to 19 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (an 81% reduction).
 - b. Reduce the throat depth for a driveway on Jerry Tarkanian Way to 20 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (an 80% reduction).
 - c. Reduce the throat depth for a driveway on Diablo Drive to 12 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (an 88% reduction).

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.3
- Project Type: Office complex

- 9
- Number of Stories: 1
 - Building Height (feet): 28
 - Square Feet: 134,079
 - Parking Required/Provided: 537/537

Overall Project

The project includes northern and southern parcels on the east side of the site that were previously approved for C-2 zoning for an office and retail complex per NZC-0052-17. This project will also include a western parcel, which was part of the previous Lone Mesa Drive public right-of-way. The western parcel is being reclassified to C-P zoning and will include a modified intense landscape buffer and parking spaces for the proposed office complex with this application (the office complex will replace the previously approved office and retail complex approved with NZC-0052-17). Although the western parcel is designated for Residential Suburban uses in the Spring Valley Land Use Plan, it is considered a conforming zone boundary amendment per the criteria established in Chapter 30.08 since the additional property is being added to a previously approved project, and the additional property: 1) is not greater than 5 acres in size; 2) has at least 2 sides adjacent to a previously approved project; 3) the linear boundary of the additional area is less than 25% of the linear boundary of the existing project; 4) the request is for the same or lesser density or intensity of use as the previously approved project; and 5) would result in a more logical boundary for the previously approved project.

Site Plan

The overall dimensions of the site are approximately 350 feet wide and 1,300 feet long. As a result, the building layout and site design reflect the narrow north/south orientation of the site. Fourteen office buildings are grouped in the center of the site, along the north/south axis. Setbacks for the overall group of buildings include approximately 90 feet from the northernmost building to Hacienda Avenue, 110 feet for the eastern buildings to Jerry Tarkanian Way, 90 feet from the southernmost building to Diablo Drive, and 80 feet for the western buildings to the west property line, which is adjacent to a single family residential subdivision.

Access to the site is provided by a driveway in the northwestern portion of the site to Hacienda Avenue, a driveway near the central east/west axis of the site to Jerry Tarkanian Way, and a driveway in the southwestern portion of the site to Diablo Drive. A waiver of development standards for alternative driveway geometrics is necessary to reduce the throat depth for each driveway. Parking spaces are located around the perimeter of the site and between the grouping of the northern 6 building and the grouping of the southern 8 buildings. Enhanced paving is provided wherever a pedestrian path crosses a vehicular path, and trash enclosures are located at least 140 feet away from the adjacent single family residences to the west.

Landscaping

Landscaping will include a 10 foot to 20 foot wide intense landscape buffer along the west property line, adjacent to an existing single family residential subdivision. However, since the intense landscaping buffer is located on a parcel previously dedicated as public right-of-way, the existing property line wall includes wrought iron crash gates at the end of 3 dead-end streets in the adjacent single family subdivision. As a result, a waiver of development standards is

necessary to allow the wrought iron gates to remain where a decorative block wall is required. The remainder of the property line includes the required decorative block wall.

Along the north property line, adjacent to Hacienda Avenue, the plans depict a 15 foot wide landscape buffer with a detached sidewalk. Along the east property line adjacent to Jerry Tarkanian Way, the landscaping width varies from 15 feet to 34 feet with a detached sidewalk. Along the south property line adjacent to Diablo Drive, the landscaping is 10 feet wide behind an attached sidewalk. Landscaping is also shown throughout the parking lot, around the base of the buildings, and between the buildings.

Elevations

The buildings include parapet walls along the rooflines at various heights up to 28 feet. Exterior materials include painted stucco, cultured stone veneer accents, composite wood siding, and decorative metal awnings. The perimeter of the buildings that are visible from public rights-of-way and adjacent residential uses include architectural articulation along the roofline at least every 100 linear feet per the CMA Design Overlay requirements.

Floor Plans

Each building includes an open floor plan that will be built-out for future tenants. Total area of the office buildings is 134,079 square feet, and the 14 buildings range in size from 4,875 square feet up to 22,052 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the C-P zoning for the parcel along the west side of the site will serve as an appropriate transition from the adjacent R-2 zoned single family subdivision to the C-2 zoned office complex associated with this application. Although portions of the boundary line wall along the west property line will remain with wrought iron gates, the applicant indicates that the gates are required by the Clark County Fire Department even though the fire access easements will be relocated. The wrought iron sections are 60 feet, 55 feet, and 50 feet within the overall boundary line of approximately 1,300 linear feet. In addition, the applicant is proposing landscaping that exceeds the intense landscape buffer requirements along the west property line.

Regarding the waiver of development standards for reduced throat depth, the applicant indicates that a greater throat depth is provided on the ingress sides of the driveways, and the design has eliminated parking spaces to help avoid vehicular conflicts at the driveways. In addition, Hacienda Avenue and Diablo Drive terminate at Jerry Tarkanian Way, and Jerry Tarkanian Way is a one-way right-of-way. Therefore, the applicant indicates that the reduced throat depths will not cause staking of vehicles in the right-of-way and will not cause any conflicts.

