



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

March 30, 2021

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees-
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 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 mds@clarkcountynv.gov, before 04:30 pm, March 30, 2021. 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: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris

Catherine Godges, Vice Chair
 John Getter

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

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

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

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

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 mds@clarkcountynv.gov, before 04:30 pm, on March 9, 2021. 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 March 9, 2021. (For possible action)
- IV. Approval of the Agenda for March 30, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

VI. Planning and Zoning

- 1. **UC-21-0076-840 ALVARADO ENTERPRISE, LLC:**
USE PERMITS for the following: 1) on-premises consumption of alcohol (service) bar; and 2) eliminate the pedestrian access around the perimeter of an outside dining/drinking area.
DESIGN REVIEW for a restaurant with outside dining and drinking on a portion of 1.6 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Tenaya Way within Spring Valley. JJ/lm/jd (For possible action) **04/20/21 PC**
- 2. **UC-21-0084-MOUNTAINTOP FAITH MINISTRIES:**
USE PERMIT for a school (grades kindergarten through 8).
DESIGN REVIEW for a proposed charter school in conjunction with an existing place of worship on 3.8 acres in an R-E (Rural Estates Residential) RNP-I Zone. Generally located on the west side of Lindell Road and the north side of Edna Avenue within Spring Valley. JJ/rk/jd (For possible action) **04/20/21 PC**
- 3. **WS-21-0086-JP DESERT PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping; 2) parking lot landscaping; and 3) reduce parking.
DESIGN REVIEW for a redesigned building with restaurant suites on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Spring Mountain Road and 500 feet west of Lindell Road within Spring Valley. JJ/lm/jd (For possible action) **04/20/21 PC**
- 4. **VS-21-0054-N2MH LLC & EAGLE 40 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Coley Avenue and Palmyra Avenue, and between Monte Cristo Way and Tenaya Way and a portion of a right-of-way being a portion of Coley Avenue, Tenaya Way, Palmyra Avenue, and Monte Cristo Way within Spring Valley (description on file). JJ/nr/jd (For possible action) **04/21/21 BCC**

5. **WS-21-0068-N2MH LLC & EAGLE 40 LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area; **2)** increase wall height; and **3)** waive off-site improvements (sidewalk and streetlights).
DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** finished grade; and **3)** allow a hammerhead cul-de-sac design on 10.0 acres in a R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action) **04/21/21 BCC**

6. **TM-21-500021-N2MH LLC & EAGLE 40 LLC:**
TENTATIVE MAP consisting of 20 residential lots on 10.0 acres in a R-E (Rural Estates Residential) zone. Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action) **04/21/21 BCC**

7. **WS-21-0070-DURANGO 5, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping along an arterial street; and **2)** reduced driveway throat depth.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a commercial complex on 1.8 acres in a C-1 (Local Business) and C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jd (For possible action) **04/21/21 BCC**

8. **WS-21-0077-CPI CALIDA MOSAIC OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a fence and access control gates; and **2)** modifications to an existing mixed-use development on 9.8 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southwest and southeast corners of Post Road and Riley Street within Spring Valley. JJ/al/jd (For possible action) **04/21/21 BCC**

9. **ZC-21-0095-COLLABORATION CENTER FOUNDATION INC:**
ZONE CHANGE to reclassify 4.7 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone in the CMA Design Overlay District.
USE PERMITS for the following: **1)** major training facility; **2)** recreational facility with temporary commercial outdoor events; and **3)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** reduce separation from a temporary commercial outdoor event to a residential use; **3)** reduce separation from outdoor live entertainment to a residential use; and **4)** allow modified driveway design standards.
DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider. Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action) **04/21/21 BCC**

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 mds@clarkcountynv.gov, before 04:30 pm, March 30, 2021. 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: April 13, 2021.

X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>



Spring Valley Town Advisory Board

March 9, 2021

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - EXCUSED Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves@yahoo.com EXCUSED	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Yvette Williams called the meeting to order at 6:33 pm
Jillee Rowland, Current Planner

II. Public Comment

- None

III. Approval of **February 23, 2021** Minutes

Motion Action: **Approved** as published.
Vote: by: **John Getter**
4/0 Unanimous

IV. Approval of Agenda for **March 9, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Yvette Williams**
Action: **Approved as amended**
Vote: **4/0 Unanimous**

V. Informational Items

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

- Mike Shannon announced a Virtual Job Fair scheduled for March 25, 2021 from 10:00am to 2:00pm with free registration at www.NVCAREERCENTER.ORG/JOBFAIR2021

VI. Planning & Zoning

1. **AR-21-400020 (UC-20-0231)-CHOUL, LLC:**

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) hookah lounge; 2) supper club; and 3) reduce the separation from a residential use on a portion of 2.5 acres in a C-1 (Local Business) Zone. Generally located on the east side of Jones Boulevard and the south side of Cherokee Avenue within Spring Valley. JJ/jgh/jd (For possible action) 04/06/21 PC

Motion by: **Yvette Williams**

Action: **Approved with Friday and Saturday operating hours from 4:00pm to 2:00am and a midnight closing time the remainder of the week, lighting bright enough to address security condition in the parking lot and a 1-year review.**

Vote: **4/1 with John Getter voting in opposition.**

2. **ET-21-400015 (VS-0907-15)-BUFFALO LAS VEGAS LAND, LLC:**

VACATE AND ABANDON THIRD EXTENSION OF TIME easements of interest to Clark County located between Buffalo Drive and Arroyo Springs Street and between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Tioga Way located between Sunset Road and Rafael Rivera Way within Spring Valley (description on file). MN/jgh/jd (For possible action) 04/06/21 PC

Motion by: **John Getter**

Action: **Approved with staff conditions**

Vote: **4/0 Unanimous**

3. **NZC-21-0048-LAS VEGAS PAVING CORP.:**

ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: 1) single family residential subdivision; 2) hammerhead turnarounds; and 3) finished grade. Generally located on the south side of Rochelle Avenue and the north side of Peace Way, 630 feet west of Cimarron Road within Spring Valley (description on file). MN/jt/jd (For possible action) 04/06/21 PC

Motion by: **John Getter**

Action: **Approved with staff conditions, full dust disclosure for home buyers, prewire for solar upgrades and fiber capable included, input from Clark County School District regarding density impact and a letter from Republic Services approving location for garbage pick-up.**

Vote: **4/0 Unanimous**

4. **VS-21-0049-LAS VEGAS PAVING CORP:**

VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and Peace Way, and between Cimarron Road and Durango Drive within Spring Valley (description on file). MN/jt/jd (For possible action) 04/06/21 PC

Motion by: **John Getter**

Action: **Approved with staff conditions**

Vote: **4/0 Unanimous**

5. **TM-21-500012-LAS VEGAS PAVING CORP:**
TENTATIVE MAP consisting of 157 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Rochelle Avenue and the north side of Peace Way, 630 feet west of Cimarron Road within Spring Valley. MN/jt/jd (For possible action) **04/06/21 PC**

Motion by: **John Getter**
Action: **Approved with staff conditions**
Vote: **4/0 Unanimous**

6. **UC-21-0043-Y & S H, INC.:**
USE PERMIT to reduce the separation from a proposed supper club to an existing residential use in conjunction with an existing commercial building on 1.3 acres in a C-2 (Commercial General) Zone. Generally located on the east side of Jones Boulevard, 410 feet south of Flamingo Road within Spring Valley. MN/sd/jd (For possible action) **04/06/21 PC**

Motion by: **Catherine Godges**
Action: **Approved with staff conditions**
Vote: **4/0 Unanimous**

7. **UC-21-0047-SAHARA DECATUR, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol establishment (supper club) to a residential use in conjunction with an existing shopping center on a portion of 9.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Decatur Boulevard within Spring Valley. JJ/nr/jd (For possible action) **04/06/21 PC**

Motion by: **Yvette Williams**
Action: **Approved with staff conditions and a 1-year review**
Vote: **4/0 Unanimous**

8. **WC-21-400022 (ZC-0245-16)-UNLV RESEARCH FOUNDATION:**
WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication to include 30 feet for Post Road and/or Teco Avenue in conjunction with a previously approved zone change to reclassify 5.1 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone for an office warehouse building in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action) **04/07/21 BCC**

Motion by: **Catherine Godges**
Action: **Approved with staff recommendations**
Vote: **4/0 Unanimous**

9. **UC-21-0065-UNLV RESEARCH FOUNDATION:**
USE PERMIT for offices as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) alternative landscaping; 3) building orientation; and 4) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) an office building; and 2) an existing project identification sign on a portion of 18.9 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the north side of Sunset Road and the east side of Jim Rogers Way within Spring Valley. MN/md/jd (For possible action) **04/07/21 BCC**

Motion by: **Catherine Godges**
Action: **Approved with staff conditions**
Vote: **4/0 Unanimous**

10. **VS-21-0051-EASTERFIELD #9, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane and between Sobb Avenue (alignment) and Post Road within Spring Valley (description on file). JJ/jor/jd (For possible action) 04/07/21 BCC

Motion by: **Brian Morris**
Action: **Approved with staff conditions**
Vote: **4/0 Unanimous**

11. **DR-21-0050-EASTERFIELD #9, LLC:**
DESIGN REVIEW for finished grade in conjunction with a previously approved multiple family residential development on 17.5 acres in an R-4 (Multiple Family Residential – High Density) Zone in the CMA Design Overlay District. Generally located on the north side of Post Road between Fort Apache Road and Quarterhorse Lane with Spring Valley JJ/jor/jd (For possible action) 04/07/21 BCC

Motion by: **Brian Morris**
Action: **Approved with staff conditions**
Vote: **4/0 Unanimous**

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.

