



Moapa Valley Town Advisory Board

Moapa Valley Community Center

320 N. Moapa Valley Blvd

Overton, NV. 89040

April 14, 2021

7:00pm

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 **Amelia Smith at 702-704-4572** and is/will be available on the County's website at www.clarkcountynv.gov.
- If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, or provide general public comment, please submit your comments to **Amelia.Smith@ClarkCountyNV.gov**, before **04:00 pm, on the date of the meeting**. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

Board/Council Members: Lois Hall - Chairperson
 Megan Porter - Vice Chairperson
 Kristen Pearson
 Shana Munn
 Brian Burris

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov

County Liaison(s): Please contact Amelia Smith

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

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

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

If you do not wish to attend this meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to Amelia Smith, before 4:00 pm, on the date of the meeting. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- III. Approval of Minutes for February 24, 2021. (For possible action)
- IV. Approval of the Agenda for April 14, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Zachary Weiss to discuss plans for a campground/RV park (for discussion only)
- VI. Planning and Zoning

04/21/21 BCC

- 1. **ET-21-400010 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:**
HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a single family residential detached planned unit development.
DESIGN REVIEWS for the following: **1)** proposed single family residential detached planned unit development; and **2)** hammerhead street design in an R-E (Rural Estates Residential) Zone. Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley (description on file). MK/jgh/jd (For possible action)
- 2. **ET-21-400009 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:**
HOLDOVER VACATE AND ABANDON FIRST EXTENSION OF TIME portions of a right-of-way being Whitmore Street located between Gubler Avenue and Claridge Avenue and Ash Street located between Gubler Avenue and Claridge Avenue within Moapa Valley (description on file). MK/jgh/jd (For possible action)

05/04/21 PC

3. **WS-21-0115-VALLEY COMMERCIAL PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** parking lot location; **3)** reduced walkway requirements; **4)** reduced parking; **5)** eliminate cross access; and **6)** driveway geometrics.
DESIGN REVIEWS for the following: **1)** a medical office; **2)** signage; and **3)** lighting in conjunction with a proposed medical office development on 1.0 acre in a C-2 (General Commercial) and R-3 (Multiple Family Residential) Zone in the Moapa Valley Overlay District. Generally located on the south side of Bonelli Avenue and the west side of Moapa Valley Boulevard within Moapa Valley. MK/jor/jd (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.

If you would like to provide a written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments to **Amelia Smith, before 04:00 pm, on the date of the meeting.** Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting's minutes.

- IX. Next Meeting Date: May 12, 2021.

- X. Adjournment.

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

Overton Post Office - 275 Moapa Valley Blvd. Overton, NV. 89040

Logandale Post Office - 3145 N. Moapa Valley Blvd. Logandale, NV. 89021

Green Valley Grocery - 3685 N. Moapa Valley Blvd. Logandale, NV. 89021

<https://notice.nv.gov>



Moapa Valley Town Advisory Board

February 24, 2021

MINUTES

Board Members: Lois Hall– Chairperson – **PRESENT** Shana Munn – **PRESENT**
 Megan Porter– Vice Chairperson – **PRESENT** Brian Burris – **PRESENT**
 Kristen Pearson – **PRESENT**

Secretary: Amelia Smith, 702-704-4572, Amelia.Smith@ClarkCountyNV.gov

- I. Call to Order, Invocation, Pledge of Allegiance, Roll Call
 The meeting was called to order at 7:00 p.m.
- II. Public Comment
 None
- III. Approval of October 28, 2020 Minutes
 Moved by: Kristen Pearson
 Action: Approved
 Vote: 5-0 Unanimous
- IV. Approval of Agenda for February 24, 2021
 Moved by: Lois Hall
 Action: Approved
 Vote: 5-0/Unanimous
- V. Informational Items
 NONE

VI. Planning & Zoning

03/17/21 BCC

1. **ET-21-400010 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 79.0 acres from R-U (Rural Open Land) Zone to R-E (Rural Estates Residential) Zone.
USE PERMIT for a single family residential detached planned unit development.
DESIGN REVIEWS for the following: **1)** proposed single family residential detached planned unit development; and **2)** hammerhead street design. Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley (description on file).
MK/jgh/jd (For possible action)

2. **ET-21-400009 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME portions of a right-of-way being Whitmore Street located between Gubler Avenue and Claridge Avenue and Ash Street located between Gubler Avenue and Claridge Avenue within Moapa Valley (description on file).
MK/jgh/jd (For possible action)

Moved by: Brian Burris

Action: Approved to hold item until next town board meeting

Vote: 5-0/Unanimous

This item is being held due to the absence of the presenter

VII. General Business

1. Moapa Valley Town Advisory Board to elect a Chair and Vice Chair to serve a two-year term (2-Year). (for possible action)

Moved by: Kristen Pearson

Action: Approved Lois Hall as Chairperson

Vote: 5-0/Unanimous

Moved by: Lois Hall

Action: Approved Megan Porter as Vice Chairperson

Vote: 5-0/Unanimous

2. The Regional Flood Control District to provide a presentation for the Muddy River Flood Control Master Plan Update and requests the town board to recommend that the Regional Flood Control District adopt the Flood Control Master Plan Update as an amendment to the Flood Control Master Plan (for possible action)

Moved by: Brian Burris

Action: Approved

Vote: 5-0/Unanimous

3. Nominate Moapa Valley Town Advisory Board (TAB) member or designee to serve as a member of the Moapa Valley Fire District Advisory Board for a two-year (2-year) term. (for possible action)

Moved by: Kristen Pearson

Action: Approved Judy Metz to serve as the town board representative

Vote: 5-0/Unanimous

4. Approve the 2021 Moapa Valley Town Advisory Board yearly meeting calendar. (for possible action)

Moved by: Megan Porter

Action: Approved

Vote: 5-0/Unanimous

VIII. Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be April 14, 2021

X. Adjournment

The meeting was adjourned at 8:21 p.m.



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> ANNEXATION REQUEST (AR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>VS-18-0820</u> <u>(ORIGINAL APPLICATION #)</u> <input type="checkbox"/> APPLICATION REVIEW (AR) <u>(ORIGINAL APPLICATION #)</u>	STAFF APP. NUMBER: <u>ET-21-40009</u> DATE FILED: <u>1/14/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Moapa Valley</u> TAB/CAC DATE: <u>2/24/21</u> PG MEETING DATE: _____ 7:00pm BCC MEETING DATE: <u>3/17/21</u> FEE: <u>\$ 300</u>
	PROPERTY OWNER NAME: <u>Whitmore & Hinckley Investments, LLC</u> ADDRESS: <u>1000 N Green Valley Parkway, #440-350</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-8434</u> CELL: <u>702-353-3979; 702-528-1100</u> E-MAIL: <u>tiffany@encorems.com; randelr@encorecre.com</u>
	APPLICANT NAME: <u>The Mesa's At Logandale, LLC</u> ADDRESS: <u>1000 N Green Valley Parkway, #440-350</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-8434</u> CELL: <u>702-353-3979; 702-528-1100</u> E-MAIL: <u>tiffany@encorems.com</u> REF CONTACT ID #: <u>n/a</u>
CORRESPONDENT NAME: <u>Randel W. Aleman (Encore Commercial, Inc.)</u> ADDRESS: <u>7272 S. El Capitan Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 579-3301</u> CELL: <u>(702) 528-1100</u> E-MAIL: <u>RandelSR@EncoreCRE.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 041-36-101-002 through 004 and 041-36-201-013 and 014
 PROPERTY ADDRESS and/or CROSS STREETS: Yamashita Street / Gubler Avenue (Logandale)
 PROJECT DESCRIPTION: Extension of time for VS-18-0820

(I, We) the undersigned owner 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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorizes 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 notifying the public of the proposed application.