Overall, the office complex is less intense than the previously approved office and retail complex, and it is in full compliance with the site design and architectural provisions of the CMA Design Overlay District. Lastly, the design review for alternative parking lot landscaping

is necessary since minor portions of the site include a 5 foot wide landscape strip around the base of some buildings where a 6 foot wide landscape strip is required adjacent to parking spaces. These areas still include the required 5 foot wide walkway. This is necessary due to the irregular shape of the site, and the applicant has provided additional landscaping in other areas of the site above minimum Title 30 standards, including between the buildings and along the west property line.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0052-17	Reclassified a 9.6 acre portion of the site to C-2 zoning for an office and retail complex	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZC-0624-13	Reclassified 50 acres, including this site, to R-2 zoning for a single family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-4	Multiple family residential development
South	Residential Suburban (up to 8 du/ac) & Business and Design/Research Park	R-2 & C-2	Single family residential subdivision & office building
East	Business and Design/Research Park	C-2	CC 215 & office complex
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision

Related Applications

Application Number	Request
ET-20-400043 (NZC-0052-17)	First extension of time for a nonconforming zone change to C-2 and a design review for an office and retail complex on a portion of this site is a companion item on this agenda.
TM-20-500100	1 lot commercial tentative map is a companion item on this agenda.
VS-20-0302	Vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Although the zone change is not consistent with the planned land use designation of Residential Suburban, the zone change is consistent with the provisions listed for a conforming zone boundary amendment in Title 30. Staff concurs that reclassification of the western portion of the site to C-P will result in a more logical boundary for the previously approved office retail complex as well as the proposed office complex. In addition, the C-P zoning will provide an appropriate transition from the adjacent R-2 zoned single family subdivision to the C-2 zoning on the east side of this site; therefore, staff can support the request.

Waivers of Development Standards

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

Waiver of Development Standards #1

Although a decorative block wall is required as part of a landscape buffer to a less intense use, the 3 existing wrought iron gates along the west property line will not create any negative visual aesthetics. First, the gates are only a small portion of the overall western property line; second, the applicant has provided intense landscaping above Title 30 standards adjacent to the gates and along the western property line; and third, visibility from the residential rights-of-way may be more aesthetically pleasing with the gates and intense landscaping as opposed to a solid block wall. The visibility through the gates to an intense landscape buffer will help break-up the monotony of continuous block walls consistent with Urban Specific Policy 16 of the Comprehensive Master Plan, which encourages designs to visually minimize the stark appearance of monotonous perimeter walls; therefore, staff can support the request.

Design Review #1

Overall, the proposed office complex is aesthetically pleasing. It achieves an appropriate transition in terms of height, uses, and intensity from the single family residential uses to the west and the CC 215 to the east, and it complies with the additional design requirements of the CMA Design Overlay District that are intended to promote a high level of quality development that will produce a stable environment in harmony with existing and future development. The buildings contain sufficient architectural features and variations in the roofline, the parking spaces are distributed throughout the site, and the perimeter landscaping exceeds Title 30 standards. As a result, the design characteristics area harmonious and compatible with development in the area, and staff can support the request.

Design Review #2

Landscaping is provided around the perimeter of the site and within the parking lot, and enhanced landscaping with pathways is provided between the buildings. As a result, the reduction in landscape width from 6 feet wide to 5 feet wide in minor portions of the site will not

be undesirable, unsightly, or obnoxious in appearance. Therefore, the applicant has provided a reasonable alternative with additional landscaping in other areas of the site, and staff can support the request.

Public Works - Development Review

Waiver of Development Standards #2

The applicant worked with staff to minimize the safety concerns associated with this request. By removing parking spaces, relocating the trash enclosure, and providing additional landscaping as a buffer adjacent to all the driveways, staff can support the request to reduce the throat depths.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Expunge design review portion of NZC-0052-17;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design review applications must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works for any additional right-of-way or off-site improvements needed for Jerry Tarkanian Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that additional Bureau of Land Management (BLM) right-of-way grants may exist that interfere with the proposed development.

