



Moapa Town Advisory Board
Marley P. Robinson Justice Court
1340 E. Highway 168
Moapa, NV 89025

April 9, 2024
7:00pm

AGENDA

Note:

- 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 Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Judy Metz, (702) 397-6475
 - Supporting material is/will also be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155 & Moapa Valley Community Center 320 N. Moapa Valley Blvd. Overton, NV. 89040
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/Moapa TAB>.

Board/Council Members: Lola Egan – Chairperson
 Cally Wade – Vice Chairperson
 Blake Stratton
 Jamie Shakespear
 Michael Abbott

Secretary: Judith Metz, 702-397-6475. Judith.Metz@ClarkCountyNV.gov
 Business Address: Moapa Valley Community Center
 320 N. Moapa Valley Blvd. Overton, NV. 89040

County Liaison(s): William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central
 Parkway, 6th Floor, Las Vegas, Nevada 89155

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

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair -WILLIAM MCCURDY II, Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – JAMES B. GIBSON – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER County Manager

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

III. Approval of Minutes for March 12, 2024. (For possible action)

IV. Approval of the Agenda for April 9, 2024, and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

NONE

VI. Planning and Zoning

05/08/24 BCC

1. **WS-24-0071-MOAPA VALLEY PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) full off-site improvements; and 3) parking lot landscaping.
DESIGN REVIEWS for the following: 1) restaurant with drive-thru and outdoor seating; and 2) fuel canopy addition on 8.9 acres in a CG (Commercial General) Zone. Generally located on the east side of Lewis Ranch Road and the south side of Interstate 15 within Moapa. MK/tr/ng (For possible action)

VII. General Business

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.

XI. Next Meeting Date: April 30, 2024.

X. Adjournment.

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II - Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK – JAMES B. GIBSON – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER County Manager

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Moapa Valley Community Center - 320 N. Moapa Valley Blvd. Overton, NV. 89040
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair - WILLIAM MCCURDY II, Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK - JAMES B. GIBSON - ROSS MILLER - MICHAEL NAFT
KEVIN SCHILLER County Manager



Moapa Town Advisory Board

March 12, 2024

DRAFT MINUTES

Board Members: Lola Egan – Chair - absent
 Cally Wade – Vice Chair - Absent
 Jamie Shakespear - **Present**
 Blake Stratton – Absent
 Michael Abbott - **Present**

Secretary: Judy Metz, 702-397-6475, Judith.Metz@ClarkCountyNV.gov

Liaison: William Covington, 702-455-2540, William.Covington@ClarkCountyNV.gov

I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
 The meeting was called to order at 7:02 p.m. In attendance were J.J. Smith, Colleen Cepero Rios, and Steve Leslie with BLM.

II. Public Comment

NONE

III Approval of February 13,2024 Minutes.

Moved by: Jamie Shakespear

Action: Approved

Vote:3-0/Unanimous

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice Chair
JUSTIN C. JONES - MARILYN KIRKPATRICK –JAMES B. GIBSON – ROSS MILLER – MICHAEL NAFT
KEVIN SCHILLER, County Manager

IV. Approval of Agenda for March 12, 2024, Meeting.

Moved by: Jamie Shakespear
Action: Approved
Vote: 3-0/Unanimous

V. Informational Items

NONE

VI. Planning & Zoning

04/02/24 PC

1. **WS-24-0012-NEVADA POWER COMPANY:**
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum decibel levels in conjunction with an electrical substation and battery energy storage system on 60.1 acres in an IH (Industrial Heavy) Zone. Generally located on the south side of Wally Kay Way, 4,000 feet west of Hidden Valley Road within Moapa. MK/jm/ng (For possible action)

Application was withdrawn on 3/6/2024 with Justification.

VII. General Business

NONE

VIII. Public Comment

J.J. Smith, Project Mgr. for BLM spoke regarding tomorrow's Public Scoping meeting at 6PM in the Moapa Gym. The project is The Muddy River Floodplain Restoration Project. He introduced his colleagues, Colleen Cepero Rios, and Steve Leslie. They will be at the meeting with maps, specialists, and engineers to answer questions. Mr. Smith will be making a presentation.