[Signature] Randel W. Aleman, Pres.
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2020 (DATE)
 BY Randel W. Aleman
 NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



ET-21-400009

December 2, 2020

PLANNER
COPY

Clark County Department of Comprehensive Planning
500 S Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

RE: JUSTIFICATION LETTER FOR AN EXTENSION OF TIME (VS-18-0820)

To Whom It May Concern:

On December 19, 2018, Can and Company LLC submitted the above referenced vacation and abandonment of approximately 1250-foot portion of Whitmore Street and Ash Street was approved (APN 041-36-101-002, 003, and 004, and 041-36-201-013 and 014). Can & Company LLC is respectfully requesting an extension of time to the initial 2-year period following approval.

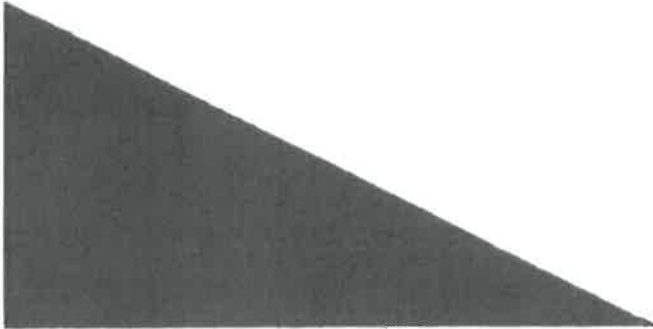
The primary reason for delays in finalizing the vacation and progressing the project forward was uncertainty in the pace of development progress and economic growth in the North Las Vegas industrial areas (Apex, Kpex, and the federal job creation in North Las Vegas) that was anticipated to generate jobs and high demands for housing. Outlying areas such as Logandale, north of the prospective large scale job generation, have the potential to provide affordable living facilities in a highly desirable rural community environment to accommodate the forecasted growth. However, validating the demand for housing with no strong historical data is a requirement for equity partners and construction lenders that is challenging to assess in an emerging market as opposed to a metropolitan service area such as Las Vegas.

In addition to the need to validate demographic and economic feasibility of the project, there was further economic unrest since the first quarter of 2020 due to COVID-19. The developer cannot make a prudent decision to continue investing capital in the property for studies and civil improvements plans required pursuant to the Conditions of Approval with the uncertainty and COVID-19 economic unrest.

Please do not hesitate to contact me at (702) 325-2114 if you have any questions.

Sincerely,

Jaimee Yoshizawa, PE





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) <input type="checkbox"/> ANNEXATION REQUEST (ANR) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>ZC-18-0819</u> (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>Et-21-400010</u> DATE FILED: <u>1/19/2021</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>MOAPA Valley</u> TAB/CAC DATE: <u>2/24/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>3/17</u> FEE: \$ <u>900</u>
	PROPERTY OWNER NAME: <u>The Mesa's At Logandale, LLC</u> ADDRESS: <u>1000 N Green Valley Parkway, #440-350</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-9434</u> CELL: <u>702-353-3979, 702-528-1100</u> E-MAIL: <u>tiffany@encorems.com; randelr@encorecre.com</u>
	APPLICANT NAME: <u>The Mesa's at Logandale, LLC</u> ADDRESS: <u>1000 N Green Valley Parkway, #440-350</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-837-9434</u> CELL: <u>702-353-3979, 702-528-1100</u> E-MAIL: <u>tiffany@encorems.com</u> REF CONTACT ID #: <u>n/a</u> <div style="text-align: right;"><u>208764</u></div>
	CORRESPONDENT NAME: <u>Randel W. Aleman (Encore Commercial, Inc.)</u> ADDRESS: <u>7272 S. El Capitan Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 579-3301</u> CELL: <u>(702) 528-1100</u> E-MAIL: <u>RandelSR@EncoreCRE.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 041-36-101-002 through 004 and 041-36-201-013 and 014
 PROPERTY ADDRESS and/or CROSS STREETS: Yamashita Street / Gubler Avenue (Logandale)
 PROJECT DESCRIPTION: Extension of time for ZC-18-0819.

I, (We) the undersigned owner 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 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.

[Signature]
 Property Owner (Signature)
 STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2020 (DATE)
 By Randel W. Aleman
 NOTARY PUBLIC: *[Signature]*

Randel W. Aleman, SR
Pres. of Desert Oasis Mgt. Manager
 Property Owner (Print)



NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



December 2, 2020

Clark County Department of Comprehensive Planning
500 S Grand Central Parkway
Box 551741
Las Vegas, NV 89155-1741

PLANNER
COPY

ET-21-400010

RE: JUSTIFICATION LETTER FOR AN EXTENSION OF TIME (ZC-18-1819)

To Whom It May Concern:

On December 19, 2018, the above referenced conforming zone change application submitted by Can & Company LLC on approximately 79 acres on the southeast corner of Yamashita Street and Gubler Avenue within Logandale in Moapa Valley (the "Property") was approved. The Property is more particularly described as Assessor's Parcel Numbers 041-36-101-003 through 004 and 041-36-201-013 and 014. Can & Company LLC is respectfully requesting an extension of time to the initial 2-year period following approval.

The primary reason for delays in progressing the project forward was uncertainty in the pace of development progress and economic growth in the North Las Vegas industrial areas (Apex, Kpex, and the federal job creation in North Las Vegas) that was anticipated to generate jobs and high demands for housing. Outlying areas such as Logandale, north of the prospective large scale job generation, have the potential to provide affordable living facilities in a highly desirable rural community environment to accommodate the forecasted growth. However, validating the demand for housing with no strong historical data is a requirement for equity partners and construction lenders that is challenging to assess in an emerging market as opposed to a metropolitan service area such as Las Vegas.

In addition to the need to validate demographic and economic feasibility of the project, there was further economic unrest since the first quarter of 2020 due to COVID-19. The developer cannot make a prudent decision to continue investing capital in the property for studies and civil improvements plans required pursuant to the Conditions of Approval with the uncertainty and COVID-19 economic unrest.

Please do not hesitate to contact me at (702) 325-2114 if you have any questions.

Sincerely,

Jaimee Yoshizawa, PE

attachment

161 MOAPA VALLEY

Property Information

Parcel: 07013610018
Owner Name(s): VALLEY COMMERCIAL
PROPERTIES LLC
Site Address: 161 N MOAPA VALLEY BLVD
Jurisdiction: Clark County - 89040
Sale Date: 05/2019
Sale Price: \$142,000
Estimated Lot Size: 0.49
Construction Year: 1997
Recorded Doc Number: 20190528 00002844
Aerial Flight Date: Mar.30.2019