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 #0072-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST FEDERAL PROFESSIONAL PARK, LLC

CONTACT: PETER LAAS, IMPULSE CIVIL ENGINEERING, LLC, 7485 W AZURE DRIVE, STE 226, LAS VEGAS, NV 89130

DRAFT

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08/19/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

HACIENDA AVE/JERRY TARKANIAN WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0302-BELTWAY DEWEY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Avenue, and between Jerry Tarkanian Way and Valonga Street (alignment) within Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
163-29-301-013; 163-29-301-014

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements on the northern parcel (163-29-301-014). The easements are 33 feet in width along the west and south sides of the parcel, and the easement ranges in width along the eastern side of the parcel, adjacent to Jerry Tarkanian Way from 27 feet wide on the southeast portion of the site to zero feet wide on the northeast portion of the site. In addition, the plans depict the vacation and abandonment of a 30 foot wide slope easement on the east side of the southern parcel (163-29-301-013), adjacent to Jerry Tarkanian Way. According to the applicant, the patent easements are no longer needed since the adjacent roadways are dedicated, and the slope easement no longer serves its intended purpose.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0052-17	Reclassified a 9.6 acre portion of the site to C-2 zoning for an office and retail complex	Approved by BCC	April 2017
VS-0338-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZC-0624-13	Reclassified 50 acres, including this site, to R-2 zoning for a single family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-4	Multiple family residential development
South	Residential Suburban (up to 8 du/ac) & Business and Design/Research Park	R-2 & C-2	Single family residential subdivision & office building
East	Business and Design/Research Park	C-2	CC 215 & office complex
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision

Related Applications

Application Number	Request
ET-20-400043 (NZN-0052-17)	First extension of time for a nonconforming zone change to C-2 zoning and a design review for an office and retail complex on a portion of this site is a companion item on this agenda.
ZC-20-0301	Zone change to reclassify a portion of the site to C-P zoning, waivers of development standards for alternative screening and alternative driveway geometrics, and design reviews for an office complex and alternative parking lot landscaping is a companion application on this agenda.
TM-20-500100	1 lot commercial tentative map is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent and slope easements that are not necessary for the 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

- Coordinate with Public Works for any additional right-of-way or off-site improvements needed for Jerry Tarkanian Way;
- 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 the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that additional Bureau of Land Management (BLM) right-of-way grants may exist that interfere with the proposed development.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST FEDERAL PROFESSIONAL PARK, LLC

CONTACT: PETER LAAS IMPULSE CIVIL ENGINEERING, LLC, 7485 W. AZURE DRIVE, STE 226, LAS VEGAS, NV 89130

08/19/20 BCC AGENDA SHEET

FIRST FEDERAL PROFESSIONAL PARK HACIENDA AVE/JERRY TARKANIAN WY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500100-BELTWAY DEWEY, LLC:

TENTATIVE MAP for a commercial subdivision on 10.3 acres in the C-P (Office and Professional) zone and C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
163-29-301-013; 163-29-301-014; 163-29-315-019

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.3
- Number of Lots: 1
- Project Type: Office complex

The tentative map depicts a 1 lot commercial map consisting of 10.3 acres with access to Hacienda Avenue to the north, Jerry Tarkanian Way to the east, and Diablo Drive to the south.

Landscaping will include a 10 foot to 20 foot wide intense landscape buffer along the west property line adjacent to an existing single family residential subdivision. Along the north property line adjacent to Hacienda Avenue, the plans depict a 15 foot wide landscape buffer with a detached sidewalk. Along the east property line adjacent to Jerry Tarkanian Way, the landscaping width varies from 15 feet to 34 feet with a detached sidewalk. Along the south property line adjacent to Diablo Drive, the landscaping is 10 feet wide behind an attached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0052-17	Reclassified a 9.6 acre portion of the site to C-2 zoning for an office and retail complex	Approved by BCC	April 2017

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Prior Land Use Requests

Application Number	Request	Action	Date
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZC-0624-13	Reclassified 50 acres, including this site, to R-2 zoning for a single family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-4	Multiple family residential development
South	Residential Suburban (up to 8 du/ac) & Business and Design/Research Park	R-2 & C-2	Single family residential subdivision & office building
East	Business and Design/Research Park	C-2	CC 215 & office complex
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential subdivision

Related Applications

Application Number	Request
ET-20-400043 (NZC-0052-17)	First extension of time for a nonconforming zone change to C-2 zoning and a design review for an office and retail complex on a portion of this site is a companion item on this agenda.
ZC-20-0301	Zone change to reclassify a portion of the site to C-P zoning, waivers of development standards for alternative screening and alternative driveway geometries, and design reviews for an office complex and alternative parking lot landscaping is a companion application on this agenda.
VS-20-0302	Vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works for any additional right-of-way or off-site improvements needed for Jerry Tarkanian Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that additional Bureau of Land Management (BLM) right-of-way grants may exist that interfere with the proposed development.

