



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 13, 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, April 13, 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, 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.

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

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 30, 2021. (For possible action)
- IV. Approval of the Agenda for April 13, 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. **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, 500 feet west of Lindell Road within Spring Valley. JJ/lm/jd (For possible action) **04/20/21 PC**
 - 2. **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**
 - 3. **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 an 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**
 - 4. **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**

5. **ET-21-400037 (VS-19-0025)-SUNSET & DURANGO PARTNERS, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/nr/jo (For possible action) **05/04/21 PC**

6. **ET-21-400046 (WS-18-0972)-SDP DEVELOPMENT, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce throat depth along Durango Drive.
DESIGN REVIEWS for the following: **1)** retail center; and **2)** alternative parking lot landscaping on 3.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/sd/jd (For possible action) **05/04/21 PC**

7. **NZC-21-0038-UL215, LLC ETAL & UW215, LLC:**
AMENDED HOLDOVER ZONE CHANGE to reclassify 18.7 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height (previously not notified); **2)** screening loading docks; **3)** increase sign height; **4)** increase animated sign area; **5)** alternative perimeter landscape and screening; **6)** non-standard improvements within right-of-way; **7)** waive the sidewalk requirement along Rafael Rivera Way; **8)** allow an attached sidewalk along portions of Sunset Road; and **9)** modified driveway design standards.
DESIGN REVIEWS for the following: **1)** a proposed distribution center with ancillary retail sales; **2)** a comprehensive sign plan; and **3)** finished grade in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). JJ/rk/jd (For possible action) **05/04/21 PC**

8. **VS-21-0114-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
VACATE AND ABANDON easement of interest to Clark County located between Naples Drive (alignment) and Peace Way, and between Fort Apache Road and CC 215 within Spring Valley (description on file). JJ/nr/jd (For possible action) **05/04/21 PC**

9. **TM-21-500030-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
TENTATIVE MAP consisting of 1 lot commercial subdivision on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Fort Apache Road, 300 feet south of Peace Way within Spring Valley. JJ/nr/jd (For possible action) **05/04/21 PC**

10. **WS-21-0094-SOUSOU FAMILY TRUST & SOUSOU, GEORGE & ALISE CO TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce lot size.
DESIGN REVIEW for a single family subdivision on 0.7 acres in an R-D (Suburban Estates Residential) Zone in the CMA Design Overlay District. Generally located on the west side of Mount Diablo Drive (alignment), 330 feet south of Diablo Drive within Spring Valley. MN/jt/jd (For possible action) **05/04/21 PC**

11. **ET-21-400045 (ZC-18-0348)-GERBER FAMILY TRUST ETAL & GERBER JASON MICHAEL TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced setbacks; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** a proposed warehouse/office complex with outside storage yards; and **2)** proposed lighting (previously not notified) on 5.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Badura Avenue (alignment), 980 feet east of Buffalo Drive within Spring Valley. MN/sd/jo (For possible action) **05/05/21 BCC**

12. **ZC-21-0106-RYDER TRUCK RENTAL INC:**
ZONE CHANGE to reclassify 4.7 acres from M-D (Designed Manufacturing) Zone to R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** increase building height; **3)** eliminate sidewalk adjacent to private street; **4)** reduce width of private streets; **5)** modify private street sections; **6)** reduce back of curb radius; and **7)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade. Generally located on the north side of Post Road, 1,325 feet west of Buffalo Drive within Spring Valley (description on file). MN/lm/jd (For possible action) **05/05/21 BCC**
13. **TM-21-500027-RYDER TRUCK RENTAL INC:**
TENTATIVE MAP consisting of 79 lots and 4 common lots on 4.7 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Post Road, 1,325 feet west of Buffalo Drive within Spring Valley. MN/lm/jd (For possible action) **05/05/21 BCC**
14. **WS-21-0113-CRP CALIDA CIMARRON OWNER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a freestanding sign; and **2)** allow a wall sign.
DESIGN REVIEW for signage in conjunction with a multiple family residential development on 17.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley. MN/jor/jo (For possible action) **05/05/21 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, April 13, 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 27, 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 30, 2021

MINUTES

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

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

Catherine Godges called the meeting to order at 6:30 pm
Mark Donohue, Current Planner