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- **Yvette Williams requested the Town Board chairs be returned and a microphone be made available for the next meeting.**

IX. Next Meeting Date

The next regular meeting will be **March 30, 2021** at 6:30pm

X Adjournment

Motion by: **Yvette Williams**
Action: **Adjourn**
Vote: **5/0 Unanimous**

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

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

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

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
Helen Meyer Community Center, 4525 New Forest Dr.
Spring Valley Library, 4280 S. Jones
West Flamingo Senior Center, 6255 W. Flamingo
<https://notice.nv.gov/>

DRAFT

04/20/21 PC AGENDA SHEET

SERVICE BAR/OUTSIDE DINING
(TITLE 30)

SAHARA AVE/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0076-840 ALVARADO ENTERPRISE, LLC:

USE PERMITS for the following: 1) on-premises consumption of alcohol (service) bar, and 2) eliminate the pedestrian access around the perimeter of an outside dining/drinking area.

DESIGN REVIEW for a restaurant with outside dining and drinking on a portion of 1.6 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue and the east side of Tenaya Way within Spring Valley. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:
163-10-515-002 ptn

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary

- Site Address: 7293 W. Sahara Avenue #8
- Site Acreage: 1.6 (portion)
- Project Type: Service bar and outside dining and drinking area in conjunction with a restaurant
- Square Feet: 1,877 (restaurant)/1,025 (outside dining and drinking)
- Parking Required/Provided: 335/371

Site Plans

The plans depict a proposed service bar with an outside dining and drinking area in conjunction with a restaurant (Me Diet Café) within an existing retail and office center. The lease area is located within the easterly portion of the northwesterly building. The outside dining area is located on the east side of the building in the existing patio area which will be enclosed by a 4 foot 10 inch high fencing with a gate. The outside dining area is also set back approximately 15 feet from the parking area to the south, 19 feet from the retail center commercial driveway to the east, and over 30 feet from the back of sidewalk along Sahara Avenue.

Landscaping

No changes are proposed or required to the existing landscaping. There are existing landscaping areas to the east and north of the outside dining areas.

Elevations

The photos provided depict a 1 story retail building consisting of stucco, stone veneer, and aluminum storefront systems. The roof is flat with parapet walls and corniced edges. The fencing and gate around the outside dining area is 4 feet 10 inches high with attached leaf shaped canopy covers that have an overall height of 11 feet.

Floor Plans

The plans depict a 1,877 square foot indoor restaurant lease space consisting of dining area, service areas, kitchen, and restrooms. Interior access is provided to the 1,025 square foot outside dining and drinking area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed restaurant is a rebranding and menu change of an existing restaurant and would like to offer beer and wine options. The existing patio area was constructed with the original retail center development. Lastly, the applicant believes that the proposed additional uses for the restaurant will be an asset to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0885-15	Service bar - expired	Approved by PC	February 2016
UC-1547-06	Supper club	Approved by PC	December 2006
VS-0765-05	Vacated and abandoned right-of-way (Laredo Street)	Approved by PC	June 2005
TM-0099-05	1 lot commercial subdivision	Approved by PC	March 2005
XC-1808-04	Reclassified 7.6 acres to C-P and C-1 zoning	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U (R)	Place of worship
South	Commercial Neighborhood	C-P	Office buildings within the same retail & office complex
East	Commercial Neighborhood	C-1	Retail building within the same retail & office complex
West	Commercial General	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permits & Design Review

Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking and safety measures to serve the uses. The location of the outside dining area is set back from parking spaces, drive-aisles and traffic to sufficiently provide safe pedestrian access to this use, and others within the retail and office complex. Staff finds that the proposed requests are appropriate for the retail and office complex; therefore, staff can support the requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MHL, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134

DRAFT

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04/20/21 PC AGENDA SHEET

CHARTER SCHOOL
(TITLE 30)

LINDELL RD/EDNA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0084-MOUNTAINTOP FAITH MINISTRIES:

USE PERMIT for a school (grades kindergarten through 8).
DESIGN REVIEW for a proposed charter school in conjunction with an existing place of worship on 3.8 acres in an R-E (Rural Estates Residential) RNP-I Zone.

Generally located on the west side of Lindell Road and the north side of Edna Avenue within Spring Valley. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-12-207-001; 163-12-207-007 through 163-12-207-011; 163-12-207-013; 163-12-207-015

LAND USE PLAN:
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 5510 Edna Avenue
- Site Acreage: 3.8
- Project Type: Charter school
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 50,522
- Parking Required/Provided: 397/657

Site Plans

The plans depict a proposed charter school building and associated outdoor uses that will be located on the south half of an existing church site (Mountaintop Faith Ministries). The building consists of both an elementary and middle school with a gymnasium and cafeteria. The building is orientated near the southwest portion of the site with ancillary uses such as a playground, basketball courts, sport fields, and parking located toward the southeast portions of the site. Additional parking is also located north of the school building. The building is 44 feet from Edna Avenue to the south and 36 feet from Westwind Road to the west. Site access during drop-off and pick-up times will be from Lindell Road, circulating around the site in a

counterclockwise motion until they reach the appropriate student drop-off/pick-up loading zone at the south perimeter of the site. Traffic will exit the site at the southern most driveway on Lindell Road. The driveway on Edna Avenue will be closed off with this proposed design.

Landscaping

Street landscaping consists of a 6 foot wide landscape area behind an existing attached sidewalk along Westwind Road, and a 15 foot wide landscape area behind an attached sidewalk along Edna Avenue and Lindell Road. The project also shows landscaping on-site throughout the campus. Parking lot landscaping is shown in the teacher and visitor parking areas. Additionally, the plans show a turf sports field near the southeastern portion of the site.

Elevations

The elevations depict the building at various heights with some amount of roofline variation. The school building is 2 stories and will range in height from 30 feet to 35 feet. The proposed building materials include concrete panel walls with multiple surface plane variations consisting of walls that are off-set with contrasting color schemes. Accents consist of metal fascia panels, cultured stone accents, recessed lines, and metal canopy shade structures located at various entrances.

Floor Plans

The plans depict the school building totals 50,522 square feet which consist of multiple classrooms, administrative offices, multi-purpose room, cafeteria, restrooms, corridors, and all other ancillary uses associated with a school site.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this request is for a public charter school (grades kindergarten through 8) with a capacity of 800 students. The existing buildings on parcels on the southeast portion of the site will be demolished to accommodate a playground and turf area for the school. The school will operate from approximately 7:00 a.m. to 4:00 p.m. on weekdays and occasionally after school or nighttime activities may occur. Pick-up and drop-off times will be approximately the hour before school starts and the hour after school ends. Lastly, according to the applicant no exterior public address (PA) or bell system will be used.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0538-15	Expanded a place of worship with waivers for landscaping, trash enclosures, on-site paving, and off-site improvements	Approved by BCC	November 2015
UC-0475-08	Expanded a place of worship and allowed modular buildings for the expansion	Approved by PC	June 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0392-99	Expanded a place of worship and school with variances for landscaping, trash enclosures and reduced setbacks	Approved by BCC	July 1999
VS-1910-96	Vacated and abandoned a portion of Tara Avenue	Approved by PC	March 1997
VC-0724-95	Variance to increase wall height in conjunction with a place of worship	Approved by PC	June 1995
UC-0029-94	Place of worship in an R-E zone	Approved by PC	February 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & parking lot
South	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-D & P-F	Single family residential & Elementary school
East	Public Facilities	R-E	Elementary school & Boys & Girls Club
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Use Permit & Design Review

Staff finds the design of the proposed project is appropriate for the area. The building is designed with varied architectural elements and building heights which helps break-up the massing of the building. The setback of the building is in excess of Code and appropriate street landscape buffers are provided. Furthermore, the pick-up and drop-off location is in an area of the overall site which allows for on-site queuing and circulation of vehicles, and will not impede traffic on adjacent public streets. Therefore, staff can support both the design review and use on this property.

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

- 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;
- Vacate any unnecessary easements.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TA III ACQUISITION, LLC

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVE., SUITE 220,
LAS VEGAS, NV 89123

04/20/21 PC AGENDA SHEET

RESTAURANT
(TITLE 30)

SPRING MOUNTAIN RD/LINDELL RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0086-JP DESERT PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow alternative landscaping; 2) parking lot landscaping; and 3) reduce parking.
DESIGN REVIEW for a redesigned building with restaurant suites on 1.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Spring Mountain Road and 500 feet west of Lindell Road within Spring Valley. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:
163-13-203-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce landscaping adjacent to a residential use to 4.5 feet where 5.5 feet is required per Figure 30.64-11 (an 18% reduction).
2. Waive parking lot landscape fingers where Figure 30.64-14 is required.
3. Reduce parking to 104 spaces where 134 spaces are required per Table 30.60-3 (a 22% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5599 Spring Mountain Road
- Site Acreage: 1.1
- Project Type: Redesigned building for restaurant suites
- Number of Stories: 1
- Building Height (feet): 25
- Signage (feet): 24
- Square Feet: 12,466 (building)
- Parking Required/Provided: 134/104

Site Plan & Request

The plan depicts an existing retail center on 2 parcels with a metal building on the westerly parcel and 2 office/retail buildings on the easterly parcel (APN 163-13-203-013). This request is to redesign the building on the westerly parcel for restaurant uses. Access to the site is from an existing driveway entrance on Spring Mountain Road. The existing parking lots will remain with 6 new parking spaces provided under a proposed cover where the southerly portion of the existing building will be partially demolished. There are 6 bicycle parking spaces located south of the proposed freestanding sign adjacent to the driveway entrance to the site. One loading space will be provided to the west of the new parking spaces adjacent to the west property line. A 5 foot wide sidewalk is located along the west side of the building to provide access to the rear entries of the proposed suites.