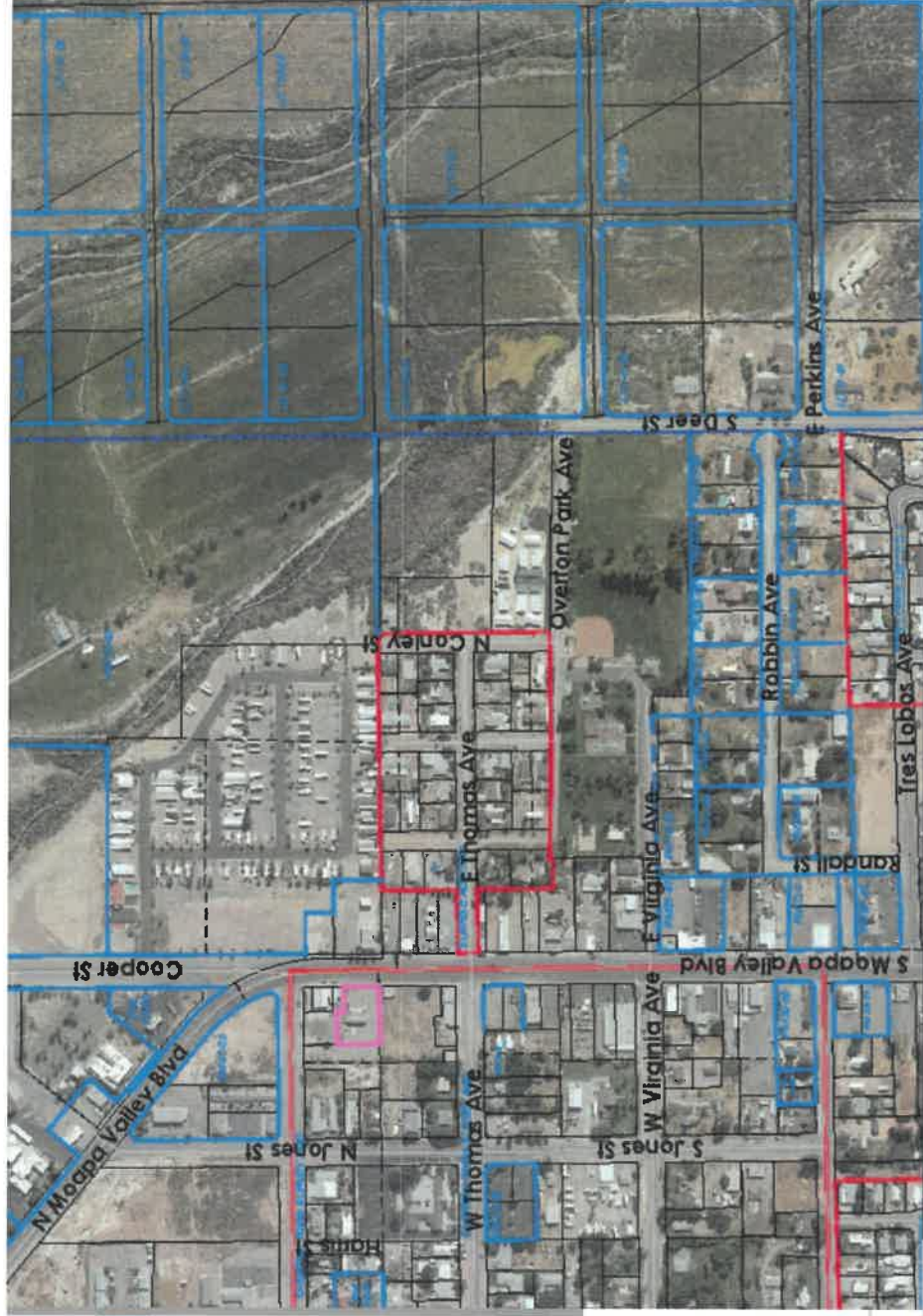
Zoning and Planned Landuse

Zoning Classification:
General Commercial (C-2)
Planned Landuse:
CG - Commercial General
Land Use Plan Area: Northeast County
Community District: 5

Legal Description

Ownership

Hide





LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

PLANNER
COPY

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)

(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)

(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF	DATE FILED: <u>3/11/21</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$1,150</u> CHECK #: <u>1206</u> COMMISSIONER: <u>MK</u> OVERLAY(S)? <u>MOAPA VALLEY</u> PUBLIC HEARING? <u>Y</u> N TRAILS? Y / <u>N</u> PFNA? Y / <u>N</u>	APP. NUMBER: <u>WS-21-0115</u> TAB/CAC: <u>MOAPA VALLEY</u> TAB/CAC MTG DATE: <u>4/4/21</u> TIME: _____ PC MEETING DATE: <u>5/4/21</u> BCC MEETING DATE: _____
PROPERTY OWNER	NAME: <u>Valley Commercial Properties LLC</u> ADDRESS: <u>1461 Lake Valley Dr, PO Box 638</u> CITY: <u>Logandale</u> STATE: <u>NV</u> ZIP: <u>89021</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>codyhuz@gmail.com</u>	
APPLICANT	NAME: <u>Valley Building Investment Group</u> ADDRESS: <u>1461 Lake Valley Dr, PO Box 638</u> CITY: <u>Logandale</u> STATE: <u>NV</u> ZIP: <u>89021</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>codyhuz@gmail.com</u> REF CONTACT ID #: _____	
CORRESPONDENT	NAME: <u>G.C. Garcia Inc, c/o Doug Rankin</u> ADDRESS: <u>1055 Whitney Ranch Dr, Suite 210</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-435-9909</u> CELL: _____ E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 070-13-610-018 & 070-13-610-020

PROPERTY ADDRESS and/or CROSS STREETS: Moapa Valley Blvd & Bonelli SWC (161 N.Moapa Valley Blvd)

PROJECT DESCRIPTION: _____

(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 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.

Cody Hughes
Property Owner (Signature)*

Cody Hughes
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 11/23/2020 (DATE)
By Cody Hughes

NOTARY PUBLIC: Amy White



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



GCGARCIA

WS-21-0115

February 24, 2021

Jillee Opiniano-Rowland, Senior Planner
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

PLANNER
COPY

RE: Letter of Justification (Revised): For a Design Review of a Medical Office at the NWC of Bonelli Ave and N. Moapa Valley Blvd. APN's: 070-13-610-018 & 070-13-610-020

Dear Jillee:

On behalf of the applicant, Valley Building Investment Group LLC, please accept this letter and attached materials for a Design Review with Waivers, on approximately 1.05 ± acres for a proposed Medical Office use. The current zoning is General Commercial (C-2) and Multi-family (R-3) for the subject site. The Planned Land Use is CG (Commercial General) and RH (Residential High) and is located within the Moapa Valley Overlay District. The proposed project is located at the NWC of Bonelli Ave and N. Moapa Valley Blvd.

The abutting property to the north, south, west are zoned C-2, and the east is zoned R-3. The uses to the north, south and west are existing Commercial uses and vacant lots. The east has been developed as Multi-Family and Single-Family Homes.

The Medical Office will be located on two existing parcels within the C-2 zoning district. Lot 070-13-610-020 is split zoned C-2 and R-3. Landscaping will be added to the R-3 zoned district to create an additional buffer area but no other development will occur on the R-3 zoned portion.

Design Review

The Medical Office will replace a commercial trailer currently located on the site. The proposed plan is for an 11,000 SF two story 32-foot-tall building with 44 parking spaces. Landscaping buffers are provided along the edges of the site including a large area within the R-3 zoned portion of the project site. Elevations show a two-story building with multiple fenestrations and articulations. A trash enclosure is provided in the rear area of the site and has a setback of 56 feet from the property line to the south. The trash enclosure is design per Title 30.56-24. An existing internally lite monument sign is to remain on site. A five-foot ADA Pathway is provided from Moapa Valley Blvd to the building per code.

The existing monument sign is setback 3 feet from the property line and was approved under permit number 96-14395 S1. Although this sign does not conform to 30.72 for setback or 30.48.935 (3) (D) to be externally lit, the sign is a legal nonconformity. Note there has been no formal notice by the County that this sign has been abandon. Should a waiver be needed one is hereby requested.