Current Planning Division - Addressing

- 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 #0072-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: FIRST FEDERAL PROFESSIONAL PARK, LLC

CONTACT: PETER LAAS, IMPULSE CIVIL ENGINEERING, LLC, 7485 W. AZURE DRIVE, STE 226, LAS VEGAS, NV 89130

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08/19/20 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

DURANGO DR/HACIENDA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0312-DURANGO BASIN PROPERTY, LLC:

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

RELATED INFORMATION:

APN:
163-29-601-030; 163-29-616-000; 163-29-701-010; 163-29-701-011

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a residual portion of right-of-way being Hacienda Avenue recorded via instrument number 19920831:01258. The area of the right-of-way being vacated is 1,162 square feet. The applicant states the vacation and abandonment of the existing right-of-way is required by Public Works for the development of APN 163-29-701-011.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0448	Reclassified the project site from R-E to C-1 zoning for a future commercial development	Approved by BCC	August 2019
NZC-1058-08 (ET-0065-13)	Second extension of time – expired	Approved by BCC	September 2013
NZC-1058-08 (ET-0059-11)	First extension of time – expired	Approved by BCC	August 2011
NZC-1058-08	Reclassified this site to C-1 zoning for a 46,686 retail development – expired	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Office Professional	C-P	Office buildings
South	Residential High (8 to 18 du/ac)	R-3	Apartment complex
West	Office Professional	R-E	Undeveloped

Related Applications

Application Number	Request
WS-20-0306	A waiver of development standards request for a proposed medical office building is a companion item on this agenda.
VS-20-0313	A request to vacate and abandon a portion of right-of-way being Durango Drive and patent easements is a companion item on this agenda.
TM-20-500101	A tentative map request for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a portion of the Hacienda Avenue cul-de-sac right-of-way that is not necessary for the site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Mesa Vista Avenue, 35 feet to the back of curb for Hacienda Avenue with a portion of a cul-de-sac;
- 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 the 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: DR. BRUCE SHAPIRO

CONTACT: PGAL, 7373 PEAK DRIVE, SUITE 170, LAS VEGAS, NV 89128

DRAFT

08/19/20 BCC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

DURANGO DR/HACIENDA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0313-DURANGO BASIN PROPERTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue (alignment) and Mesa Vista Avenue (alignment), and between Durango Drive and Riley Street (alignment) and a portion of a right-of-way being Durango Drive located between Hacienda Avenue (alignment) and Mesa Vista Avenue (alignment) within Spring Valley (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
163-29-701-011

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Durango Drive measuring 600 feet in length. The overall area of the portion of right-of-way being vacated measures 3,000 square feet. The plans also depict the vacation and abandonment of a 33 foot wide government patent easement, measuring 600 feet in length, located along the western portion of the project site. The overall area of the patent easement measures 19,800 square feet. The applicant states the vacation of the right-of-way is necessary to accommodate the proposed 5 foot wide detached sidewalk along Durango Drive. The patent easement must be vacated to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0448	Reclassified the project site from R-E to C-1 zoning for a future commercial development	Approved by BCC	August 2019
NZC-1058-08 (ET-0065-13)	Second extension of time – expired	Approved by BCC	September 2013
NZC-1058-08 (ET-0059-11)	First extension of time – expired	Approved by BCC	August 2011
NZC-1058-08	Reclassified this site to C-1 zoning for a 46,686 retail development – expired	Approved by BCC	February 2008

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Office Professional	C-P	Office buildings
South	Residential High (8 to 18 du/ac)	R-3	Apartment complex
West	Office Professional	R-E	Undeveloped

Related Applications

Application Number	Request
WS-20-0306	A waiver of development standards request for a proposed medical office building is a companion item on this agenda.
TM-20-500101	A tentative map request for a 1 lot commercial subdivision is a companion item on this agenda.
VS-20-0312	A request to vacate and abandon a portion of right-of-way being Hacienda Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for the site, drainage, or roadway development and Durango Drive right-of-way to accommodate detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Mesa Vista Avenue, 35 feet to the back of curb for Hacienda Avenue with a portion of a cul-de-sac;
- 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 the 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: DR. BRUCE SHAPIRO

CONTACT: CHRIS BOLTON, LOCHSA, 6345 JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

08/19/20 BCC AGENDA SHEET

MEDICAL OFFICE
(TITLE 30)

DURANGO DR/HACIENDA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0306-DURANGO BASIN PROPERTY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified commercial driveway geometrics; 2) reduce departure distance; and 3) alternative parking lot landscaping. **DESIGN REVIEW** for a proposed medical office building on 4.4 acres in a C-1 (Commercial Neighborhood) Zone in the CMA Design Overlay District.

Generally located on the west side of Durango Drive and the south side of Hacienda Avenue (alignment) within Spring Valley. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:
163-29-701-011 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth on Mesa Vista Avenue to 16 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 36% decrease).
2. Reduce departure distance on Mesa Vista Avenue to 129 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 32% decrease).
3. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.4
- Project Type: Proposed shopping center
- Number of Stories: 1
- Building Height (feet): Up to 32
- Square Feet: 18,540
- Parking Required/Provided: 75/75

Site Plan

The site plan depicts a 4.4 acre property with a proposed 18,540 square foot contemporary building on the southern portion of the site. The site plan includes 75 parking spaces and access from Mesa Vista Avenue on the south side of the property. The medical office building is proposed on the southern 340 foot portion of the 4.4 acre parcel with future development anticipated on the remaining 240 foot northern portion with access to Hacienda Avenue. The building is located 23 feet from Mesa Vista Avenue and 20 feet from Durango Drive. An interior access drive is shown in the middle of the property connecting with Durango Drive. The trash enclosures are located on the northwest corner of this development site.