Landscaping

The plans show a redesigned street landscaping area along Spring Mountain Road which includes palm trees and shrubbery. The southerly landscape buffer is 4.5 feet wide and consists of existing Mondell pine trees additional trees are being added within this planter so that 9 feet of separation is provided between the trees. New trees and shrubbery are provided in the existing easterly landscape islands adjacent to (APN 163-13-203-007).

Elevations

The proposed redesigned restaurant will have an overall height of 25 feet with the roof surrounded by a multi-height parapet which includes decorative features of painted accent panels, painted metal beams and wood accents. The elevation details include updated storefront window and entry systems, metal awnings, painted metal beams, perforated Corten panels, decorative perforated metal mechanical screens, illuminated perforated metal panels, downward facing lighting fixtures, brick veneer, and wood accents.

Floor Plans

The plans depict the existing building being reduced at the southerly end of the building and partially converted into covered parking. On the northerly end of the building a 762 square foot addition is included for extra indoor dining space, for a building square footage total of 12,466. The building will be separated into 5 suites that include areas for dining, food preparation, and restrooms.

Signage

A new 24 foot high freestanding sign is located to the west of the existing commercial driveway adjacent to Spring Mountain Road. The sign consists of a 96 square foot animated display with 4 tenant panels. Exterior materials include painted metal accents and faux brick facia to match the exterior of the proposed building. Future wall sign locations are shown on the east and north elevations of the building.

Applicant's Justification

The applicant indicates that the proposed design and use are to redevelop an existing corrugated metal exterior building and to provide an upscale restaurant offerings. The southerly landscaping was previously approved (DR-1044-96) with 4.6 foot wide landscape strip, and additional landscaping is provided to fill in gaps between the existing trees and landscape area that is

currently lacking full tree coverage. A provided shared parking schedule for the proposed redesigned property and the existing office and retail uses to the east requires 134 parking spaces at peak times. The applicant also indicates that the proposed uses, adjacent office, and retail spaces do not generally require parking concurrently so that provided parking should be sufficient.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0637-09	Reduced parking in conjunction with a place of worship - expired	Approved by PC	December 2009
DR-1044-96	Retail pool and spa store with showroom and offices	Approved by PC	July 1996
ZC-0641-95	Reclassified 1.5 acres to C-2 zoning for a retail sales showroom and warehouse building for a spa business in conjunction with an existing retail building	Approved by BCC	May 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	General Commercial	C-2	Retail center
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	General Commercial	C-2	Retail center & undeveloped

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 #1

Staff cannot support the request to reduce parking and finds the request to be self-imposed and excessive for the proposed restaurant uses. The proposed square footage of the restaurant uses is driving demand for parking beyond what can be provided on-site. The proposed addition on the north side of the building increases the necessary parking and exacerbates the reduction request which is excessive for similar uses in the area. This location is limited by the availability of land

to provide the required parking and the square footage of future restaurant space could be reduced to meet Title 30 parking requirements. Although a 52.7 percent reduction to parking was approved per WS-0637-09, the use was for a place of worship located in approximately half of the existing building, and hours of operation were Tuesday and Thursday nights after 6:00 p.m. and Sunday afternoons. Whereas restaurant uses are primarily designed to be frequented 7 days per week and are known to have a higher parking demand. Staff is unable to support this request as the requested uses are too intense for the available parking.

Waivers of Development Standards #2 & #3

Typically, staff does not support reductions to parking lot landscaping and landscape buffer areas adjacent to residential uses. The proposed additional covered parking spaces will provide needed parking and provide shade for the proposed parking. The existing landscape buffer has been sufficient with the existing trees and with the additional trees being added the buffer will provide the necessary screening of the proposed uses. However, staff is unable to support these requests as the site is being redesigned and could provide additional irrigation to support additional landscaping adjacent to the proposed parking areas; therefore, staff cannot support these requests.

Design Review

The proposed design changes to the building, while aesthetically pleasing, still contribute to the necessary waiver to reduce parking for the proposed restaurant uses. A mix of retail uses and restaurants within the redesigned building would reduce the parking needs on this site that has limited area for required parking. Staff is unable to support this request.

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:

- Provide parking agreement with neighboring property (APN 163-13-203-013);
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KOMERICAN HOLDING, LLC

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118

DRAFT

04/21/21 BCC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

TENAYA WY/PALMYRA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0054-N2MH LLC & EAGLE 40 LLC;

VACATE AND ABANDON easements of interest to Clark County located between Coley Avenue and Palmyra Avenue, and between Monte Cristo Way and Tenaya Way and a portion of a right-of-way being a portion of Coley Avenue, Tenaya Way, Palmyra Avenue, and Monte Cristo Way within Spring Valley (description on file). JI/nr/jd (For possible action)

RELATED INFORMATION:

APN:
163-10-308-001; 163-10-308-002

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

The application is a request to vacate and abandon the patent easements and "Resolution Relative to Acquisition of Rights-of-Way" for this site. The plans depict the vacation and abandonment that vary in width around the perimeter of the site along Coley Avenue, Monte Cristo Way, Palmyra Avenue, and Tenaya Way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1481-94	Vacation of a surplus of right-of-way (only affected northwest portion of property on Coley Avenue)	Approved by BCC	December 1994

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-21-0068	A single family development with reduced lot sizes and increased finished grade is a companion item on this agenda.
TM-21-500021	A 20 lot single family development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 18.5 feet to the back of curb for Palmyra Avenue, 22.5 feet to the back of curb for Coley Avenue, 20.5 feet to the back of curb for Monte Cristo Way, 25 feet to the back of curb for Tenaya Way, and associated spandrels;
- Grant necessary easements for pedestrian access and streetlights and traffic control devices on all public street frontages;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BH PRADO, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118

DRAFT

APR 20-100966



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0054</u>	DATE FILED: <u>2/8/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>3/30/31</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>4-21-21</u>	
		FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>N2MH, LLC</u>
	ADDRESS: <u>3311 S. Rainbow Blvd. Ste 225</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-873-6700</u> CELL: <u>n/a</u>
	E-MAIL: <u>kt@ktri.biz</u>

APPLICANT	NAME: <u>BH Prado, LLC</u>
	ADDRESS: <u>7900 W. Sunset Rd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89113</u>
	TELEPHONE: <u>702-256-8866</u> CELL: <u>n/a</u>
	E-MAIL: <u>demery@blueheron.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u>
	ADDRESS: <u>6030 S. Jones Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u>
	E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: _____

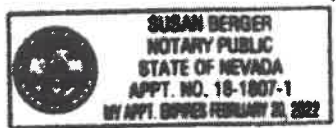
ASSESSOR'S PARCEL NUMBER(S): 163-10-308-001 & 163-10-308-002

PROPERTY ADDRESS and/or CROSS STREETS: S. Tenaya Way & Palmyra Ave.

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.

Property Owner (Signature)*
 STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 12/22/2020 (DATE)
 By Kenneth L. Templeton
 NOTARY PUBLIC: Susan Berger

Kenneth L. Templeton
 Property Owner (Print) manager



*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.



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

PLANNER
COPY

VS-21-0054

January 11, 2021

Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

RE: Tenaya & Palmyra: Patent Easement Vacations
APN: 163-10-308-001 & 163-10-308-002

To Whom It May Concern,

On behalf of our client, BH Prado, LLC., Taney Engineering is respectfully submitting a project description letter for Patent Easement and Right-of-Way Vacations for a single-family residential subdivision.

The existing condition of the area will require a vacation of "Resolutions Relative to the Acquisition of Rights of Way" due to Clark County Public Works allowing us to dedicate right-of-way to the existing back of curb around the perimeter of the site. For the portion adjacent to Coley Avenue, APN 163-10-308-001 will need a 3.5' vacation and APN 163-10-308-002 will need a 5' vacation, the portion adjacent to Tenaya Way will need a 5' vacation, the portion adjacent to Palmyra Avenue will need a 3.5' vacation, and the portion adjacent to Monte Cristo Way will need a 3.5' vacation. Additionally, based on dedications/vacations and surveying for this site, Coley, Palmyra, and Monte Cristo shall have a 39.5' dimension from back of curb to back of curb and the street sections shall measure 46', 44.5' and 44.5' respectively. Tenaya shall have a 50' dimension from back of curb to back of curb and the street section shall measure 55'.

Patent Vacation:

The purpose is to vacate a portion of the patent reservation per patent number: 27-2020-0012, recorded in book 20200317, as instrument number 02072, of official records.

Right-of-Way Vacations:

The purpose is to vacate a portion of roadway reserved per that certain document entitled "Resolution Relative to Acquisition of Rights of Way" recorded October 8, 1975 in book 559, as instrument number 518746 of official records.

A legal description, exhibit, and supporting documents for each vacation have been provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our office at 702-362-8844.

Sincerely,

Jason Spain, Designer I

04/21/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TENAYA WY/PALMYRA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0068-N2MH LLC & EAGLE 40 LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) increase wall height; and 3) waive off-site improvements (sidewalk and streetlights).