Landscape Plan

Twenty- Five Trees with shrubs are provided along the C-2 zoning boundaries of this site and an additional six trees with shrubs are provided within the R-3 zoned portion of the site. No parking lot trees are provided, however the alternative landscape plan provided compensates for this. There is an existing attached sidewalk along Moapa Valley Blvd. Four different types of trees and two different types of shrubs are provided at the main entry to create a distinctive element as described in 30.48.935(1)(K).

Elevations

Elevations show a two-story 32-foot-tall building with multiple fenestrations and articulations. Decorative stone veneer is utilized in pop outs and at corners. This complements the stucco finish of the building.



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Lighting Plan

Wall Pack Lighting will be installed per 30.56 on the building at 12 feet and will be downward pointed with screening above.

Waivers of Development Standards will be needed as described below.

Design Review Approval Criteria 30.16-9

- 1. The proposed development is compatible with adjacent development and development in the area, including buildings, structures or sites with a Historic Designation;**

The proposed development is compatible with adjacent development and development in the area. The development will continue the commercial corridor of Moapa Valley Blvd.

- 2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;**

The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The project site main entrance is located on Moapa Valley Blvd. The addition of this project will not negatively impact this area.

- 4. Building and landscape materials are appropriate for the area and for the County;**

The building and landscape material are appropriate for the area and for the County. Additional Landscaping is being provided where possible in order to create a greater buffer for this project.

- 5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance;**

The elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance.

- 6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and**

Appropriate measures are taken to secure and protect the public health, safety, and general welfare.

- 7. FAA and other additional requirements and standards as established in Sections 30.16.210-30.16.240.**

FAA and other additional requirements and standards that have been established will be met with the approval of the project. The site is not affected by noise contours.

Waivers

- 1. To allow an alternative Landscaping plan per 30.64.050.b for landscaping adjacent to a collector street (Bonelli Avenue).**

Justification: The waiver is needed as the site is exceptionally narrow and is split zoned C-2 and R-3. The alternative landscape plan will provide additional landscaping in the R-3 zoned portion of parcel 070-13-610-020. This additional landscaping will provide

increased landscape buffers for the residential properties located to the east of the site and mitigate any heat island effects from the parking lot. Landscaping will be provided back of sidewalk.

- 2. To allow an alternative Landscaping plan per 30.64.050.b landscaping adjacent to an arterial street (Moapa Valley Boulevard)**

Justification: The waiver is needed as the site is exceptionally narrow and is split zoned C-2 and R-3. The alternative landscape plan will provide additional landscaping in the R-3 zoned portion of parcel 070-13-610-020. This additional landscaping will mitigate any heat island effects from the parking lot. The attached sidewalk on Moapa Valley Boulevard is existing. Landscaping is provided back of sidewalk.

- 3. To allow no parking lot landscape fingers where seven are required 30.60.64-14**

Justification: In order to provide sufficient parking an alternative landscape plan is being proposed to mitigate and compensate for this waiver. The site is exceptionally narrow and is split zoned C-2 and R-3.

- 4. To allow parking between the right of way and the proposed building 30.48.935.2**

Justification: The strict application of this requirement results in a peculiar and exceptional practical difficulty and places an undue hardship upon the owner. The lot is of an irregular shape which results in a narrow width. In order to best provide parking, landscaping and to meet the Moapa Overlay requirement of the front entrance facing Moapa Valley Blvd. parking is needed in the area between the right of way and the proposed building.

- 5. To allow a portion of the sidewalk buffer from the parking aisle to be 4 feet where 5 feet is required 30.60.050 (c) (15)**

Justification: The strict application of this requirement results in a peculiar and exceptional practical difficulty and places an undue hardship upon the owner. The lot is of an irregular shape which results in a narrow width. In order to best provide parking, landscaping and to meet the Moapa Overlay requirement of the front entrance facing Moapa Valley Blvd. a small reduction is needed for a portion of the sidewalk buffer from the parking aisle. The four-foot section still exceeds the requirements for ADA.

- 6. To allow a Radius of 16 feet on Bonelli Ave where 25 feet is required for ingress.**

Justification: The strict application of this requirement results in a peculiar and exceptional practical difficulty and places an undue hardship upon the owner. The lot is of an irregular shape which results in a narrow width. The reduced Radius will not negatively impact traffic as the traffic volumes on Bonelli Ave are very low and conflicts will be minimal.

- 7. To allow no sidewalk on the east side of the Bonelli driveway for the curb return**

Justification: The strict application of this requirement results in a peculiar and exceptional practical difficulty and places an undue hardship upon the owner. This would require either encroaching upon another parcel not owned by the applicant or a reduction in parking or requiring development on the R-3 portion of the site.

Waiver Approval Criteria:

- A. The use and value of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;

The proposed waivers will not affect the use and value of the area adjacent and will

not affect the surrounding area in a substantially adverse manner.

- B. The use will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare;

The proposed waivers will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood and will not be materially detrimental to the public welfare.

- C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standard of the Plan and of this Title; and

The project as proposed and the requested waivers are consistent with the purpose, goals and objective of the Plan and Title 30 as demonstrated by this letter and supporting documentation.

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

The proposed project will not create an undue burden on any public improvements, facilities or services.

Summary

The use is proposed to be located within an established commercial corridor and will not be detrimental to the surrounding properties; it will provide a much-needed service; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



Doug Rankin, AICP
Planning Manager



GCGARCIA

February 2, 2021

Jason Allswang, Senior Plan Checker
Public Works
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Medical Office at Bonelli & Moapa Valley Blvd
Pre-Review Comments Response Letter for APR-20-100833

Dear Jason:

On behalf of my client, Valley Building Investment Group, LLC, we wish to address the comments received on January 28, 2020 for the application listed above.

- Since there is no distinguishing line-type for existing or proposed grade, the cross sections seem to indicate that there is no change between existing and proposed grades. Please confirm. Additionally, Section B does not extend 100 feet beyond the Moapa Valley Boulevard centerline. The attached image is a screenshot of what we expect to see for a grading cross section.
RESPONSE: Cross Section has been revised to 100 feet beyond the street centerline or property line. The site was previously developed and graded; no further grading is planned. The grade does not change more than 1-2 feet in any direction. The screenshot sent was for full a civil grading cross section. The project is not to the point of being able to provide full civil plans.
- Full off-sites are required for the portion of the site on Bonelli. Since you are doing a commercial curb return driveway, most of the off-sites will be encompassed by that driveway. A transition will be required on both sides of the driveway to connect to existing pavement. I'm using an old aerial photo so I don't see the full improvements that you are referencing. Just note that full width paving, curb, gutter, and sidewalk will be required adjacent to your site. If it is already done, please send us pictures and then we won't have to add the condition of approval.
RESPONSE: An error was made. There are full off sites on Moapa Valley but not on Bonelli. The sidewalk, curb and gutter to the west of the Bonelli driveway will be done. A waiver is being requested to allow no sidewalk for the curb return on the east side of the drive on Bonelli.
- The driveway on Bonelli needs to be completely within your property. You cannot use the property to the east for a portion of the sidewalk and curb return, unless you have that owner's permission and that owner will need to grant an easement for pedestrian access, just as your client will need to.



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- The plan still shows a portion of the egress radius on Bonelli cutting through the property to the east. Additionally, if your waiver to no install the sidewalk on that side of the driveway is denied, you will have to move the driveway even farther west to accommodate the 5-foot-wide sidewalk.

RESPONSE: Noted. It is understood if the Waiver isn't granted the driveway will need to be moved to the west to accommodate the sidewalk.