Landscaping

Street landscaping is shown at 15 feet in width with a detached sidewalk along Durango Drive, the central driveway, and Mesa Vista Avenue. A landscape area 10 feet wide with landscaping per Figure 30.64-11 is located along the west property line. Interior to the site, landscaping is located adjacent to the building. The parking lot landscaping will have a combination of traditional landscape fingers at the end of each parking row and islands between those rows. The proposed parking lot landscaping meets all requirements except for the placement of one landscape island, which is the subject of the waiver.

Elevations

The proposed building is 1 story and will range in height from 22 feet to 32 feet. The exterior building materials consist of sand colored stucco siding, masonry veneer, decorative wood-look porcelain tile, black store front panels, and tinted glass. The roofline of the buildings are flat with horizontal offsets shown at various heights. The east and south sides of the building will include decorative screens located at least 10 feet from the property line and 10 feet in height.

Floor Plans

The plans depict a total building area of 18,540 square feet. The plans indicate that the building will be constructed with 19 offices, a breakroom, small pharmacy, 8 exam rooms, 2 procedure rooms, 1 small lab, and a storage area. The public entrance and waiting area is located on the west side of the building adjacent to the parking lot. The north wing of the building is primarily office space and exam rooms, while the south side of the building is dedicated to procedure rooms, laboratory, and storage facilities. All useable interior space is located on the ground floor of the 1 story building.

Signage

Signage is not a part of this request.

Applicant's Justification

This property was previously approved in 2008 and 2019 for a retail commercial center with pad sites. The current plan is to construct an 18,540 square foot medical office facility.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0448	Commercial retail shopping center	Approved by BCC	August 2010
NZC-1058-08 (ET-0065-13)	Second extension of time – expired	Approved by BCC	September 2013
NZC-1058-08 (ET-0059-11)	First extension of time – expired	Approved by BCC	August 2011
NZC-1058-08	Reclassified this site to C-1 zoning for a 46,686 retail development – expired	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Office Professional	C-P	Office buildings
South	Residential High (8 to 18 du/ac)	R-3	Apartment complex
West	Office Professional	R-E	Undeveloped

Related Applications

Application Number	Request
TM-20-500101	A tentative map request for a 1 lot commercial subdivision is a companion item on this agenda.
VS-20-0312	A request to vacate and abandon a portion of right-of-way being Hacienda Avenue is a companion item on this agenda.
VS-20-0313	A request to vacate and abandon a portion of right-of-way being Durango Drive and patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 #3

The proposed parking lot landscaping will be harmonious with the surrounding area and the general purpose and standards of Title 30. The use of the area adjacent to this property will not be affected in a substantially adverse manner when considering the very limited scope of the parking lot landscape waiver request. The addition of 2 trees on the west side of the trash enclosure will off-set any negative impact of missing trees. Staff recommends approval of this request.

Design Review

The proposed medical office is compatible with adjacent development and development in the area, including buildings and structures. The proposed medical office is consistent with the applicable land use plan, Title 30, and other regulations, plans and policies of the County, including the CMA Design Overlay District. For example, Urban Specific Policy number 10 encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Urban Specific Policy number 74 encourages the siting of a portion of the total commercial building area at the street perimeter. Such siting strengthens the streetscape and helps to screen off-street parking areas as supported by Urban Specific Policy 77. The proposed site plan meets the intent of Urban Specific Policy 79 which encourages commercial developments, in part, to use visually articulated elements or other visually articulated design utilizing harmonious volumes, spaces and materials. Building and landscape materials are appropriate for the area and for the County and fit nicely in a desert community setting. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance, create an orderly and aesthetically pleasing environment, and are harmonious and compatible with development in the area. Staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduced throat depth for the Mesa Vista Avenue driveways. The applicant provided landscape buffers and most of the traffic will access the site from Durango Drive since Mesa Vista Avenue is undeveloped west of the site. The Durango Drive driveway provides a substantial throat depth to help mitigate traffic throughout the site and ease the usage of the Mesa Vista Avenue driveway.

Waiver of Development Standards #2

The Mesa Vista Avenue driveway location is positioned to minimize conflict when entering the site by providing a landscape buffer and placing the parking area on the westernmost portion of this site. If the driveway was to move any more towards the west to meet the minimum requirements then the traffic entering the site into potential traffic trying to access the parking spaces. Therefore staff can support the request to reduce the departure distance.