DESIGN REVIEWS for the following: 1) proposed single family residential development, 2) finished grade; and 3) allow a hammerhead cul-de-sac design on 10.0 acres in a R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-10-308-001; 163-10-308-002

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the minimum gross lot area to 16,670 square feet where 20,000 square feet is required per Table 30.40-1 (a 17% reduction).
 - b. Reduce the minimum net lot area to 13,137 square feet where 18,000 square feet is required per Table 30.40-1 (a 27% reduction).
2. Increase combined screen wall and retaining wall height to 10 feet (4 feet retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).
3.
 - a. Waive off-site improvements (sidewalk and streetlights) along Tenaya Way where required per Chapter 30.52.
 - b. Waive off-site improvements (sidewalk and streetlights) along Palmyra Avenue where required per Chapter 30.52.
 - c. Waive off-site improvements (sidewalk and streetlights) along Monte Cristo Way where required per Chapter 30.52.
 - d. Waive off-site improvements (sidewalk and streetlights) along Coley Avenue where required per Chapter 30.52.

DESIGN REVIEWS:

1. A proposed single family residential development
2. Increased finished grade to 48 inches where 18 inches is the standard.

3. Allow private streets to terminate in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing is preferred per Section 30.56.080.

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots/Units: 20
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 13,137 (net)/16,500 (gross) minimum/18,056 (net)/23,917 (gross) maximum
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: Up to 6,384

Site Plans

The plans depict a proposed 20 lot single family residential development on approximately 10 acres at a density of 2 dwelling units per acre. Access to the subdivision is from Tenaya Way through a private street. The minimum net lot area is 13,137 square feet and the maximum net lot area is 18,056 square feet. The gross lot areas range from minimum 16,500 square feet to 23,917 square feet. All proposed lots will be accessed from a private street with roll curb on both sides of the streets. There are 2 private streets oriented east to west, centrally located around 6 lots, each ending in a hammerhead design. Increased grade of up to 48 inches is proposed by the applicant for Lots 6, 7, and 12 with fills of 36 inches, 16 inches and 6 inches above the standard 18 inches respectively. The applicant is not proposing streetlights within the subdivision, and also requests a waiver for streetlights and sidewalks on the adjacent public streets.

Landscaping

The plans depict 24 inch box trees and 15 gallon shrubs on the perimeter of lots along Coley Avenue, Palmyra Avenue, Monte Cristo Way, and Tenaya Way.

Elevations

The plans show 4 models of single family residential homes with a modern and minimalistic exterior design element. The landscaping showcased outside of the homes also demonstrate a minimalistic desert style landscape.

The Valle plan is a single story model option, the Cresta plan is a 2 story model option, the Haven plan is a single story model option, and the Sancta plan is a 2 story model option with a livable area of 6,384 square feet. The maximum height is up to 35 feet per Title 30.

Floor Plans

The plans depict homes ranging in size from 3,803 square feet to 6,384 square feet including the standard 4 car garages. The proposed models show multiple bedrooms, dining room, living room, kitchen areas, offices, sky decks, mud rooms, workshop, garages, generational suites, and media rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed single family residential development is smaller in lot size but consistent in density with the surrounding properties zoned as R-E. There are 2 existing subdivisions to the west of the property, with 4 existing homes adjacent to the property. The off-site improvements are being requested to be waived to maintain the rural character of the area. The lot size is being requested as the existing 48 foot wide public streets do not count toward the lot area, if this area was included as part of the lot area then all lots would exceed the minimum 20,000 square foot requirement. The private streets are being proposed in this development to allow for no HOA to be created and each home to stand on its own. The additional fill on the site is needed at Lots 6, 7, and 12 with fills of 36 inches, 16 inches, and 6 inches above 18 inches respectively to meet the drainage criteria and ensure that positive drainage is met throughout the entirety of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1481-94	Vacated a surplus of right-of-way	Approved by BCC	December 1994

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0054	Vacation and abandonment of easements is a companion item on this agenda.
TM-21-500021	A 20 lot single family development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Waivers of Development Standards #1a & #1b

Staff finds that the applicant has not provided sufficient justification to warrant a recommendation of approval to reduce both the gross lot area and net lot area for a proposed residential subdivision. The proposed decrease in both gross and net lot size area will not be in harmony with the general purpose, goals, objectives, and standards of the plan or of Title 30. The proposed residential development can be redesigned to meet the minimum net and gross lot sizes required for the zoning district. The reduction to the lot size requirements is a self-imposed hardship; therefore, staff cannot support this request.

Waiver of Development Standards #2

The request is to increase the height of a retaining wall and screen wall (4 feet retaining wall and 6 foot screen wall) within the development is to provide for additional increased grade. Waivers of development standards have been approved for the adjacent development to the west to increase retaining wall heights in conjunction with screen walls, which has created walls that are of greater height than proposed by the applicant. Staff finds that the proposed retaining and screen wall height increase will have a minimal impact on adjacent residential properties; therefore, staff can support this request.

Design Review #1

The submitted plans depict single family residential home designs that are architecturally compatible to the surrounding neighborhood. Title 30 encourages residential designs to be harmonious with neighboring residential structures so that consistency and style are reiterated throughout a residential subdivision. However, since staff cannot support the waiver of development standards to reduce both the net and gross lot areas for the proposed subdivision, staff also cannot support this design review.

Design Review #3

Title 30 restricts the use of the hammerhead design for the termination of streets with a radius cul-de-sac as the preferred design. Staff finds that since the development is of sufficient area, the County preferred design of a radius cul-de-sac could and should be accommodated. As with previous requests, staff is concerned that once designed with the building placement and driveway locations, the functional circulation will be impacted with cars that may be parked on the street. Staff finds the applicant has not provided sufficient justification to allow the hammerhead design; therefore, staff cannot support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to not install full off-site improvements along Tenaya Way, Palmyra Avenue, Monte Cristo Way, and Coley Avenue. This request will allow the new subdivision to develop while leaving the existing non-urban street standards in place, which is consistent with the adjacent RNP-I overlay district. The applicant is also requesting to dedicate only to the back of curb instead of the future sidewalk, staff does not object to this request as necessary easements will be granted to the County. However, since Planning is recommending denial of the application in its entirety, staff cannot support this request.

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application in its entirety, staff cannot support this design review.

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:

- Until April 21, 2025 to commence;
- 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Right-of-way dedication to include 18.5 feet to the back of curb for Palmyra Avenue, 22.5 feet to the back of curb for Coley Avenue, 20.5 feet to the back of curb for Monte Cristo Way, 25 feet to the back of curb for Tenaya Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Grant necessary easements for pedestrian access and streetlights and traffic control devices on all public street frontages.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BH PRADO, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118

DRAFT



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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0068</u> DATE FILED: <u>2/11/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>3/30/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>4/21/21</u> FEE: <u>\$4150</u>
	PROPERTY OWNER NAME: <u>N2MH, LLC</u> ADDRESS: <u>3311 S. Rainbow Ste 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: <u>n/a</u> E-MAIL: <u>kt@ktri.biz</u>
	APPLICANT NAME: <u>BH Prado, LLC</u> ADDRESS: <u>7900 W. Sunset Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-256-8866</u> CELL: <u>n/a</u> E-MAIL: <u>demery@blueheron.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>

ASSESSOR'S PARCEL NUMBER(S): 163-10-308-001 & 163-10-308-002

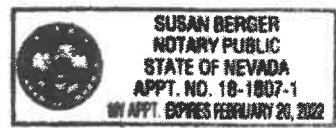
PROPERTY ADDRESS and/or CROSS STREETS: S Tenaya Way & Palmyra Ave

PROJECT DESCRIPTION: _____

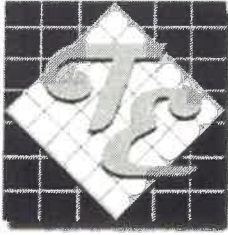
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, (or am /are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and 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 sign on said property for the purpose of advising the public of the proposed application.

 N2MH, LLC
 By: Kenneth L. Templeton, Manager
 Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON 10/8/2020 (DATE)
 By: Kenneth L. Templeton
 NOTARY PUBLIC: Susan Berger



***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.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

February 4, 2021

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

WS-21-0068

SINGLE FAMILY DEVELOPMENT (TITLE 30)

TENAYA/PALYMRA

TENTATIVE MAP consisting of 20 lots and no common lots on 10 gross acres in an R-E (Rural Estates Residential) (R-E) (PF) Zone.

WAIVER OF DEVELOPMENT STANDARDS for the following: **1)** off-site improvements (sidewalk and streetlights) **2)** to reduce lot size gross/net, and **3)** to increase wall height up to 4-ft retaining with 6-ft on top (10-ft tall).

DESIGN REVIEW for the following: **1)** a proposed single family residential development **2)** fill over 18-inches above grade.

Generally located on the west side of Tenaya Way and the north side of Palmyra Avenue within Spring Valley.

RELATED INFORMATION:

APN:

163-10-308-001 and -002

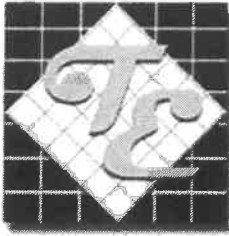
WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive off-site improvements (sidewalk and streetlights) along Tenaya, Palmyra, Monte Cristo, & Coley per Chapter 30.52.
2. Reduce gross lot area to 16,500 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 17.5% reduction).
3. Reduce net lot area to 13,137 square feet where a minimum net lot area of 18,000 square feet is required per Table 30.40-1 (a 31.24% reduction).
4. Increase the wall height up to 4-ft of retaining with 6-ft of decorative wall on top (10-ft tall).