- Once you fix the driveway location on Bonelli and add the correct radii, you will likely not meet the throat depth requirement. The radii appear to be drawn to the lip of gutter. We need the radii measured at the back of curb. The corresponding item in the justification letter is unclear. Waiver #5 states: "To allow a Radius on Bonelli Ave where 18 feet and 25 feet are required." Make sure you restate this as a request for a XX foot back of curb radius when an XX foot back of curb radius is required. Please note that the minimum back of curb egress radius is 15 feet.

RESPONSE: The correct radii have been added, and the justification letter has been revised to accurately reflect the waiver requested for the radii.

We would respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Rankin". The signature is written in a cursive, flowing style.

Doug Rankin,
Planning Manager



GCGARCIA

January 28, 2021

Jillee Opiniano-Rowland, Senior Planner
Planning/Zoning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Medical Office at Bonelli & Moapa Valley Blvd
PreReview 2nd Round Comments Response Letter for APR-20-100833

Dear Jillee:

On behalf of my client, Valley Building Investment Group, LLC, we wish to address the comments received on January 21, 2021 for the application listed above.

PROJECT CORRESPONDENCE (PLEASE READ):

- 15 feet of landscaping is required when the sidewalk is existing and attached 30.64.030(L)(2). Please show the dimension (width) of the landscaping along Moapa Valley Boulevard. Also, can more trees and shrubs be added to this area (not within the SVZ)? The plans show only 1 tree and 2 shrubs, although your Justification Letter states you have 3 trees. Please double check the landscape plan/legend and your Justification Letter.
RESPONSE: Please see the revised Landscape plan with the landscape dimension along Moapa Valley Boulevard. The revised plan now shows 4 trees and 2 shrubs in this area. The justification letter has been revised to reflect this as well.
- The correspondence letter dated 1/12/2021 states "there is a fence along the southern and western perimeter of the site that will remain. This has been labeled on the site plan. All other fencing will be removed." The site plan shows a fence that runs north to south along the proposed parking spaces adjacent to the trash enclosure, the note says this will be removed. Please clarify, is there another fence on the western property line adjacent to the R-3 zoning? Please check the site plan. ***add the height of the fence that is remaining.
RESPONSE: The only fence that will remain is the fence on the southern perimeter. The previous response was in error. The remaining fence is 6FT tall. The height is now noted on the site plan.
- Per discussion with management, the existing sign is technically an abandoned sign since there is no existing business on-site. In order to have a cleaner application, please provide pictures with dimensions of the sign, so we can determine if this sign is a monument sign or a freestanding sign. You will need a Design Review request with this application and any applicable Waivers of



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- Development Standards. Please refer to Section 30.48.935(3). We can work on this together once we have pictures and dimensions.
RESPONSE: An exhibit of the existing sign has been submitted with these revisions.
- #3 mentions a waiver for a detached sidewalk—we do not need a waiver if the attached sidewalks are existing.
RESPONSE: Noted. The attached sidewalks are existing. The waiver request has been removed.

Plans:

- Please provide color elevations per 30.48.925(2). I apologize for not catching this sooner.
Response: The color elevations have been uploaded with the other plans.

We would respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,

A handwritten signature in black ink, appearing to read "Doug Rankin". The signature is fluid and cursive, with a large initial "D" and "R".

Doug Rankin,
Planning Manager

04/21/21 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

GUBLER AVE/YAMASHITA ST
(MOAPA VALLEY)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400010 (ZC-18-0819)-THE MESA'S AT LOGANDALE, LLC:

HOLDOVER USE PERMIT FIRST EXTENSION OF TIME for a single family residential detached planned unit development.

DESIGN REVIEWS for the following: **1)** proposed single family residential detached planned unit development; and **2)** hammerhead street design in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Gubler Avenue and the east side of Yamashita Street within Moapa Valley (description on file). MK/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

041-36-101-002 through 041-36-101-004; 041-36-201-013; 041-36-201-014

USE PERMIT:

To establish development standards per plans on file for a proposed single family residential detached planned unit development including, but not limited to lot area, building setback and separations, and open space per Chapter 30.24.

DESIGN REVIEWS:

1. A proposed single family residential detached planned unit development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Chapter 30.56.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL LOW (UP TO 3.5 DU/AC)
NORTHEAST COUNTY (MOAPA VALLEY) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 79
- Number of Lots: 166
- Density (du/ac): 2.1
- Minimum/Maximum Lot Size (square feet): 7,945/47,239 (net)
- Project Type: Single family detached residential planned unit development

- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 1,600 to 2,000
- Open Space Required/Provided: 42,932/63,396

History

The original application was approved by the Board of County Commissioners on December 19, 2018. The application included a conforming zone boundary amendment to reclassify the project area from R-U (Rural Open Land) to R-E (Rural Estates Residential). Subsequent to the approval of the application an ordinance to formally change the zoning map was adopted; therefore, the project site is now zoned R-E.

Site Plans

The approved plans for this project were submitted in December 2018 prior to the public hearing which revised the design and layout of the originally submitted plan. Due to the timing, the revisions to the plans were not included in the staff report; however, this staff report includes the description of the approved plans. In addition, the Board required a minimum of 1 acre lots along the perimeter of the subdivision, which may require minor changes to the approved plans. The approved plans depict a 166 lot planned unit development, consisting of single family residential lots with 1 common element lot on 79 acres for a density of 2.1 dwelling units per acre. The lots range in size from 7,945 square feet to 47,239 square feet (net). The northern portion of the proposed development is bounded by Gubler Avenue, Lou Street, Claridge Avenue, and Yamashita Street, and the southern portion of the site is bounded by Claridge Avenue, Andersen Street, Hinkley Avenue, and Whitmore Street.

An existing utility (power pole) easement traverses the northern portion of the site from north to south dividing the site into eastern and western sections. The utility easement will be used as an open space area (pedestrian trail). There are 6 lots with frontage and access to Gubler Avenue, 4 lots with frontage and access to Yamashita Street, 6 lots with frontage and access to Claridge Avenue, and 4 lots with frontage and access to Lou Street. The interior lots of the northern portion will access Yamashita Street and Lou Street via 48 foot wide public streets with sidewalks on both sides of the street. Some of the interior streets terminate with stub streets.

The southern portion of the proposed development has 3 lots with frontage and access to Claridge Avenue, 2 lots with frontage and access to Andersen Street, 4 lots with frontage and access to Hinkley Avenue, and 2 lots with frontage and access to Whitmore Street. The interior lots of the southern portion will access Claridge Avenue via 48 foot wide public streets with sidewalks on both sides of the street. The interior streets terminate with hammerheads instead of cul-de-sacs.

Per Code, many of the development standards for planned unit developments are established by a use permit process based on the plans that are approved for the project by the Planning Commission or Board of County Commissioners. The proposed development consists of single family detached residential dwellings on 3 basic lot sizes. The minimum setbacks for each of the dwellings are as follows:

Lot Type A:

- Front – 20 feet
- Garage – 20 feet
- Rear – 20 feet
- Side interior – 5 feet
- Side corner – 10 feet
- Minimum separation between principal residences – 10 feet

Lot Type B:

- Front – 25 feet
- Garage – 25 feet
- Rear – 20 feet
- Side interior – 10 feet
- Side corner – 10 feet
- Minimum separation between principal residences – 20 feet

Lot Type C:

- Front – 30 feet
- Garage – 30 feet
- Rear – 20 feet
- Side interior – 20 feet
- Side corner – 20 feet
- Minimum separation between principal residences – 40 feet

Landscaping

The previously approved plans depict an existing utility (power pole) easement which traverses the northern portion of the site from north to south dividing the site into eastern and western sections. The utility easement will be used as an open space area (pedestrian trail). The total open space provided is 63,396 square feet with a 10 foot wide meandering asphalt walking trail, concrete benches, trees, shrubs, decorative rock, and groundcover. Access to the trail will be from Gubler Avenue, Claridge Avenue, and 2 pedestrian access points interior to the site.