IX. Next Meeting date.

The next regular meeting will be March 26, 2024.

X. Adjournment @ 7:12PM.

**ATTACHMENT A
MOAPA TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 7:00 P.M., APRIL 9, 2024**

05/08/24 BCC

1. **WS-24-0071-MOAPA VALLEY PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) full off-site improvements; and 3) parking lot landscaping.
DESIGN REVIEWS for the following: 1) restaurant with drive-thru and outdoor seating; and 2) fuel canopy addition on 8.9 acres in a CG (Commercial General) Zone. Generally located on the east side of Lewis Ranch Road and the south side of Interstate 15 within Moapa. MK/rr/ng (For possible action)

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0071-MOAPA VALLEY PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) attached sidewalks; 2) full off-site improvements; and 3) parking lot landscaping.

DESIGN REVIEWS for the following: 1) restaurant with drive-thru and outdoor seating; and 2) fuel canopy addition on 8.9 acres in a CG (Commercial General) Zone.

Generally located on the east side of Lewis Ranch Road and the south side of Interstate 15 within Moapa. MK/rr/ng (For possible action)

RELATED INFORMATION:

APN:

042-01-101-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow attached sidewalks along Lewis Ranch Road where detached sidewalks are required per Section 30.04.08C.
2. Waive full off-site improvements including curb, gutter, sidewalk, and streetlights and allow partial paving for Rhine Avenue where required per Section 30.04.08C.
3. Reduce parking lot landscaping in a row of parking where required by Section 30.04.01D.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 900 Lewis Ranch Road
- Site Acreage: 8.9
- Project Type: Restaurant with drive-thru and outdoor seating and fuel canopy addition
- Number of Stories: 1
- Building Height (feet): 22 (restaurant), 19.5 (fuel canopy addition)
- Square Feet: 2,845 (restaurant), 520 (outdoor seating area), 864 (fuel canopy addition)
- Parking Required/Provided: 22/28 (restaurant), 30/46 (existing C-store, gas station)
- Sustainability Points Required/Provided: 0/8.5

Site Plan

The overall site plan depicts an 8.9 acre parcel located on the east side of Lewis Ranch Road between Interstate 15 and an undeveloped street, Rhine Avenue. The northern half of the site is

accessed from a 50 foot wide driveway and includes an existing convenience store with a gas station for vehicles. East of the convenience store is a fueling station for trucks with 6 dispensers. To the east of the fueling station is an area for truck parking. The plan indicates that 2 additional fuel dispensers along with a canopy addition is proposed on the east side of the existing fuel canopy. On the south side of the property is a proposed restaurant building with a drive-thru and outdoor patio. A detailed site plan indicates a new 40 foot wide driveway to Rhine Avenue which will be extended from Lewis Ranch Road. The restaurant will be setback 30 feet 11 inches from Lewis Ranch Road and 31 feet 10 inches from Rhine Avenue. A drive-thru is proposed to be accessed from the existing driveway through a new parking area to be located east of the building. The drive-thru is shown as wrapping around the front of the building and then exiting to the driveway located to the east. From there traffic may exit south toward Rhine Avenue or turn north and then west toward Lewis Ranch Road. A 520 square foot outdoor covered patio is proposed on the south side of the building. A covered trash enclosure will be located to the northeast of the building.

Landscaping

The plans indicate street landscaping and parking lot landscaping is being provided where the new development is occurring on the south side of the property. Along Lewis Ranch Road Street, street landscaping consisting of an 18 foot 10 inch wide landscape strip, is provided where the minimum required width is 10 feet where an attached sidewalk is proposed. There is a waiver requested to allow an attached sidewalk rather than a detached sidewalk along the street. An attached sidewalk was approved in 2020 in conjunction with the development on the north side of the property. The street landscaping includes 7 large trees set apart approximately 30 feet on center with at least 3 shrubs per tree which meets the minimum requirements. Along Rhine Avenue, street landscaping consists of a 15 foot 11 inch wide landscape strip with 9 large trees with at least 3 shrubs per tree which meets the minimum requirements. The sidewalk along Rhine Avenue is requested to be waived. Within the parking lot there is a mixture of 9 large and 3 medium trees which meets the minimum requirement along with landscape islands and 17 foot wide planting strips.