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

- Plant 2 additional large trees west of the trash enclosure;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Mesa Vista Avenue, 35 feet to the back of curb for Hacienda Avenue with a portion of a cul-de-sac.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0264-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BRUCE SHAPIRO

CONTACT: PGAL, LLC, 7373 PEAK DRIVE, LAS VEGAS, NV 89128

08/19/20 BCC AGENDA SHEET

THE FERTILITY CENTER OF LAS VEGAS
AT HACIENDA & DURANGO
(TITLE 30)

DURANGO DR/HACIENDA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500101-DURANGO BASIN PROPERTY, LLC:

TENTATIVE MAP for a 1 lot commercial subdivision on 4.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the south side of Hacienda Avenue (alignment) and the west side of Durango Drive within Spring Valley. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-29-701-011

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.4
- Number of Lots: 1
- Project Type: 1 lot commercial subdivision

The plans depict a 1 lot commercial subdivision for a proposed medical office building and future development on a 4.4 acre site. Access to the site is provided via proposed commercial driveways along Mesa Vista Avenue (alignment), Hacienda Avenue (alignment), and Durango Drive. Five foot wide detached sidewalks are proposed along Mesa Vista Avenue and Durango Drive, while a 5 foot wide attached sidewalk is proposed adjacent to Hacienda Avenue.

Landscape Plan

The plan depicts 15 foot wide landscape areas along Durango Drive and Mesa Vista Avenue, which include 5 foot wide detached sidewalks. Twenty-four inch box trees are planted 20 feet on center along Durango Drive and Mesa Vista Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0448	Reclassified the project site from R-E to C-1 zoning for a future commercial development	Approved by BCC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1058-08 (ET-0065-13)	Second extension of time – expired	Approved by BCC	September 2013
NZC-1058-08 (ET-0059-11)	First extension of time – expired	Approved by BCC	August 2011
NZC-1058-08	Reclassified this site to C-1 zoning for a 46,686 retail development – expired	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Office Professional	C-P	Office buildings
South	Residential High (8 to 18 du/ac)	R-3	Apartment complex
West	Office Professional	R-E	Undeveloped

Related Applications

Application Number	Request
WS-20-0306	A waiver of development standards request for a proposed medical office building is a companion item on this agenda.
VS-20-0313	A request to vacate and abandon a portion of right-of-way being Durango Drive and patent easements is a companion item on this agenda.
VS-20-0312	A request to vacate and abandon a portion of right-of-way being Hacienda Avenue is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Mesa Vista Avenue, 35 feet to the back of curb for Hacienda Avenue with a portion of a cul-de-sac.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- 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 #0264-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DR. BRUCE SHAPIRO

CONTACT: CHRIS BOLTON, LOCHSA, 6345 JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

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08/19/20 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

RUSSELL RD/ROCKY HILL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0304-GRAMERCY (MIXED-USE) OWNER, LLC:

USE PERMIT to increase building height for a residential component of an existing mixed-use development.

DESIGN REVIEW for a multiple family residential development in conjunction with a mixed-use project on a portion of 11.0 acres of a 21 acre site in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District.

Generally located 350 feet south of Russell Road and 450 feet east of Rocky Hill Street within Spring Valley. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

163-32-113-003; 163-32-113-004 ptn

USE PERMIT:

Increase building height to 97 feet for a multiple family residential component of a mixed-use development where a maximum height of 92 feet was previously approved for residential components in conjunction with the project (a 5.4% increase)

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9215 W. Russell Road
- Site Acreage: A portion of 11.0 this site/21.0 MUD project
- Number of Units: 294 this request/454 MUD project
- Density (du/ac): 26.7 this request/21.7 MUD project
- Project Type: Multiple family residential component of a mixed-use project
- Number of Stories: 6
- Building Height (feet): 97
- Square Feet: 675 to 1,412
- Open Space Required/Provided: 1.7 acres/2.0 acres (this request)
- Parking Required/Provided: 1,216/1,220 (MUD project)

History

The site was originally approved as a mixed-use project known as Manhattan West which has since been changed to the Gramercy. The project was originally approved by ZC-0994-06 in October 2006. The development was approved for a site of approximately 21 acres with 696 residential units and 282,160 square feet of commercial and retail area. The original project had a density of 33.2 dwelling units per acre. To date a total of 187,008 square feet of commercial area and 160 residential units have been developed on the project site. This request is for a multiple family residential building with 294 units on an 11 acre portion of the mixed-use project site. No commercial area is proposed with this application. The commercial buildings developed in conjunction with the mixed-use project were approved at a height of 110 feet and the residential components have been approved for a height of 92 feet. This request will increase the number of residential units on the 21 acre site of the mixed-use development to 454 with a density of 21.7 dwelling units per acre. The applicant plans to develop other portions of the 21 acre site as future commercial and residential phases of the mixed-use project. ZC-0994-06 was approved with a condition for a design review as a public hearing on significant changes to the project and the 21 acre site is under a Development Agreement that has specific requirements based on the approved plans for the zone change.