DESIGN REVIEWS:

1. A proposed single family residential development
2. Increase finished grade for a single-family residential development to 48 inches where 18 inches is the standard (a 100% increase)

LAND USE PLAN:



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

SPRING VALLEY – R-E – RURAL ESTATES RESIDENTIAL (2 UNITS PER ACRE)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.0 gross
- Number of Lots: 20
- Density (du/ac): 2.0
- Gross Minimum/Maximum Lot Size (square feet): 16,599/23,917
- Net Minimum/Maximum Lot Size (square feet): 14,296/23,608
- Project Type: Single Family Residential

Site Plans

The plans depict a gated single-family residential development consisting of 20 residential lots on 10 acres for a density of 2.0 dwelling units per acre. The minimum net lot area of 14,296 square feet and a maximum net lot area of 23,608 square feet. The gross lot areas range from 16,599 square feet to 23,917 square feet. All proposed lots will be accessed from a private street with roll curb on both sides of these streets. A waiver is requested to not require street lights on these streets. All adjacent public streets are constructed without sidewalks and streetlights. The same is being requested for all adjacent public streets.

Landscaping

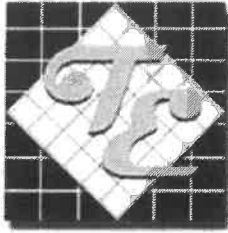
The plans depict 24-inch box trees and 1-5-gallon bushes on the perimeter of lots along Coley, Palmyra, Monte Cristo, and Tenaya.

Elevations

The plans show 4 models of single-family residential homes with a modern and minimalistic exterior design element. The landscaping showcased outside of the homes also demonstrate a minimalistic desert-style landscape.

The Valle plan is a single-story model option with a livable 3,803 square feet. The plan features a standard 4 car garage, office, living room, dining room, kitchen, media room, and multiple bedrooms and bathrooms. The plan also features a generational suite and workshop garage with no addition to the livable square footage. Additionally, the plan features a 429 square foot sky deck.

The Cresta plan is a two-story model option with a livable 5,854 square feet. The first story is 3,803 square feet and the second story is 2,051 square feet. The plan offers a standard 4 car garage, office, living room, dining room, kitchen, media room, and multiple bedrooms and bathrooms. The plan also features a generational suite and



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

workshop garage with no addition to the livable square footage. Additionally, the plan features a 495 square foot sky deck with an optional wet bar.

The Haven plan is a single-story model option with a base 4,380 livable square feet and optional attachments can increase the livable square footage to 6,384. The plan features a standard 4 car garage, office, living room, dining room, kitchen, media room, and multiple bedrooms and bathrooms. The plan has options to add a workshop garage, mudroom, generational suite, and luxe media room. This plan additionally features a 380 square foot sky deck option.

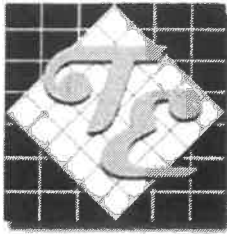
The Sancta plan is a two-story model option with a livable 6,384 square feet. The first story is 4,380 square feet and the second story is 2,004 square feet. The plan features a standard 4 car garage, office, living room, dining room, kitchen, media room, and multiple bedrooms and bathrooms. The plan has options to add a workshop garage, generational suite, and luxe media room. This plan additionally features a 489 square foot sky deck option.

Floor Plans

The plans depict homes ranging in size from 3,803 to 6,384 square feet including the standard 4 car garages. The proposed models show multiple bedrooms, dining, living, kitchen areas, offices, sky decks, mudrooms, workshop garages, generational suites, and media rooms.

Applicant's Justification

The proposed single-family residential development is smaller in lot size but consistent in density with the surrounding properties zoned as R-E. There are 2 existing subdivisions to the west of the property, with 4 existing homes adjacent to the property. The off-sites are being requested to be waived to maintain the rural character of the area. The lot size is being requested as the existing public streets do not count toward the lot area, if this area was included as part of the lot area then all lots would exceed the minimum 20,000 square feet requirement. The private streets are being proposed in this development to allow for no HOA to be created and each home to stand on its own. The additional fill on the site is needed at Lots 6, 7, 12 with fills of 36", 16", and 6" above 18" respectively to meet the drainage criteria and ensure that positive drainage is met throughout the entirety of the site. Additionally, based on dedications/vacations and surveying for this site, Coley, Palmyra, and Monte Cristo shall have a 39.5' dimension from back of curb to back of curb and the street sections shall measure 46', 44.5', and 44.5' respectively. Tenaya shall have a 50' dimension from back of curb to back of curb and the street section shall measure 55'.



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Estates Residential (2 du/ac)	R-E	RNP – Rural Neighborhood Preservation

STANDARDS FOR APPROVAL:

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

Analysis

Waivers of Development Standards

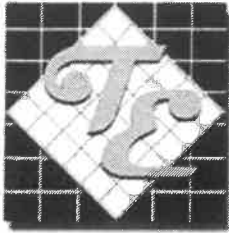
According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not affect in a substantially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

The project is the 2 du/ac density allowed in the R-E zoning district, some proposed lots meet the net lot areas as required in Title 30. The purpose of the RNP Overlay District is to ensure that the character of the rural area is preserved. Therefore, the proposed lots for this project is consistent with the adjacent R-E zoned properties and complies with the purpose of the RNP-I Overlay District and Policy 1.3 of the Enterprise Land Use Plan, which states that infill development should be consistent with existing adjacent development.

Waivers of Development Standards # 1

Adjacent properties in the surrounding area did not complete full improvements for the 60-ft right of way for Tenaya or the 48-ft right of way for Palmyra, Monte Cristo, or Coley. Specifically, the adjacent properties to the west and east which have driveways accessing directly to the perimeter public road improvements. The developer would execute a restrictive covenant agreement that would ensure the cost of the future road improvements would be shared by the development.

Waivers of Development Standards #2



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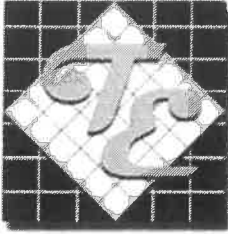
The gross lot area is being requested to be reduced to 16,500 square foot minimum. This project has to dedicate public right of way for Coley, Tenaya, Palmyra, and Monte Cristo, accounting for approximately 1.6 acres of the site. Because of this some of the lots are roughly 5,000-6,000 square feet less than the 20,000 square foot minimum. The average gross lot size is just over 20,000 square feet and no increase in density is being requested. The following table shows the actual gross lot size, the required gross lot size, and the percent reduction from required:

Lot #	Actual Gross Size (SQFT)	Required Gross Size (SQFT)	% Reduction from Required
1	19883	20000	0.59
2	19436	20000	2.86
3	19436	20000	2.86
4	18462	20000	8.00
5	20627	20000	n/a
6	17132	20000	15.45
7	17051	20000	15.92
8	16670	20000	18.16
9	20611	20000	n/a
10	21965	20000	n/a
11	17830	20000	11.47
12	16778	20000	17.52
13	16854	20000	17.07
14	20830	20000	n/a
15	21531	20000	n/a
16	19595	20000	2.05
17	19562	20000	2.21
18	20058	20000	n/a
19	18996	20000	5.15
20	20707	20000	n/a

Waiver of Development Standards #3

The net lot area is being requested to be reduced. The following table shows the actual net lot size, the required net lot size, and the percent reduction from required:

Lot #	Actual Net Lot Size (SQFT)	Required Net Lot Size (SQFT)	% Reduction from Required
1	17108	18000	5.08



TANEY ENGINEERING

6030 SOUTH JONES BLVD.

LAS VEGAS, NV 89118

TELEPHONE: 702-362-8844

FAX: 702-362-5233

2	15813	18000	12.94
3	16047	18000	11.47
4	15929	18000	12.21
5	17967	16500	N/A
6	15913	18000	12.31
7	14433	18000	22.00
8	14563	18000	21.11
9	14506	18000	21.50
10	13569	18000	28.07
11	16301	18000	9.91
12	14306	18000	22.87
13	14700	18000	20.18
14	14695	18000	20.22
15	13137	18000	31.24
16	16835	18000	6.69
17	15877	18000	12.53
18	16590	18000	8.15
19	16131	18000	10.95
20	18056	16500	N/A

Waivers of Development Standards #4

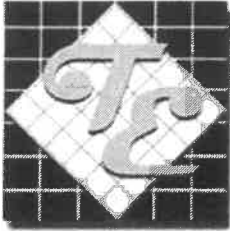
Wall height up to 4-ft retaining with 6-ft on top (10-ft tall).

Design Review #1

The proposed design and density of the project complies with Urban Land Use Policy 4 of the Comprehensive Master Plan which encourages preservation of existing residential neighborhoods by developing vacant lots at similar densities as the existing area. The subdivision site design is unique by providing hammerhead streets through the community. The proposed home elevations and floor plans showcase modern architecture design and provide a variety of elevations with articulated building facades. The intent of the development is to preserve the rural character of the adjacent developments. The RNP-I Overlay requires the area be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre, of which this project complies.

Design Review #2

The design review represents the maximum grade difference along the boundary of



TANEY ENGINEERING

6030 SOUTH JONES BLVD.
LAS VEGAS, NV 89118
TELEPHONE: 702-362-8844
FAX: 702-362-5233

this application. Lots 6, 7, and 12 are requiring the most amount of fill due to the site having roughly a 17' elevation drop between the west and east boundary. The following table shall showcase areas requiring more than the allowed 18" of fill:

Fill 18-inches Above Grade

Lot	Fill required
6	54" (36" above allowed 18" fill)
7	34" (16" above allowed 18" fill)
12	24" (6" above allowed 18" fill)

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information please call 702-362-8844.