Elevations

The previously approved plans depict 3 single story homes ranging in height from 15 feet, 9 inches to 20 feet, 4 inches. Each model has 4 façade options consisting of stucco finish, stucco pop-outs, optional covered patios, and concrete tile roofing. Decorative trim is provided along all windows and doors on all elevations.

Floor Plans

The previously approved plans depict 3 single story homes ranging in area from 1,600 square feet to 2,000 square feet with multiple bedrooms, baths, and 3 car garages.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0819:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- All perimeter lots to be a minimum of 1 gross acre;
- 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 use permit and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Drainage study and compliance;
- Traffic study and compliance;
- Streetlights placed at each access point to the community;
- Gubler Avenue to be paved with rural standards from the development to St. Joseph Street;
- Yamashita Street to be paved with rural standards from the development to Moapa Valley High School;
- Obtain approval in writing from Moapa Valley Water District prior to recordation of the vacation for Whitmore Street;
- Provide an 8 foot walking path along Yamashita Street from the development to Moapa Valley High School;
- Applicant to stub sewer line along Yamashita Street to allow connection for APNs 041-36-201-017 and 018;
- No sidewalks internal to the subdivision;
- Lots fronting arterial streets must provide driveways that allow vehicles to turn around to prevent backing up into the roadway.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0373-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant indicates that the primary reason for delays in progressing on the project is due to the uncertainty in the pace of development and economic growth in North Las Vegas industrial areas that were anticipated to generate jobs and high demands for housing. In addition to this delay, the COVID-19 pandemic has caused this project to become economically delayed; therefore, the applicant is requesting additional time.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0819	Reclassified 79 acres from R-U to R-E Zoning with a design review for a proposed single family planned unit development	Approved by BCC	December 2018
VS-18-0820	Vacated and abandoned a 60 foot wide right-of-way being a portion of Whitmore Street located between Gubler Avenue and Claridge Avenue	Approved by BCC	December 2018
ZC-0183-17	Reclassified the eastern parcel and APN 041-36-201-013 from R-U to R-D zoning for a single family residential development, with a waiver for alternative landscaping along Gubler Avenue - expired	Held no date by BCC	September 2017
VS-0184-17	Vacated and abandoned a 60 foot wide right-of-way being a portion of Whitmore Street located between Gubler Avenue and Claridge Avenue - expired	Held no date by BCC	September 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac) & Residential Agriculture (up to 1 du/ac)	R-U	Single family residential & undeveloped
South	Residential Agriculture (up to 1 du/ac) & Residential Low (up to 3.5 du/ac)	R-U	Single family residential & undeveloped
East	Residential Low (up to 3.5 du/ac)	R-U	Undeveloped
West	Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
ET-21-400009 (VS-18-0820)	An extension of time to vacate and abandon portions of a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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. To date, the applicant has made no progress towards commencing the applications. However, since this is the first extension of time, staff has no objections to this request.

Applicant is advised the County is currently in the process of rewriting the Clark County's Development Code (Title 30). Future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in effect at the time of application. Due to the future changes in regulations, this may be the last extension of time staff can support.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 19, 2022 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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:

COUNTY COMMISSION ACTION: March 17, 2021 – HELD – To 04/21/21 – per the applicant.

APPLICANT: THE MESA'S AT LOGANDALE, LLC

CONTACT: THE MESA'S AT LOGANDALE, LLC, 1000 N. GREEN VALLEY PARKWAY, SUITE 440-350, HENDERSON, NV 89074

04/21/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

GUBLER AVE/WHITMORE ST
(MOAPA VALLEY)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400009 (VS-18-0820)-THE MESA'S AT LOGANDALE, LLC:

HOLDOVER VACATE AND ABANDON FIRST EXTENSION OF TIME portions of a right-of-way being Whitmore Street located between Gubler Avenue and Claridge Avenue and Ash Street located between Gubler Avenue and Claridge Avenue within Moapa Valley (description on file). MK/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

041-36-101-002 through 041-36-101-004; 041-36-201-013; 041-36-201-014

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

NORTHEAST COUNTY (MOAPA VALLEY) - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The previously approved plans depict the vacation and abandonment of a 60 foot wide right-of-way being a portion of Whitmore Street and a 60 foot wide right-of-way being a portion of Ash Street located between Gubler Avenue and Claridge Avenue. The applicant indicates alternative access to other streets is available for other parcels in the area, and the subject rights-of-way are not improved.

Previous Conditions of Approval

Listed below are the approved conditions for VS-18-0820:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording;
- Obtain approval in writing from Moapa Valley Water District prior to recordation of the vacation for Whitmore Street.

Applicants Justification

The applicant indicates that the primary reason for delays in finalizing the vacation and progressing on the project is due to the uncertainty in the pace of development progress and economic growth in North Las Vegas industrial areas that were anticipated to generate jobs and high demands for housing. In addition to this delay, the COVID-19 pandemic has caused this project to become economically delayed; therefore, the applicant is requesting additional time.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0819	Reclassified 79 acres from R-U to R-E Zoning with a design review for a proposed single family planned unit development	Approved by BCC	December 2018
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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood (up to 2 du/ac) & Residential Agriculture (up to 1 du/ac)	R-U	Single family residential & undeveloped
South	Residential Agriculture (up to 1 du/ac) & Residential Low (up to 3.5 du/ac)	R-U	Single family residential & undeveloped
East	Residential Low (up to 3.5 du/ac)	R-U	Undeveloped
West	Rural Neighborhood (up to 2 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
ET-21-400010 (ZC-18-0819)	An extension of time for a planned unit development for single family residential 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. To date, the applicant has made no progress towards commencing the application. However, since this is the first extension of time, staff has no objections to this request.

Applicant is advised that the County is currently in the process of rewriting the Clark County's Development Code (Title 30). Future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in effect at the time of application. Due to the future changes in regulations, this may be the last extension of time staff can support.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until December 19, 2022 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: March 17, 2021 – HELD – To 04/21/21 – per the applicant.

APPLICANT: THE MESA'S AT LOGANDALE, LLC

CONTACT: THE MESA'S AT LOGANDALE, LLC, 1000 N. GREEN VALLEY PARKWAY, SUITE 440-350, HENDERSON, NV 89074

DRAFT

05/04/21 PC AGENDA SHEET

MEDICAL OFFICE
(TITLE 30)

MOAPA VALLEY BLVD/BONELLI AVE
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0115-VALLEY COMMERCIAL PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) parking lot location; 3) reduced walkway requirements; 4) reduced parking; 5) eliminate cross access; and 6) driveway geometrics.

DESIGN REVIEWS for the following: 1) a medical office; 2) signage; and 3) lighting in conjunction with a proposed medical office development on 1.0 acre in a C-2 (General Commercial) and R-3 (Multiple Family Residential) Zone in the Moapa Valley Overlay District.