Site Plans

The plans depict a multiple family residential component for the mixed use development on an 11 acre portion of the mixed use development site that is currently undeveloped or used as a parking lot. The proposed multiple family component consists of a single building with a parking garage located in the center of the structure, and the residential units around the perimeter of the building. The proposed building is located on the northeastern portion of the Gramercy site, south of the existing commercial components, and east of an existing multiple family residential component of the mixed use project. Access to the site is provided by existing driveways for the mixed use development located on Russell Road and Rocky Hill Street.

Landscaping

The plans depict a total of approximately 2 acres of open space in conjunction with this building where a total of 1.7 acres is required. This 2 acres of open space consists of perimeter landscaping around the proposed building, courtyards within the building area, a rooftop deck, and common areas for residents within the buildings. Outdoor amenities for the facility include a pool, spa, cabanas, beer garden, dog park, fire pits, and shade structures. The landscape areas around the building, in the courtyards, and within the rooftop deck area will consist of trees, shrubs and groundcover.

Elevations

The plans depict a 6 story building with a maximum height of 97 feet. The building has a series of flat roofs behind parapet walls which provides variations in the roofline between 66 feet to the maximum height of 97 feet. The center of the building will consist of a multi-level parking garage with parking for 475 vehicles. The exterior of the building will consist of windows and patio/balconies for each unit. The color scheme will be in earth tone colors.

Floor Plans

The plans depict 6 floors with a total of 294 units. The units will consist of 50 studio apartments, 144, one bedroom apartments and 100, two bedroom apartments. The apartments will be between 675 square feet to 1,412 square feet in area, and each unit will have its own patio/balcony. The sixth floor of the building will consist of the rooftop deck for the use of all residents and lofts that are connected to units on the fifth floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the development agreement for the mixed-use project contemplated this type of use. The proposed multiple family component is a modification from the approved plans for the original mixed-use project. However, the proposed multiple family building is within the range of intensity and density that was approved in conjunction with the original mixed-use development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0100-16	Combined 2 parcels into a 1 lot commercial subdivision in conjunction with a partially developed mixed-use project	Approved by PC	August 2016
UC-0755-08 (ET-0114-14)	Second extension of time for a kennel (pet day care) and modifications to an approved mixed-use project	Approved by BCC	November 2014
UC-0054-07 (ET-0113-14)	Second extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	November 2014
DR-0112-14	Parking lot and modifications to a mixed-use project	Approved by BCC	April 2014
DR-0598-13	Parking lot and modifications to a mixed-use project	Approved by BCC	November 2013
UC-0755-08 (ADET-0598-13)	First extension of time for a kennel (pet day care) and modifications to an approved mixed-use project	Approved by ZA	August 2013
UC-0054-07 (ADET-0599-13)	First extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by ZA	August 2013
TM-0120-13	Mixed-use project consisting of 1 commercial and 2 residential lots	Approved by PC	August 2013
UC-0755-08	A kennel (pet day care) and modifications to an approved mixed-use project	Approved by BCC	September 2008

Prior Land Use Requests

Application Number	Request	Action	Date
DA-1168-07	Development Agreement for a mixed-use project	Approved by BCC	November 2007
UC-0054-07	Increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	February 2007
ZC-0994-06	Reclassified this site and adjacent parcels to the north and west to U-V zoning for a mixed-use development	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	U-V & C-2	Commercial and multiple family development (part of the Gramercy) & undeveloped
South	Commercial General	R-4, R-2 & RE	Undeveloped & single family residential development
East	Commercial General	C-2	Commercial development
West	Commercial General	U-V	A multiple family residential portion of the Gramercy

Related Applications

Application Number	Request
WC-20-400070 (ZC-0994-06)	Waiver of conditions to a zone change requiring each phase of the development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit and Design Review

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

The proposed multiple family residential component is a modification from what was approved with the original mixed-use development on this site. The residential buildings were approved at a height of 92 feet and the commercial buildings were approved at 110 feet. The proposed

building is only a 5 foot increase in the approved height for the residential building and is still below the height of the commercial buildings. The proposed height increase is consistent and compatible with the other buildings within this mixed-use development. The design of the building is also compatible with the existing buildings in this development. The proposed building is a modification of what was originally approved for the mixed-use project; however, staff finds the request is within the design, density, and intensity of the original approvals for the mixed-use development. Therefore, staff finds the request is appropriate at this location and will not result in a substantial or undue adverse effect on adjacent properties. However, the site is under an existing development agreement that has specific requirements for the development that are based on the plans originally approved for the mixed-use development. This Development Agreement will have to be amended to reflect the changes to the project.

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

- Amend the existing development agreement to reflect changes to the originally approved plans for the project;
- 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.