Respectfully,
TANEY ENGINEERING

Jason Spain, Designer I
Taney Engineering

6

04/21/21 BCC AGENDA SHEET

PRADO
(TITLE 30)

TENAYA WY/PALMYRA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500021-N2MH LLC & EAGLE 40 LLC:

TENTATIVE MAP consisting of 20 residential lots on 10.0 acres in a R-E (Rural Estates Residential) zone.

Generally located on the southwest corner of Coley Avenue and Tenaya Way within Spring Valley. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-10-308-001; 163-10-308-002

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Number of Lots/Units: 20
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 13,137 (net)/16,500 (gross) minimum/18,056 (net)/23,917 (gross) maximum
- Building Height (feet): Up to 35
- Project Type: Single family residential

The plans depict a proposed 20 lot single family residential development on approximately 10 acres at a density of 2.0 dwelling units per acre. Access to the subdivision is from Tenaya Way through a private street. The minimum net lot area is 13,137 square feet and the maximum net lot area is 18,056 square feet. The gross lot areas range from a minimum 16,500 square feet to 23,917 square feet. All proposed lots will be accessed from a private street with roll curb on both sides of the streets. There are 2 private streets oriented east to west, centrally located around 6 lots, each ending in a hammerhead design. The applicant is not proposing streetlights within the subdivision, and also requests a waiver for streetlights and sidewalks on the adjacent public streets.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1481-94	Vacated a surplus of right-of-way	Approved by BCC	December 1994

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0054	Vacation and abandonment of easements is a companion item on this agenda.
WS-21-0068	Waiver of development standards and design review for a single family residential development is a companion item this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Although this request meets the tentative map requirements as outlined in Title 30, staff does not recommend approval of the related design review; and therefore, does not support the tentative map.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include 18.5 feet to the back of curb for Palmyra Avenue, 22.5 feet to the back of curb for Coley Avenue, 20.5 feet to the back of curb for Monte Cristo Way, 25 feet to the back of curb for Tenaya Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Grant necessary easements for pedestrian access and streetlights and traffic control devices on all public street frontages.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved names and suffixes.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to 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.

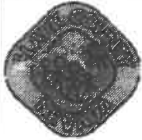
Clark County Water Reclamation District (CCWRD)

- 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 #0085-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

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

APPLICANT: BH PRADO, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TU-21-500021</u>	DATE FILED: <u>2/11/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>SWD</u>	TAB/CAC DATE: <u>2/30/21</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>4/21/21</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>N2MH, LLC</u> ADDRESS: <u>3311 S. Rainbow Ste 225</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-873-6700</u> CELL: <u>n/a</u> E-MAIL: <u>kt@ktri.biz</u>
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APPLICANT	NAME: <u>BH Prado, LLC</u> ADDRESS: <u>7900 W. Sunset Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: <u>702-256-8844</u> CELL: <u>n/a</u> E-MAIL: <u>demery@blueheron.com</u> REF CONTACT ID #: <u>n/a</u>
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CORRESPONDENT	NAME: <u>Taney Engineering Attn: Elisha Scrogum</u> ADDRESS: <u>6030 S. Jones Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-362-8844</u> CELL: <u>n/a</u> E-MAIL: <u>elishas@taneycorp.com</u> REF CONTACT ID #: <u>164937</u>
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ASSESSOR'S PARCEL NUMBER(S): 163-10-308-001 & 163-10-308-002

PROPERTY ADDRESS and/or CROSS STREETS: S Tenaya Way & Palmyra Ave

TENTATIVE MAP NAME: Tenaya & Palmyra

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.

_____ Property Owner (Signature)*	<u>N2MH, LLC</u> <u>By: Kenneth L Templeton, Manager</u> Property Owner (Print)
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STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/8/2020 (DATE)
 By Kenneth L Templeton
 NOTARY PUBLIC: Susan Berger

SUSAN BERGER
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 18-1807-1
MY APPT EXPIRES FEBRUARY 20, 2022

*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.

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04/21/21 BCC AGENDA SHEET

COMMERCIAL COMPLEX
(TITLE 30)

DURANGO DR/PATRICK LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0070-DURANGO 5, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping along an arterial street; and 2) reduced driveway throat depth.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a commercial complex on 1.8 acres in a C-1 (Local Business) and C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
163-32-613-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required landscaping along an arterial street (Durango Drive) to 10 feet where a minimum of 15 feet is required per Section 30.64.030 (a 33% decrease).
2. Reduce the proposed driveway throat depth along Durango Drive to 8 feet, 5 inches where 75 feet is required per the Uniform Standard Drawing 222.1 (an 89% decrease).

DESIGN REVIEWS:

1. Alternative parking lot landscaping (diamond-shaped landscape planters) per Figure 30.64-14.
2. A commercial complex.

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description
General Summary

- Site Address: 6045 S. Durango Drive
- Site Acreage: 1.8
- Project Type: Commercial center
- Number of Stories: 1
- Building Height (feet): 28 (maximum)

- Square Feet: 7,250 (Building A)/4,548 (Building B)/8,000 (Building C)
- Parking Required/Provided: 166/167

History & Request

ZC-1185-97 is a previously approved zone change which reclassified 10 acres on the northwest corner of Durango Drive and Patrick Lane from R-E zoning to C-1 zoning for an office complex consisting of 11 buildings, with landscaping conditions to include maximum buffering for the north property line based on Title 29 requirements. Subsequently, 5 acres (eastern half of the original 10 acres) went through a second zone change (ZC-0187-99) to reclassify the 5 acres from C-1 zoning to C-2 zoning. The Notice of Final Action for ZC-0187-99 stated that the C-2 zoning was restricted only to the northwest corner of the site, approximately 2.7 acres as shown in the zoning map.

In addition, WC-0356-00 was a waiver of conditions of a zone change (ZC-0187-99) for the following: 1) design review as a public hearing for subject parcel and parcel to the west to be heard at one time; 2) recording reciprocal cross access and parking agreement with parcel to the west; 3) providing a 15 foot A-2 landscaped area long the north property line; 4) provide landscape islands; 5) provide enhanced paving at driveways and pedestrian walkways; 6) provide ornamental site furniture; and 7) 30 foot dedication of Ponderosa Way. This application was approved subject to a new design review as a public hearing on the final plans with landscaping to be addressed for the north property line subject to Figure 30.64-11 under Title 30. Furthermore, WS-1679-04 was also approved for increased building height along with a design review for a proposed office and retail center on the subject site (APN 163-32-613-002).

Furthermore, UC-0716-03 was approved for APN 163-32-613-003, south of the subject parcel, for a restaurant and was the first establishment to be constructed. This application also functioned as a waiver of conditions for the following: 1) WC-0356-00 requiring a design review as a public hearing on final plans with landscaping to be addressed for the north property line per Figure 30.64-11 (without wall); and 2) ZC-0187-99 requiring landscaping requirements (B-1 landscaping) per Title 29.

Lastly, DR-0157-08 was approved for the subject parcel related to this application and DR-0158-08 was approved for the southernmost parcel which proposed a portion of a shopping center. The use permit for the existing restaurant to the south, and both design reviews for the shopping center to the north and southern parcels set the template for the cross access and shared parking. The southernmost parcel is still undeveloped.

Today, the applicant is requesting a design review for the northernmost subject parcel (APN 163-32-613-002). The design review proposes a commercial complex which includes retail buildings and a restaurant lease space with a drive-thru, with a waiver of development standards for reduced driveway throat depth along Durango Drive, and reduced landscaping adjacent to an arterial street (Durango Drive).

Site Plans

The submitted site plan depicts 3 rectangular buildings. The first building (Building A) is located along the north property, the second (Building B) is located along the south property line, and

both Buildings A and B are orientated east to west. The third building (Building C), oriented north to south, is adjacent to the west property line.

Building A is set back 10 feet from the north property line, 25 feet from the east property line (Durango Drive), 117 feet from the west property line, and 220 feet from the south property line.

Building B is set back 200 feet from the north property line, 80 feet from the east property line (Durango Drive), 110 feet from the west property line, and 32 feet from the south property line. Building B includes a restaurant lease space with a drive-thru along the south facing elevation on the building.

Building C is set back 13 feet from the north property line, 210 feet from the east property line (Durango Drive), 10 feet from the west property line, and 110 feet from the south property line. Access to the site is provided via 2 existing driveways along the east property line adjacent to Durango Drive.

Cross access is also provided per the submitted plans spanning from the subject parcel heading south towards the existing restaurant, and potentially connecting to the southernmost parcel once it is finally developed. Per the updated parking calculations, there are 166 required parking spaces where 167 are provided. Ninety-one parking spaces are provided on the subject parcel, and 76 parking spaces are located within the restaurant site to the south. The parking spaces are located along the east/west property lines, in the center of the proposed commercial complex, on the east and south sides of Building C (adjacent to the west property line), and surrounding the existing restaurant building to the south. Lastly, the subject site includes enhanced decorative pavers within the driveway, pedestrian walkways for parking lot and building connectivity, and 2 trash enclosures.

Landscaping

The landscape plans depict an existing attached sidewalk along the east property line (adjacent to Durango Drive). Adjacent to the attached sidewalk is a landscape planter with a minimum width of 10 feet to a maximum of 25 feet. Landscaping is also located along the north property line (now adjacent to an undeveloped C-2 parcel) and includes 24 inch box trees, and shrubs. The proposed landscaping along the west property line (now adjacent to Mountains Edge Hospital) also includes 24 inch box trees and shrubs. In addition, the landscape plan also shows a 6 foot wide landscape planter that widens to 20 feet which is parallel to the drive-thru lane south of Building B, and is adjacent to the south property line. This landscape planter also includes 24 inch box trees and shrubs to help enhance the drive-aisle and buffer the drive-thru lane and trash enclosure. Lastly, the applicant is proposing diamond shaped landscape planters on portions of the centrally located parking spaces. The landscape plan shows that there will be 56, twenty-four inch box trees planted on this site, as well as 305 shrubs. The sufficient amount of perimeter landscaping warrants the design review for alternative parking lot landscaping.