Generally located on the south side of Bonelli Avenue and the west side of Moapa Valley Boulevard within Moapa Valley. MK/jor/jd (For possible action)

RELATED INFORMATION:

APN:

070-13-610-018; 070-13-610-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow alternative landscaping adjacent to a collector street (Bonelli Avenue) where required per Figure 30.64-17.
- b. Allow alternative landscaping adjacent to an arterial street (Moapa Valley Boulevard) where required per Figure 30.64-17.
- c. Allow alternative landscaping adjacent to a less intense use where required per Figure 30.64-11.
- d. Eliminate parking lot landscape fingers where required per Figure 30.64-14.
2. Allow a parking lot to be located between the right-of-way (Moapa Valley Boulevard) and propose a medical office building where not permitted per Section 30.48.935.
3. Reduce the width of a proposed walkway on the east side a proposed medical office building to 4 feet where 5 feet is required per Section 30.60.050 (a 20% decrease).
4. Reduced parking to 43 parking spaces where 44 parking spaces are required per Table 30.60-1 (a 2% decrease).
5. Eliminate cross access where required per Table 30.56-2.
6. a. Reduce the back of curb radius to 16 feet where a 25 foot back of curb radius is required per Uniform Standard Drawing 222.1.
- b. Eliminate the sidewalk on the east side of the driveway adjacent to Bonelli Avenue to allow a curb return.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - COMMERCIAL GENERAL

NORTHEAST COUNTY (MOAPA VALLEY) - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:**Project Description**

General Summary

- Site Address: 161 N. Moapa Valley Boulevard
- Site Acreage: 1
- Number of Lots: 2
- Project Type: Medical office and signage
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 11,000 (proposed medical building)
- Parking Required/Provided: 43/44

History & Site Plan

The site plan depicts 2 parcels to be developed as a proposed medical office building. The first parcel on the eastern half of the development is APN 070-13-610-018, zoned C-2 and has access from Moapa Valley Boulevard. The C-2 zoned parcel currently has an existing medical office (manufactured building) previously approved via UC-1969-95. The site is currently unoccupied, but the existing driveway adjacent to Moapa Valley Boulevard will remain. The proposed medical office building is located only on the C-2 zoned parcel, and the existing manufactured building will be removed.

The second parcel APN 070-13-610-020, which is on the western half of the development is an L shaped R-3 and C-2 zoned parcel and has access from Bonelli Avenue. The C-2 portion of the western parcel only includes a portion of the required parking spaces, trash enclosure, and landscaping associated with the proposed commercial development. There are existing fences along the property line between the eastern and western parcels, as well as along the boundary of the R-3 and C-2 zoning on the western parcel, both of which will be removed. The fencing along the west property line of APN 070-13-610-020 will also be removed.

The proposed design depicts the medical office building to be oriented north to south, with the front of the building facing east toward Moapa Valley Boulevard. The eastern half of the C-2 zoned parcel includes parking spaces setback behind the landscaping, adjacent to Moapa Valley Boulevard. The proposed medical building is set back 10 feet from the north and south property lines of the C-2 zoned parcel. In addition, the rear of the building (west facing elevation) is located directly on the east property line of the C-2 zoned parcel; however, the building is actually set back 136 feet from the west property line of the R-3 and C-2 zoned parcel APN 070-13-610-020. Lastly, the proposed medical building is set back 120 feet from the east property line (adjacent to Moapa Valley Boulevard) of the C-2 zoned parcel.

The plans also depict that the parking spaces designed to be located on the C-2 portion of the western parcel are set back 20 feet from the nearest residential use on the north side of parcel

adjacent to the Bonelli Avenue. The southern half of the R-3 zoned portion of the western parcel expands an additional 61 feet to the west, which provides an 84 foot setback between the parking spaces and the residential development to the west.

The site plan shows that employees and customers can access the medical office via Bonelli Avenue and park their vehicles in the parking lot behind the building (western parcel) and use the pedestrian walkways to enter the medical office. Similarly, employees and customers can access the building via the Moapa Valley Boulevard and access the building through the front entrance on the eastern parcel. The overall site design does not provide vehicular cross access between both parcels. The overall development provides 43 parking spaces where 44 parking spaces are required. The applicant is requesting to reduce the parking by 1 parking space on the western parcel due to accommodating most of the driveway design standards adjacent to Bonelli Avenue and ensuring that there is a large enough buffer between the proposed development and the residential use to the west.

Landscaping

The landscape plan shows an existing attached sidewalk adjacent to the existing driveway west of Moapa Valley Boulevard. The landscape area adjacent to Moapa Valley Boulevard is 36 feet wide, and features groundcover, shrubs, and 24 inch box trees as required per Section 30.48.935. Landscaping adjacent to the parking spaces and the proposed medical building on the C-2 zoned parcel include shrubs and 24 inch box trees. Landscaping adjacent to Bonelli Avenue includes an attached sidewalk with trees and shrubs not within the sight visibility zone.

The landscape plan also shows numerous shrubs and trees on the R-3 zoned portion of the western parcel, west of the parking spaces. This landscape buffer provides a barrier between the existing residential development west of APN 070-13-610-020 and the proposed parking spaces located on the C-2 zoned portion of APN 070-13-610-020. Similarly, this landscape area also provides a buffer between the proposed medical office on the eastern parcel APN 070-13-610-018 and the existing residential development to the west.

Furthermore, the applicant is providing an attached sidewalk and landscaping adjacent to the western portion of the driveway adjacent to Bonelli Avenue and requesting a waiver of development standards to eliminate the sidewalk on the east side of the driveway adjacent to Bonelli Avenue. Lastly, Title 30 requires landscaping between a commercial use and a parcel that is zoned to have a less intense use. The applicant is requesting to waive this requirement since the C-2 zoned portion of the west parcel encompasses the commercial elements of this project, and the required landscaping is designed to be on the R-3 portion of the western parcel.

Elevations

The elevation plan includes a 2 story building with an overall height of 32 feet. The exterior features include a stucco parapet flat roof, sandstone colored stucco walls, decorative stone veneer, and stucco trim. There is also an emergency exit stair well on the west facing elevation of the proposed building.

Floor Plans

The first and second floor plans include lease spaces, restrooms, and mechanical rooms. The proposed medical office building has a overall area of 11,000 square feet.

Lighting

The lighting plan depicts wall pack lights that are shielded and face downward on the exterior walls of the proposed medical building. The light fixtures will be installed on the north, east, south, and west facing elevations. The plans show that light fixtures will be installed approximately 12 feet above the finished floor, above the first floor windows only.

Signage

There is an existing monument sign located on the southeast corner of the site, on the south side of the existing driveway adjacent to Moapa Valley Boulevard. The sign was permitted in 1996, but since the previous establishment is no longer in business, the sign was abandoned. The applicant is proposing to utilize the existing sign for the proposed development. The existing sign has an overall height of 7.5 feet, and an overall area of 24 square feet, and is regulated as a freestanding sign.

Applicant's Justification

The applicant's justification letter requests approval of the landscaping waivers due to the site's shape and size constraints. Alternative landscaping adjacent to Bonelli Avenue and Moapa Valley Boulevard is required because the parcels are split zoned and have narrow areas for required landscaping options. The applicant proposes more landscaping adjacent to Moapa Valley Boulevard to meet Chapter 30.48 requirements for the Moapa Valley Overlay District. Furthermore, landscaping is proposed to provide a buffer between the rear parking lot and the existing residential use to the west, and to provide landscaping from a commercial use to a less intense use (even though it is on the same parcel). Eliminating parking lot landscaping allows for the necessary amounts of parking spaces needed for the development. Allowing the parking lot between Moapa Valley Boulevard and the proposed medical office is needed to accommodate the required parking, landscaping, and proper entrance to the building from Moapa Valley Boulevard. The applicant is also requesting to allow a 4 foot wide walkway on the east facing elevation (front) of the building, to accommodate the parking lot to the east. A design review is requested to utilize the existing sign and proposed lighting for the proposed building. The applicant is also requesting to waive driveway design requirements adjacent to Bonelli Avenue due to size constraints. Lastly, a 2 percent parking reduction (1 required parking space) is requested due to the irregular shape of the parcels, and the need to meet the driveway throat depth standards of 25 feet. The site provides 43 parking spaces where 44 parking spaces are required.