II. Public Comment

- None

III. Approval of **March 9, 2021** Minutes

Motion by: **Catherine Godges**
Action: **Approved** as published.
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **March 30, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Catherine Godges**
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 6:00pm Neighborhood Meeting on April 7, 2021 at Desert Breeze Community Center to discuss agenda items 4, 5 and 6 which will be held until April 13, 2021.**

VI. Planning & 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**

Motion by: **Brian Morris**

Action: **Approved with staff conditions**

Vote: **4/0 Unanimous**

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**

Motion by: **John Getter**

Action: **DENY**

Vote: **3/1 Morris - NAY**

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**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on April 13, 2021.

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**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on April 13, 2021.

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**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on April 13, 2021.

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**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on April 13, 2021.

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**

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

8. **WS-21-0077-CPI CALIDA MOSAIC OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometries.
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**

Motion by: **Brian Morris**
Action: **DENY**
Vote: **4/0 Unanimous**

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**

Motion by: **John Getter**
Action: **Approve Zone Change**
DENY Use Permits, Waiver of Development Standards and Design Review.
Vote: **3/1 Morris - NAY**

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.

- **None**

IX. Next Meeting Date

The next regular meeting will be **April 13, 2021 at 6:30pm**

X Adjournment

Motion by: **Catherine Godges**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 9:12 p.m.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

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, 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 landscape fingers per Figure 30.64-14 are 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). JJ/hr/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

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 an 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 16,500 square feet where 20,000 square feet is required per Table 30.40-1 (a 18% 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 per Section 30.3.040 (a 166% increase).

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

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

05/04/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DURANGO DR/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400037 (VS-19-0025)-SUNSET & DURANGO PARTNERS, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME for easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:
163-32-801-013

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The approved plans show the vacation and abandonment of an existing 24 foot wide drainage easement located on the east side of the subject property. The proposed development of the property will relocate the storm drain, for which the existing easement was granted. Additionally, the new proposed storm drain will require a dedication of an easement which will replace the easements being vacated by this request.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0025:

Current Planning

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

Public Works - Development Review

- Compliance with approved drainage study PW18-14314 or submit a new drainage study;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Applicant's Justification

Due to the ongoing issues related to the pandemic, the applicant does not believe the vacation and abandonment will be recorded in time. The final map is several months from being recorded and the applicant intends to have the vacation of easements recorded at the same time. The project has commenced with substantial grading work, an approved drainage plan, and the approved traffic plan. No significant changes have occurred that would impact this request.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400084 (VS-18-0435)	First extension of time to vacate and abandon easements	Approved by PC	September 2020
WS-19-0371	Sign plan	Approved by PC	July 2019
VS-19-0025	Vacated and abandoned drainage easement	Approved by PC	March 2019
VS-18-0435	Vacated and abandoned easements	Approved by PC	July 2018
WS-18-0093	Alternative pedestrian walkway and reduced a portion of street landscaping along Sunset Road with a design review for a shopping center including a movie theater (Galaxy) and a subterranean parking garage	Approved by BCC	March 2018
ZC-0081-17	Reclassified to C-2 zoning for a future commercial development in the CMA Design Overlay District	Approved by BCC	March 2017
NZC-0344-15	Reclassified to R-5 zoning for a multiple family residential development with a waiver of development standards to increase building height and reduced parking	Approved by BCC	August 2015
ZC-0117-13	Reclassified to R-4 zoning for a multiple family residential development with a waiver of development standards to increase building height	Approved by BCC	May 2013
PA-0010-11	Spring Valley annual plan amendment to amend the Land Use Plan for the 10.5 acre site to RUC (Residential Urban Center) this was later changed to Commercial General during the Land Use Plan update in 2014	Approved by BCC	February 2012
ZC-1233-05	Reclassified to U-V zoning for a mixed-use development with a use permit to increase building height and density - expired	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac)	R-4 & U-V	Multiple family residential
East & West	Commercial General	C-2	Undeveloped
South	Commercial Tourist	C-2	IKEA store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until March 5, 2023 to record.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SUNSET & DURANGO PARTNERS, LLC