Elevations

Building A has an overall height of 26 feet, Building B has an overall height of 28 feet, and Building C has an overall height of 26 feet to the top of the parapet roofs. The rooflines vary in height with architectural stucco pop-outs, standing seam canopies, and metal coping. The

exterior finishes include stucco walls, faux stone finishes, and aluminum storefront and window systems.

Floor Plans

Building A has an overall area of 7,250 square feet with proposed retail lease spaces. Building B includes a restaurant with an overall area of 3,064 square feet with a separate retail lease space on the west end of the building with an overall area of 1,484 square feet. In addition, Building B includes a drive-thru on the southern portion of the building. Vehicles enter the drive-thru lane on the southwest corner of uilding B and exit on the southeast corner of the building. Lastly, Building C has an overall retail space for a proposed liquor store which includes 7,000 square feet of lease space, and a separate retail lease space is on the northern end of the building with an overall area of 1,000 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed commercial center features 3 buildings that are designed to have 4 sided architecture and share enhanced design features, elements, colors, and materials that are aesthetically harmonious to the entire site, and neighboring parcels. The site design is complementary to the land use applications that were previously approved. The waiver for throat depth is required since the proposed commercial driveway does not meet the requirement of Uniform Standard Drawing 222-1, where a 75 foot throat depth is required. The width of the parcel is only 287 feet, and to meet the standard drawing, the driveway throat depth would extend to the middle of the parcel, which would severely hinder the site design. The waiver to reduce the landscaping adjacent to Durango Drive is warranted since only a portion is 10 feet wide, and the landscaping increases to 25 feet wide. The 10 foot wide landscape area is needed to accommodate the necessary parking spaces for the site. A design review is also needed for the alternative parking lot landscaping where diamond shaped landscape planters are shown within the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0157-08	Shopping center for northern most and southern most parcel - expired	Approved by BCC	March 2008
VS-0159-08	Vacated a portion of right-of-way being Durango Drive - expired	Approved by BCC	March 2008
WS-1679-04 (ET-0313-07)	Second extension of time to commence increased building height and a design review for a proposed office and retail center - expired	Approved by BCC	October 2004
WS-1679-04 (ET-0324-06)	First extension of time to commence increased building height and a design review for a proposed office and retail center - expired	Approved by BCC	December 2006
WS-1679-04	Increased building height and design review for an office and retail center - expired	Approved by BCC	October 2004

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0716-03 *APN: 163-32-613-003 (South of subject parcel)	Outside dining and drinking with a proposed tavern; waiver of conditions for WC-0356-00 requiring a design review as a public hearing on final plans with landscaping to be addressed for the north property line per Figure 30.64-11 (without wall); and waiver of conditions for ZC-0187-99 requiring "B-1 landscaping along street frontages); design review for the site	Approved by BCC	June 2003
TM-0253-02	1 lot commercial subdivision	Approved by PC	August 2002
VS-0431-01	Vacated a portion of right-of-way being Ponderosa Way (30 feet), and 33 foot wide patent easements - recorded	Approved by PC	June 2001
ZC-1185-97 (WC-0136-01)	Waived a condition of a zone change requiring a 30 foot dedication on Ponderosa Way in conjunction with a proposed office complex	Approved by BCC	May 2001
ZC-0187-99 (WC-0356-00)	Waived conditions of a zone change for 1) design review as a public hearing for subject parcel and parcel to the west to be heard at one time; 2) recording reciprocal cross access and parking agreement with parcel to the west; 3) providing a 15 foot A-2 landscaped area long the north property line; 7) 30 foot dedication of Ponderosa Way approved subject to design review as a public hearing on final plans with landscaping per Figure 30.64-11 (without wall) for north property line	Approved by BCC	November 2000
ZC-0187-99	Reclassified 5 acres (eastern half of the original 10 acres) from C-1 to C-2 zoning; C-2 zoning was restricted only to the northwest corner of the Durango Drive and Patrick Lane, approximately 2.7 acres	Approved by BCC	May 1999
ZC-1185-97	Reclassified 10 acres from R-E to C-1 zoning for an office complex consisting of 11 buildings, with landscaping conditions to include maximum buffering for the north property line based on Title 29 requirements	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Commercial General	C-1 & C-2	Restaurant & undeveloped
East	Office and Professional	C-P	Office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General	C-1	Mountains Edge Hospital

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.

Waivers of Development Standards #1

The landscape plan shows that the east property line is adjacent to a 10 foot wide landscape strip south of the commercial driveway (adjacent to Durango Drive) and expands to 25 feet north of the commercial driveway. Furthermore, this landscape area includes over 80 shrubs and 17 large trees. Staff finds that since there is adequate landscaping to help liven the streetscape and add a visual buffer, and the 25 feet of landscaping includes copious amounts of landscaping that would equal to a 15 foot wide landscape strip, staff can support this request.

Design Review #1

The site plan depicts diamond shaped landscape planters on portions of the centrally located parking spaces, and adjacent to the retail buildings. The landscape plan shows that there will be 56, twenty-four inch box trees planted on this site, as well as 305 shrubs. Since the applicant is proposing a satisfactory amount of perimeter landscaping and landscaping on the diamond shaped planters, staff can support this request.

Design Review #2

Staff has no objection to this request. The site design is harmonious to the overall site and surrounding parcels.

Public Works - Development Review

Waiver of Development Standards #2

The applicant worked with staff to amend the original driveway designs to provide for safer ingress and egress. One of staff's initial concerns was that the drive-thru exit lined up with the entry side of the southern driveway, which would have created vehicular conflicts. The applicant revised that portion of the site to completely separate the drive-thru exit from the southern driveway so there is no chance of any conflicts. With regard to the northern driveway, the applicant provided additional width for the landscape planters adjacent to the driveway, thereby

adding more distance between ingressing vehicles and parking spaces. With the changes that the applicant made, which are reflected on the current plans on file, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;
- Vacate any unnecessary rights-of-way, including the right-of-way that was granted for a driveway at the northern boundary of the site;
- Grant necessary easements, including pedestrian access easements at the exiting northern driveway;
- Vacate any unnecessary easements.
- Applicant is advised that off-site improvement permits may be 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 #00862021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DURANGO 5, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119

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04/21/21 BCC AGENDA SHEET

FENCE
(TITLE 30)

POST RD/RILEY ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0077-CPI CALIDA MOSAIC OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a fence and access control gates; and 2) modifications to an existing mixed-use development on 9.8 acres in a U-V (Urban Villages – Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the southwest and southeast corners of Post Road and Riley Street within Spring Valley. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-32-811-000; 163-32-811-484; 163-32-811-511; 163-32-811-595; 163-32-811-679; 163-32-811-759; 163-32-811-839; 163-32-811-913

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the required driveway throat depth to 72 feet, where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 6355 South Riley Street
- Site Acreage: 9.8
- Project Type: A fence and gates in conjunction with a residential component of a mixed-use development
- Fence/Gate Height (feet): 6

History

The site is developed as a residential component of a mixed-use development that was approved by the Board of County Commissioners (ZC-1664-05) in December 2005. ZC-1664-05 was approved for a total of 69 acres which included commercial components on the parcels abutting the site to the west and south, and residential components that include the subject site and the multiple family residential development to the east across Riley Street. DR-0827-07 was

approved by the Board of County Commissioners for the specific design of the residential components of the mixed-use development. These residential components of the mixed-use development consist of multiple family residential developments with a total of 456 units on 15.7 acres at a density of 29.1 dwelling units per acres.

Site Plans & Request

The site is a residential component of the mixed-use development. This portion of the mixed-use development is a multiple family residential development consisting of 302 units on approximately 9.8 acres. The development was constructed in 2010 and consists of 6 buildings with the main entrance to the development from Riley Street, and a secondary access from Post Road. Private streets are located along the western and southern boundaries of the site, and no vehicle access is provided from these private streets. Existing pedestrian circulation paths (sidewalks) are located around the perimeter of this site and throughout the interior of the residential complex. The request is to install a 6 foot high tubular steel fence around the perimeter of this residential development and install access control gates at the entrances to the complex. The plans depict the driveway on Post Road will be for egress only. The entrance on Riley Street will be for ingress and egress for the development with the call box setback 72 feet from Riley Street.

Landscaping

No changes are proposed or required to the existing landscape areas with this request. The landscape areas adjacent to the public and private streets that abut this site are part of the pedestrian realm for the mixed-use development and are a minimum of 15 feet wide with attached and detached sidewalks. The proposed fence around the site will be set back a minimum of 15 feet from the back of curb of the public and private street. The plans depict pedestrian access gates to Post Road, Riley Street, and the private street along the western boundary from the multiple family residential development to the pedestrian realm along these streets. No pedestrian access is depicted from the multiple family residential development to the pedestrian realm along the southern boundary of the site, which currently is not connected to the pedestrian circulation system from the interior of the development.

Applicant's Justification

The applicant indicates that the request is to make the development a gated community which will increase security of the development and provide safer spaces for residents of the development. The location of the proposed gates and call box are limited by the existing design of the entrance to the development from Riley Street and the existing drive aisles within the development. The proposed location of the call box will be sufficient for vehicle queuing at the gate.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0827-07	Residential component of a mixed-use development on a total of 15.7 acres	Approved by BCC	August 2007
ZC-1664-05	Reclassified 69 acres, including this site, to U-V zoning for a mixed-use development	Approved by BCC	December 2005

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	U-V & C-2	Office complex
East	Commercial General	U-V	Multiple family residential
West	Commercial General	U-V	Office complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver 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.