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 #0266-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GRAMERCY (MIXED USE) OWNER, LLC

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

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08/19/20 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT
(TITLE 30)

RUSSELL RD/ROCKY HILL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400070 (ZC-0994-06) -GRAMERCY (MIXED-USE) OWNER, LLC:

WAIVER OF CONDITIONS of a zone change requiring each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff in conjunction with a mixed-use development on 21.0 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/al/xx (For possible action)

RELATED INFORMATION:

APN:

163-32-113-003; 163-32-113-004

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9215 W. Russell Road
- Site Acreage: 21.0 (portion)
- Project Type: Mixed-use project
- Number of Units Approved: 696
- Number of Units Developed: 160
- Number of Units Proposed: 294 (UC-20-0304)/454 total
- Approved Density (du/ac): 33.2
- Developed Density (du/ac): 7.6
- Proposed Density (du/ac): 21.7 (UC-20-0304)
- Commercial Area Approved (feet): 282,160 square feet
- Commercial Area Developed (feet): 187,008 square feet

History and Request

The site was originally approved as a mixed-use project known as Manhattan West, which has since been changed to the Gramercy. The project was originally approved by ZC-0994-06 in

October 2006. The development was approved for a site of approximately 21 acres with 696 residential units and 282,160 square feet of commercial and retail area. The original project had a density of 33.2 dwelling units per acre. To date a total of 187,008 square feet of commercial area and 160 residential units have been developed on the project site. The applicant has submitted a companion item (UC-20-0304) for a 294 unit multiple family residential development on a portion of this site. No commercial area is proposed with this companion application. The companion application will increase the number of residential units on the 21 acre site of the mixed-use development to 454 with a density of 21.7 dwelling units per acre. The applicant is planning on developing other undeveloped portions of the site as future phases of the mixed-use project. ZC-0994-06 was approved with a condition requiring that each phase of development contain the same ratio of residential to commercial components as the overall project or submit a construction phasing plan to be approved by staff. The request is to waive this condition.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0994-06:

Current Planning

- Design review as a public hearing on significant changes to the plans;
- A Development Agreement as agreed upon by the applicant to mitigate and address issues identified by the Technical Reports and Studies;
- Each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstance or regulations may be justification for the denial of the extension of time; all driveway to have enhanced pavement; and that this application must be completed within 3 years of approval date or it will expire

Civil Engineering

- Right-of-way dedication to include 25 feet to back of curb for Rocky Hill Street, 25 feet to back of curb for Oquendo Road, and related spandrel;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If sidewalk is detached dedicate right-of-way and grant easements in accordance with detached sidewalk requirements;
- Vacate excess right-of-way for detached sidewalk, if necessary;
- All gates to be approved by Development Service Civil Engineering;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office in

strongly encouraged; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impact 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.

Applicant's Justification

The applicant indicates that the condition is no longer necessary since approximately 160,084 square feet of office space and 26,924 square feet of retail space have been constructed on the project site. Therefore, the project clearly meets the intent of a mixed-use development and the development of future residential components should no longer require additional commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500100-16	Combined 2 parcels into a 1 lot commercial subdivision in conjunction with a partially developed mixed-use project	Approved by PC	August 2016
UC-0755-08 (ET-0114-14)	Second extension of time for a kennel (pet day care) and modifications to an approved mixed-use project	Approved by BCC	November 2014
UC-0054-07 (ET-0113-14)	Second extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	November 2014
DR-0112-14	Parking lot and modifications to a mixed-use project	Approved by BCC	April 2014
DR-0598-13	Parking lot and modifications to a mixed-use project	Approved by BCC	November 2013
UC-0755-08 (ADET-0598-13)	First extension of time for a kennel (pet day care) and modifications to an approved mixed-use project	Approved by ZA	August 2013
UC-0054-07 (ADET-0599-13)	First extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by ZA	August 2013
TM-0120-13	Mixed-use project consisting of 1 commercial and 2 residential lots	Approved by PC	August 2013
UC-0755-08	A kennel (pet day care) and modifications to an approved mixed-use project	Approved by BCC	September 2008
DA-1168-07	Development Agreement for a mixed-use project	Approved by BCC	November 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0054-07	Increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	February 2007
ZC-0994-06	Reclassified this site and adjacent parcels to the north and west to U-V zoning for a mixed-use development	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	U-V & C-2	Commercial & multiple family development & undeveloped
South	Commercial General	R-4, R-2 & R-E	Undeveloped & single family residential
East	Commercial General	C-2	Commercial development
West	Commercial General	C-2 & R-E	Commercial development & undeveloped

Related Applications

Application Number	Request
UC-20-0304	A multiple family residential development and modifications to a mixed use development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The original mixed-use development was approved with commercial and residential components in separate buildings. The original intent of the condition to require the same ratio of residential to commercial components to be developed together was to make sure the project was developed as a true mixed-use development. To date the site has been developed with commercial and residential components and staff finds that the site does meet the standard for a mixed-use development; therefore, this condition is no longer necessary and can be waived.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions 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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GRAMERCY (MIXED USE) OWNER, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

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