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

DRAFT

APR-21-100274



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) VS-19-0025 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-21-400037</u> DATE FILED: <u>3/15/17</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: <u>5/4/21</u> BCC MEETING DATE: _____ FEE: <u>475</u>
	PROPERTY OWNER NAME: <u>Sunset & Durango Partners, LLC</u> ADDRESS: <u>985 White Drive #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-733-3622</u> CELL: <u>702-349-7002</u> E-MAIL: <u>john@dapperdevelopment.com</u>
	APPLICANT NAME: <u>same as above</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Dionicio Gordillo</u> ADDRESS: <u>204 Belle Isle Court</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-379-6601</u> CELL: _____ E-MAIL: <u>dgordillo@cox.net</u> REF CONTACT ID #: <u>191488</u>	

ASSESSOR'S PARCEL NUMBER(S): 163-32-801-012 and -013

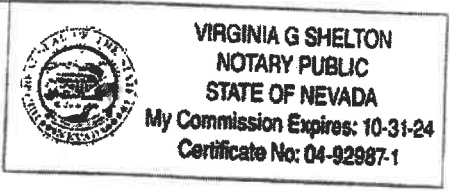
PROPERTY ADDRESS and/or CROSS STREETS: 8670 W Sunset Rod/Sunset & Durango

PROJECT DESCRIPTION: Vacation of a drainage easement

(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)*
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON March 4, 2021 (DATE)
 By J Dapper
 NOTARY PUBLIC: Virginia G. Shelton

J Dapper
Property Owner (Print)



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

March 4, 2021

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

**Planner
Copy**

ET-21-400037

RE: Extension of Time on VS-19-0025 (APN: 163-32-801-012 & 013)

On behalf of Sunset and Durango Partners, LLC, we are requesting an **extension of time for completion of the recording of VS-19-0025** for the vacation and abandonment of a 24 foot wide drainage easement on the project site. The overall project was approved with WS-18-0093 for a proposed shopping center with movie theatre and more commonly known as **The Bend**. The subject site is 10 acres, zoned C-2, and located on the north side of Sunset Road, approximately 400 feet west of Durango Drive. By way of background, the project was originally approved in March 2018, with conditions of approval. In all, the project has completed and/or complied with all relevant conditions and technical studies as follows:

1. Public Works: **1)** PW18-13557 approved traffic study; **2)** PW-18-14314 approved drainage study which also includes approved early grading and commercial grading; **3)** PW18-19972 approved and issued off-site improvements (Civils); **4)** NFM-19-500001 pending off-site sign off for a major subdivision.

Due to the ongoing issues related to the current pandemic, my client does not believe that the vacation and abandonment will record; therefore, we are requesting an **extension of time to complete the recording of the vacation and abandonment**. My client is several months from recording a final map on the project site and it is our intention of recording VS-19-0025 concurrently with the final map. All building permits for the project are now in an approvable state since the off-site improvements were approved and issued.

An extension of time is appropriate for the following reasons: **1)** the project has commenced with substantial grading work completed on the project site; **2)** with technical studies and a final map that is close to recording, there has been substantial work towards completion of the project within the time specified; **3)** circumstances have not substantially changed in the immediate area; **4)** circumstances have not substantially changed to the subject property; and **5)** there have been no changes in the laws or policies affecting the subject property since the original approval. Therefore, this request meets all required provisions for an extension of time as listed in Title 30.

Thank you for the consideration.

Sincerely,



cc File: 2019102

05/04/21 PC AGENDA SHEET

COMMERCIAL RETAIL CENTER
(TITLE 30)

SUNSET RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400046 (WS-18-0972)-SDP DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce throat depth along Durango Drive.

DESIGN REVIEWS for the following: 1) retail center; and 2) alternative parking lot landscaping on 3.9 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Durango Drive and the north side of Sunset Road within Spring Valley. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-32-801-022

WAIVER OF DEVELOPMENT STANDARDS:
Reduce driveway throat depth to 18 feet along Durango Drive where a minimum of 75 feet is required per Uniform Standard Drawing 222.1.

- DESIGN REVIEWS:**
1. Proposed retail commercial center.
 2. Allow for alternative parking lot landscaping.