Prior Land Use Request for both APN 070-13-610-018 & 070-13-610-020

Application Number	Request	Action	Date
UC-1969-95	Allowed a medical clinic (modular building) and variance to reduce the side setback	Approved by PC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-4	Multiple family residential, retail building, & undeveloped
South	Commercial General & Residential High (from 8 to 18 du/ac)	C-2 & R-3	Single family residential & former Overton Motel (now vacant)
East	Commercial General & Institutional	C-2	Office building, place of worship, vehicle sales, & bank
West	Residential High (from 8 to 18 du/ac)	R-3	Multiple family residential

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 #1a

The submitted landscape plans shows that there is only 1 large tree adjacent to the driveway next to Bonelli Avenue. The proposed driveway width and attached sidewalk adjacent to Bonelli Avenue encompasses more than half of the north property line of the R-3 zoned portion of the western parcel. However, the landscape plan depicts a 25 foot by 34 foot landscape area on the west side of the driveway that could have been enhanced with medium sized trees and shrubs, to help soften the streetscape and provide a more enhanced visual for the entryway without disturbing the sight visibility zone. Section 30.48.935 states that "plant materials shall be used as distinctive elements to identify major entry ways." Staff does not support this request.

Waiver of Development Standards #1b

The current site has parking spaces adjacent to the driveway west of Moapa Valley Boulevard; however, the applicant proposes to remove the parking spaces adjacent to the attached sidewalk and expand the landscape area. The landscape plan shows that the proposed landscaping adjacent to Moapa Valley Boulevard will be 36 feet wide, which is 21 feet wider than 15 feet of landscaping required adjacent to an existing attached sidewalk. The landscape plan shows 4 large trees and a variety of shrubs adjacent to Moapa Valley Boulevard, although the landscaping does not follow the typical design required per Figure 30.64-17, this main entrance area meets Section 30.48.935 which states that "plant materials shall be used as distinctive elements to

identify major entry ways.” However, since staff does not support the design review for the site, staff also cannot support this request.

Waiver of Development Standards #1c

Title 30 requires landscaping between a commercial use and a less intense use. Since the western parcel is split zoned (R-3 and C-2), the applicant is proposing a landscape buffer on the R-3 zoned portion of the western parcel. Typically, Figure 30.64-11 would be located on the C-2 zoned portion; however, this alternative landscaping request is required due to the fact that the parking lot and trash enclosure must be located on the C-2 zoned portion of the western parcel. Staff cannot support this request since staff does not support the overall design review of the development.

Waiver of Development Standards #1d

Parking lot landscaping promotes the reduction in dust, noise, glare and heat; assists in wind control; and minimizes water run-off onto streets. If the proposed medical building was oriented east to west and reduced in size, and the parking lot was redesigned on the C-2 zoned areas (for both parcels), parking lot landscaping could be accommodated. In addition, the western parcel APN 070-13-610-020 is split zoned where R-3 zoning is on the west half and C-2 zoning is on the east half. The applicant has the opportunity to request to re-zone the western parcel to C-2 zoning for the entire parcel via a nonconforming zone change; however, with the proposed design, all commercial characteristics of this project must be designed on the C-2 zoned portions only. Thus, creating a spatial constraint for parking spaces and parking lot landscaping. Staff cannot support this request.

Waiver of Development Standards #2

Staff does not support the location of the existing parking lot to remain between the right-of-way (Moapa Valley Boulevard) and a proposed medical office building where required per Section 30.48.935. Although the previously approved medical office (UC-1969-95) had a similar site design layout with the parking spaces closer to Moapa Valley Boulevard, the location of the building is inconsistent with the surrounding streetscape of commercial buildings along Moapa Valley Boulevard. Existing commercial buildings adjacent to Moapa Valley Boulevard are closer to the right-of-way which meets Section 30.48.935. The applicant has the opportunity to design the site to be closer to the existing driveway adjacent to Moapa Valley Boulevard while incorporating landscaping and required driveway design standards.

Waiver of Development Standards #3

The applicant is requesting to reduce the width of a proposed walkway around a proposed medical office building to 4 feet where 5 feet is required per Section 30.60.050 (a 20% decrease). The site plan shows that the proposed walkway is only 4 feet wide on a portion of the east facing elevation of the proposed medical office building. Reducing the walkway width is a self-imposed hardship. The overall building area could have been reduced to accommodate the required walkway width to promote pedestrian safety. Staff does not support this request.

Waiver of Development Standards #4

The applicant is requesting to reduce the required parking to 43 parking spaces where 44 parking spaces are required per Title 30. The site plan shows that there is potential to redesign the

parking spaces located on both parcels. As previously mentioned under waiver of development standards #1d, the applicant did not propose to re-zone the western half of APN 070-13-610-020 to C-2 zoning; therefore, the required commercial characteristics of this project must be designed on the C-2 zoned portions of the east and west parcels only. Thus, creating a spatial constraint for parking spaces. Staff does not support this request.

Waiver of Development Standards #5

The proposed building design shows that the building is oriented north to south, which blocks the required cross access between the subject parcels. Cross access promotes public safety and efficient on-site circulation and shared parking as required per Table 30.56-2. This is a self-imposed hardship; therefore, staff does not support this request.

Design Review #1

The proposed building is aesthetically pleasing and provides an upgraded design compared to the manufactured building on site that was previously approved as a medical office building. However, staff finds that the overall site could be redesigned to meet Title 30 standards for landscaping, parking, and driveway design standards. Staff does not support this request.

Design Reviews #2 & #3

A design review was required for the existing sign to be assessed and brought up to Title 30 standards. The proposed lighting designs shows minimal impact to the surrounding commercial uses since the proposed lighting are installed to the exterior walls of the proposed medical building, the light fixtures shine downward and are shielded. However, since staff does not support the aforementioned requests, staff also does not support these design reviews.

Public Works - Development Review

Waiver of Development Standards #6a

Staff cannot support the reduction in the back of curb radius. The radius for the ingress side of the commercial driveway is to allow vehicles a smooth transition from the public right-of-way onto the site. The frontage along Bonelli Avenue will allow for the back of curb radius to meet the minimum standard per Uniform Standard Drawing 222.1.

Waiver of Development Standards #6b

Staff cannot support the request to not install a sidewalk on the egress side of the Bonelli Avenue driveway. There are existing sidewalks along the north side of Bonelli Avenue and east of the property adjacent to Moapa Valley Boulevard. Sidewalks on public streets provide a safe pathway that helps prevent pedestrians from walking on the asphalt and maintains Americans with Disabilities Act (ADA) compliance. In addition to the concerns above, the design of the driveway would prevent a sidewalk from ever being installed without the approval of the property owner to the east since the sidewalk would be wholly located on that property if it were ever to be needed.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Two, 15 gallon trees and 3 shrubs to be planted on the landscape area west of the driveway adjacent to Bonelli Avenue;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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;
- Full off-site improvements except as waived with this application;
- Execute a Restrictive Covenant Agreement (deed restrictions) for any portion of off-site improvements waived with this application.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; and that cross access agreements are required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0125-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VALLEY BUILDING INVESTMENT GROUP

**CONTACT: G.C. GARCIA, INC., 1055 WHITNEY RANCH DR., SUITE 210,
HENDERSON, NV 89014**

DRAFT