Design Reviews

The installation of the proposed fence and gates does not comply with the purpose of a mixed-use development, which is to encourage a diversity of compatible land uses including a mixture of residential and commercial uses. Mixed-use projects are intended to create and sustain pedestrian oriented neighborhoods where residents have convenient access to jobs, school, shops, public facilities, transit, and various services. The proposed fence and gates effectively cut this residential component off from the rest of the mixed-use development. However, this mixed-use development was not designed and developed as a truly integrated and concessive mixed-use development. The overall project appears more as 2 separate multiple family residential developments that are abutting a commercial development. There are existing single family and multiple family residential developments in this area that are gated communities. Making this residential development into a gated community is consistent and compatible with other residential developments in this area; therefore, staff does not object to the installation of the proposed fence and gates.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the throat depth distance to the call box. The applicant is proposing to install perimeter fencing around an existing multi-family development with two points of entry for the residents, off of Post Road and Riley Street with additional space at the entrance on Riley Street to help prevent vehicle stacking in the right-of-way.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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

- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: CPT CALIDA MOSAIC OWNER, LLC

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89113

04/21/21 BCC AGENDA SHEET

DISABILITY SERVICE PROVIDER
(TITLE 30)

WINDMILL LN/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0095-COLLABORATION CENTER FOUNDATION INC:

ZONE CHANGE to reclassify 4.7 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone in the CMA Design Overlay District.

USE PERMITS for the following: 1) major training facility; 2) recreational facility with temporary commercial outdoor events; and 3) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce separation from a temporary commercial outdoor event to a residential use; 3) reduce separation from outdoor live entertainment to a residential use; and 4) allow modified driveway design standards.

DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider.

Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file: MN/rk/ja) for possible action

RELATED INFORMATION:

APN:

176-09-401-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 168 spaces where 172 spaces are required per Table 30.60-1 (a 2% reduction).
2. Reduce the required setback from a temporary commercial outdoor event (e.g. corporate fundraising events; autism awareness month) to a residential use to 10 feet where 200 feet is the standard per Table 30.44-1 (a 95% reduction).
3. Reduce the required separation from live entertainment (e.g. pool parties; movie nights; live music) to a residential use to 10 feet where 500 feet is the standard per Table 30.44-1 (a 98% reduction).
4. Reduce throat depth for a driveway to 6 feet on Windmill Lane where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 96% reduction).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8390 W. Windmill Lane
- Site Acreage: 4.7
- Project Type: Non-profit disability service provider
- Number of Stories: 1 & 2
- Building Height (feet): 17 to 26
- Square Feet: 1,575 to 23,245
- Parking Required/Provided: 172/168

Scope of Project

The site will be used as a training facility for young people with special needs such as autism and Down syndrome, to provide educational support and integrate children with special needs and young adults with disabilities through training, therapy, learning, and recreational opportunities. The building will also include professional office space which may be rented to other tenants. The facility includes indoor and outdoor amenities to provide a therapeutic environment along with medical offices for doctors and therapists assisting the students at the facility and other patients. The facility will not provide 24 hour accommodations and medical care of patients as this request is not for a hospital.

Site Plan

This site was originally developed as a horse riding/rental stable facility in conjunction with an existing single family residence. There is a total of 4 existing buildings that will stay on-site, and no new buildings are proposed. The existing residence is located on the southeast portion of the property and a guest house is located on the southwest portion of the property. North of the residence near the center of the property is a converted agricultural building, and a covered riding arena is located along the rear portion of the property. The applicant is now proposing a comprehensive campus where providers, agencies, and non-profits alike are able to utilize the existing buildings on-site. The recreational facility use includes several outdoor amenities including a garden, pool, putting course, outdoor entertainment area, and multi-purpose sports courts under the covered recreational arena. There are 2, one-way ingress and egress points off Windmill Lane. Parking spaces are located throughout the site with the majority of parking spaces shown along the north, south, and west perimeters of the parcel.

Landscaping and Screening

Mature trees, shrubs, and groundcover are located throughout the entire property. The project will also provide an intense landscape buffer (double row of off-set trees spaced 10 feet apart) along developed single family residences to the east. Street landscaping consists of 15 feet of landscaping behind a proposed attached sidewalk along Windmill Lane. The entire facility will be enclosed by a 6 foot high decorative fence and/or wall.

Elevations

The property is currently developed as a ranch-style residential estate, which consists of 2 residential structures, stables, paddocks, covered riding area and an accessory storage building. The applicant plans to convert the residential structures and stables into classrooms and office

space for the major training facility use and the covered riding area into a recreational facility use. On the exterior, the applicant will remove the outdoor paddocks to install a garden and construct a playground and putting green adjacent to the stables. The applicant will not significantly alter the elevations or exterior design of any of the structures. As such, the property's current rural character will remain consistent with the adjacent residential neighborhoods in the area. The buildings are 1 to 2 stories in height with the highest building to be 26 feet.

Floor Plans

The 4 buildings that will remain on-site total 46,750 square feet and generally consist of training rooms, offices, and recreational uses. More specifically, Building 1 will have 4,267 square feet of training rooms and 4,268 square feet of office uses; Building 2 will have 1,575 square feet of office uses; Building 3 will have 6,697 square feet of training rooms and 6,698 square feet of office uses; and Building 4 will have 23,245 square feet of recreational multi-purpose sports courts. The outdoor recreational entertainment area and putting course is 9,006 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates Collaboration Center at LV Ranch acquired the property in August of 2020 from the operators of WHY Ranch, who had previously used the property as an equestrian facility and special event space. The applicant seeks to fill an existing gap in our community by creating collaborative partnerships across various disciplines to collectively serve, over the course of their lifespan, individuals living with intellectual, developmental, and physical disabilities as well as their peers and family members. The applicant seeks to develop a comprehensive campus where providers, agencies, and non-profits alike can provide life skills training, therapy, learning, recreational opportunities, and social event sponsorship. As a business model, the applicant (or an affiliate of the applicant) intends to own the property and earn income by leasing space in the facility to its community partners. This strategy will allow the applicant to focus its efforts on providing medically necessary case-management and wrap-around services. The project will also act as a community data hub for advocacy work and policy change all while serving the thousands of under-served individuals and families living with the above-mentioned disabilities.

The hours of operation (except regarding special events) of the facility will be from 8:00 a.m. to 7:00 p.m. during weekdays, and from 10:00 a.m. to 5:00 p.m. on the weekends. Outdoor live entertainment will only be held in conjunction with special events. The expected hours of operation for the outdoor live entertainment events is until 10:00 p.m. with events concluding by 11:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0730-16	Recreational facility (wedding venue and private events) in conjunction with an existing single family residence - expired	Approved by BCC	January 2017
VS-0729-16	Vacated and abandoned a portion of right-of-way being Gagnier Boulevard	Approved by BCC	January 2017
UC-0863-13	Horse riding/rental stable and reduced lot area for a horse/riding stable in conjunction with an existing single family residence	Approved by PC	February 2014
UC-1775-06	Guest house and accessory structures/uses	Approved by PC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-E	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-1)	Single family residential
East	Office Professional	R-2	Single family subdivision
West	Office Professional	R-E	Undeveloped

STANDARDS FOR APPROVAL

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

Analysis

**Current Planning
Zone Change**

The request for C-P zoning conforms to the Spring Valley Land Use Plan which designates the site as Office Professional. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses further to the west. The site is located along Windmill Lane where office uses are appropriate; therefore, staff can support the zoning portion of the request.

Use Permits

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

A major training facility, recreational facility with temporary commercial outdoor events, and live entertainment is not permitted by right in a C-P zoning district and only permitted subject to consideration of a use permit. The primary concerns with these types of uses are to ensure compatibility with existing and planned uses in the area.

Staff has no concerns with the major training facility uses associated with this request; however, staff finds that the proposed recreational facility with temporary commercial outdoor events and live entertainment (e.g. pool parties, dances, movie nights, live music, and performances) could substantially impact the surrounding neighborhood with noise, light pollution, and additional traffic generated on the site. The intent of sound land use planning is to buffer these types of uses either through transitional space or by other means from nearby residential uses. Given the land use context of this area, the low density residential development to the south, and the adjacent single family residential development to the east, new uses that are introduced into a predominantly residential area should be carefully reviewed. Land Use Policy 10 encourages sites to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land is a lower density and intensity. Furthermore, the request does not satisfy Urban Specific Policy 7 which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses; therefore, staff cannot support the use permits as purposed.

Waivers of Development Standards & Design Review

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

Given that the reduction in separation from temporary commercial outdoor events and live entertainment to a residential use is only 10 feet, and since the site design and development parameters are established and dependent on consideration of the use permits, staff cannot support the waivers of development standards and design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff does not object to the reduction in the throat depth as the applicant worked with staff to remove 2 parking spaces that would have made the reduction unsafe. However, since Planning is not supporting the application in its entirety, staff cannot support this request.

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:

- Resolution of intent to complete in 3 years;
- 1 year to review as a public hearing;
- Recreational and special events limited from 7:00 a.m. to 10:00 p.m.;
- No live entertainment past 9:00 p.m.;
- Design review as a public hearing on any significant changes;
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the proposed driveways must be elevated for flood protection in accordance with drainage criteria; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: COLLABORATION CENTER FOUNDATION INC

CONTACT: MICHAEL KALISH, 100 NORTH CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106