Elevations

The elevations of the restaurant show a 1 story building with a maximum height of 22 feet to the top of the roof screen and 18 feet to the highest point of the roof parapet. A fenced outdoor patio area includes an 11 foot high shade canopy. Metal canopies are also depicted above the drive-thru window, above all windows and building entrance. The building has exterior wall finishes consisting of stucco with different textures and colors, concrete, metal, and composite wood siding. The color palette consists of mostly light neutral colors that are similar to the existing convenience store to the north. The canopy for the truck fueling addition is 19 feet 6 inches in height and is proposed to be attached to the east side of the existing canopy. The canopy columns are proposed to be stucco with a stone veneer base.

Floor Plans

The plans indicate a 2,845 square foot restaurant with seating areas available both inside and outside of the building. The customer entrance is on the east side of the building. The floor plans indicate two restrooms, a kitchen/prep area, customer order and pick-up areas, and a drive-thru window.

Applicant’s Justification

The applicant states that the proposed development is designed to make the best use of the property under the current and future market conditions. The site is adjacent to Exit 91 from the I 15 Freeway. The existing gas station and convenience store serve as a truck stop and rest area. The development of this site will allow greater access to food and beverage options and the greater parking will allow a higher capacity of customers, bringing more business and traffic to the surrounding areas. The waivers are requested for the purpose of keeping the proposal consistent with the existing development to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400162 (WS-18-0812)	First extension of time to waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) and design review for a grocery store and gas station	Approved by BCC	February 2021
WS-20-0024	Allowed an attached sidewalk in conjunction with a grocery store and gas station	Approved by BCC	March 2020
WS-18-0812	Waived full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) and design review for a grocery store and gas station	Approved by BCC	December 2018
ZC-0412-02	Reclassified 10 acres to C-2 zoning with a use permit for a truck stop, and design review for commercial uses	Approved by BCC	June 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Corridor Mixed Use	CG & RS5.2	Interstate 15 & undeveloped
South	Open Lands	RS80	Undeveloped
East	Entertainment Mixed Use	RS80	Undeveloped
West	Entertainment Mixed Use	RS80	Agriculture uses (farm)

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers on Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #3

The applicant has requested to not include a landscape island in a parking row on the east side of the restaurant. There are 8 parking spaces in a row without a landscape island on one end. The applicant is requesting the waiver to provide more parking directly in front of the building entrance. The parking row includes three ADA parking spaces and two accessible ramps. The applicant indicates that there are landscape parking strips that are 18 feet wide (17 feet inside the curbs) for 2 rows of 8 parking spaces and 1 row of 4 parking spaces, rather than the maximum of 12 parking spaces. The landscape strips are also wider than the minimum requirement of 8 feet and are planted with medium trees. Given the circumstances, staff can support this waiver.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed location is in the Nonurban Area of Clark County which is defined in Title 30 as land that is 3 or more miles beyond the outer boundary of the BLM disposal boundary. In accordance with Section 30.04.05B.2 development in the Nonurban Area is exempt from the Site and Building Design requirements with the exception of the Hillside Development requirements. The site is not within a hillside area as defined by the code. This means the site is also exempt from the Sustainability requirements, although the applicant indicates they achieve 8.5 points out of 7 points required with the proposed design. Nonetheless, the design of the proposed development including the restaurant and fuel canopy addition appears to be generally compatible with the existing convenience store, gas station and truck fueling areas to the north. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact any other properties as the surrounding area is undeveloped. The design of the parking areas, including loading areas, as well as the landscaping is in accordance with the code requirements. The sustainability measures that are offered, while not required by code for this area, nevertheless help to support the implementation of the Clark County Sustainability and Climate Action Plan. Staff can, therefore, support the design review.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request to not install detached sidewalks along Lewis Avenue. Detached sidewalks provide a safer pathway by providing pedestrians with an increased distance from traffic.

Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public

streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of waiver of development standards #3 and design reviews; denial of waivers of development standards #1 and #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements for Lewis Ranch Road;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZIMMERMAN WEINTRAUB ASSOCIATES

CONTACT: ZIMMERMAN WEINTRAUB ASSOCIATES, 813 W. RANDOLPH, SUITE 300, CHICAGO, IL 60607



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 042-01-101-008

PROPERTY ADDRESS/ CROSS STREETS: I-15 / LEWIS RANCH ROAD, MOAPA, NV 89025

DETAILED SUMMARY PROJECT DESCRIPTION

GROUND-UP STARBUCKS SHELL BUILDING WITH DRIVE THRU AND OUTDOOR SEATING, COVERED TRASH ENCLOSURE, ATTACHED SIDEWALK ALONG LEWIS RANCH ROAD, PARTIAL PAVING OF RHINE AVENUE WHICH TERMINATES AT PROPOSED NEW ACCESS ROAD TO THE EAST OF STARBUCKS SITE, AND EXTENSION TO DIESEL CANOPY AT THE TERRIBLE HERBST SITE TO THE NORTH

PROPERTY OWNER INFORMATION

NAME: Moapa Valley Properties, LLC
ADDRESS: 175 E. Main Ave. #130
CITY: Morgan hill STATE: CA ZIP CODE: 95037
TELEPHONE: 408-461-0262 CELL _____ EMAIL: dgluhaich@intero.com

APPLICANT INFORMATION (must match online record)

NAME: Zimmerman Weintraub Associates
ADDRESS: 813 W. Randolph Street, Suite 300
CITY: Chicago STATE: IL ZIP CODE: 60607 REF CONTACT ID # _____
TELEPHONE: 312-879-9636 CELL _____ EMAIL: bbietsch@zwalink.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Terrible Herbst
ADDRESS: 5195 S. Las Vegas Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: 702-597-6260 CELL _____ EMAIL: hherbst@terribles.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Daniel Golubach
Property Owner (Print)

2/16/24
Date

DEPARTMENT USE ONLY

- | | | | | | | |
|------------------------------|--|------------------------------|-------------------------------|-----------------------------|------------------------------|--|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> LIC | <input checked="" type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (S)	<u>WS-24-0071</u>	ACCEPTED BY	<u>RR</u>
PL MEETING DATE	<u>N/A</u>	DATE	<u>N/A</u>
REG MEETING DATE	<u>5-8-24</u>	FEE	<u>\$1300.00</u>
CITY OF MOAPA	<u>MOAPA</u>	DATE	<u>4-9-24</u>

JUSTIFICATION LETTER

PLANNER COPY

Date: 02/16/2024

Subject: Justification Letter Regarding Applications for Site Development Plan Review, Waiver of Development Standards For the Property Located at I-15 / Lewis Ranch Road, Moapa APN # 042-01-101-008

To Whom It May Concern:

The Applicant is proposing to use the property as the location for a new retail shell building that will have as its tenant a Starbucks Coffee, the interior build-out to be permitted separately. The property is located in the CG Commercial General zone, directly adjacent to the Terrible Herbst C-store and gas station at 900 Lewis Ranch Rd, Moapa, NV 89025. There are currently no other adjacent properties. The applicant is also proposing an addition to the existing Diesel gas canopy and 2 new fueling islands at the Terrible Herbst site to the North. For reference, the prior land use approval number for the gas station is WS-20-0024

The development seeks to make the best use of the property under the current and future anticipated market conditions. Thus, the attached Site Development Review seeks approvals for:

- 2,845 square foot Starbucks Coffee Restaurant.
- 520 square foot outdoor seating area.
- Parking lot with 1 loading zone and 28 parking spaces, including 3 accessible spaces; accessed through Access Road connecting the site to the existing Terrible Herbst Site.
- Pedestrian access from right-of-way and parking lot areas to the building.
- Drive-thru lane.
- Landscaping utilizing native plants.
- Attached sidewalk.
- Covered trash enclosure to match trash enclosure of Herbst site to the North.
- Site lighting to match existing site lights on the site.
- 40'-0" wide access road to the East of the Starbucks site
- 32'-0" wide paved road on Rhine Ave. to the South of the property that feeds into the new access road
- 36'-0" x 24'-0" addition to existing Diesel gas canopy
- Two new Diesel fueling islands at the location of the canopy addition

The existing site is undeveloped. Adjacent to the North is Exit 91 from the Las Vegas Fwy. The existing Herbst gas station and C-store serve as a truck stop and rest area; the development of this site will allow greater access to food and beverage options and the greater parking will allow a higher capacity of customers, bringing more business and traffic to surrounding areas.

The building on the site is 1 story tall, the exterior facade is composed of concrete, stucco, metal, and composite wood siding which will be able to withstand the harsh conditions of the environment. It utilizes a palette of mostly light neutral colors that are consistent with, and complimentary to the Herbst c-store to the north of the site and the environment. The exterior façade shares with the adjacent building: similar beige stucco colors,

similar dark gray tones for the mullions to those of the mullions and standing seam roof of the adjacent building, flat roofs, light wood cladding accent walls, and similar steel awnings. The orange accents of the proposed Starbucks will compliment the wood tones and beige stucco, as well as the colors of the surrounding environment. The proposed landscaping utilizes native plants to provide coverage. The building would need to bring in gas and water and connect to a septic system.

The addition to the existing Terrible Herbst gas canopy will match the existing canopy in design, materials, and color, and will comply with the minimum drive aisle requirements. No additional parking will be required due to the addition. The canopy is less than 10% of the overall square footage of the entire Terrible Herbst facility.

Waivers are being requested for the purpose of keeping consistent with the existing development to the North, as seen in image below. The requested waivers associated with this Site Development Review application are as follows:

1. Waiver of Development Standards of Sec. 30.04.08C.5 and 30.04.01D.7 requested to allow attached sidewalks along Lewis Ranch Road where detached sidewalks are required.

We seek to build an attached sidewalk to keep in line with the existing attached sidewalk of the Terrible Herbst to the north. The attached sidewalk would also create a greater buffer between pedestrians and the drive-thru lane. The wider landscaping area would also allow for better screening of the drive-thru, reducing noise and light from headlights that reach Lewis Ranch Road. The WS-20-0024 for the gasoline station on the north side of the site was approved with 15 feet of landscaping behind the attached sidewalk (see image below).



2. Waiver of Development Standards of Sec. 30.04.08C.1 to not install full off-site improvements and partial paving along the local street (Rhine Avenue), south of the parcel with the future Starbucks entitlement package (APR23-101270) per our NOFA for application # WS-18-0812.

Per the conversation between property owner and Commissioner Kirpatrick in May of 2023, the Starbucks that is planned for this site would be considered a future development. She informed us that

we are okay not to install the remaining off-sites on the unnamed road (Rhine Avenue per Assessor's Map). Per conversation with Jawaan Dodson and Antonio Papazian, we are proposing a 32'-0" wide paved road along Rhine Avenue to the south of the parcel that will run the length of the Starbucks site and will terminate at our newly proposed 40'-0" wide access road as there is currently no developed land to the east of this access road. Additionally, a 30'-0" wide cross access easement is being shown on the existing Access Road to the north of the Starbucks that would provide access to the privately-owned parcel to the East of our site. The Easement can be seen on our site plan on sheet SD-03.

Thank you.

ZIMMERMAN WEINTRAUB ASSOCIATES, LLC

A handwritten signature in black ink that reads "Lee S. Weintraub". The signature is written in a cursive, flowing style.

Lee S. Weintraub, AIA, NCARB
Principal