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Project Type: Commercial retail center
- Number of Stories: 1
- Building Height: 24 feet, 4 inches
- Square Feet: 24,600
- Parking Required/Provided: 167 required/202 proposed

Site Plans

The approved plans show a proposed retail center on an undeveloped parcel. The project will consist of 2 retail buildings and 4 restaurant buildings. Access to the site is provided along Durango Drive by 2 driveway access points measured at 35 feet in width. Cross access is being proposed in conjunction with a future proposed retail center to the west via 3 driveways. The proposed buildings will consist of 2 retail buildings at a total of 14,400 square feet and 4 restaurant buildings at a total of 10,200 square feet with proposed drive-thru lanes. The plans show outside dining for both the restaurant buildings and retail buildings. Pedestrian walkways are shown interconnecting between buildings and from the street, along with 5 foot wide sidewalks around buildings. Bicycle parking is also shown on the plans per Code.

Landscaping

Fifteen foot wide landscape areas are shown along Sunset Road and Durango Drive. The plans show 5 foot detached sidewalks along both street frontages. The total number of trees include 23 Modesto Ash, 35 Desert Palo Verde, 25 Mondell Pine and 24 Canary Island Date Palm, all in 24 inch boxes. Various shrubs and groundcover will be provided. In addition, the applicant is providing intense landscaping adjacent to a proposed drive-thru for Building F along Durango Drive and along the north property line. Alternative parking lot landscaping was approved to eliminate the landscape island fingers along the perimeter of the parking lot.

Elevations

The approved buildings are 1 story with maximum heights between 22 feet and 24 feet. Building A has a total height of 22 feet with a straight roofline with architectural elements. Building B and Building C have a total height of 24 feet with straight rooflines, parapet walls and architectural elements. Building D and Building E have a total height of 24 feet with straight rooflines with parapet walls and architectural features. Building F will have a total height of 22 feet with straight roofline with parapet walls and architectural features. Each building will have exterior features that include fiberon wood cladding with dual clear glazing with aluminum frames and stone accent, and light sand finish colors.

Floor Plans

The plans approved show a total building area of retail space of 14,400 square feet and restaurant space at a total of 10,200 square feet. All the floor plans show internal open lease space with an electric room with roof access. The floor plans for the internal lease space range in size between 2,500 square feet to 7,200 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0972:

Current Planning

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

completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.
- Traffic study and compliance.
- Full off-site improvements.
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0728-2018 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

This extension of time request is required because construction has not yet commenced on the project. The main delay is due to the pandemic. This request is for a 3 year extension of time to complete all required technical studies, off-site improvements and obtain building permits to commence, and complete the project. Application (WS-18-0972) was originally approved on May 07, 2019 with 2 years to complete being May 07, 2021.

The applicant has submitted plans for the off-site improvement permit (PW20-11961) which is currently under review and expects the permit to be issued soon. The information provided above demonstrates that the applicant is diligently pursuing permits and working to obtain approvals for the required studies and permits to commence construction of the project as soon as possible.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0422	Vacated and abandoned a portion of right-of-way being Durango Drive	Approved by PC	July 2019
TM-19-500094	Commercial subdivision	Approved by PC	July 2019
WS-18-0972	Waiver to reduce throat depth along Durango Drive; design review for retail center; and alternative parking lot landscaping	Approved by PC	May 2019
VS-18-0633	Vacated and abandoned government patent easements	Approved by PC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0757-16	Vacated and abandoned government patent easements	Approved by PC	December 2016
TM-0155-16	Commercial subdivision - expunged	Approved by PC	December 2016
ZC-0193-06	Reclassified 5.2 acres from C-2 to U-V zoning	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential
South	Commercial Tourist	C-2	Wholesale & retail sales
East	Commercial General	C-2	Restaurant & service station
West	Commercial General	C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. This request is the first extension of time and furthermore, staff finds that the property owner is currently coordinating construction development with a new contractor. The applicant is working to obtain the required studies and permits to commence as soon as possible. The request is for additional time needed to proceed with the project, and staff does not object to the applicant's request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until May 5, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SUSAN CROSBIE

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101



DISTRIBUTION CENTER
(TITLE 30)

UPDATE
SUNSET RD/RAFAEL RIVERA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0038-UL215, LLC ETAL & UW215, LLC:

AMENDED HOLDOVER ZONE CHANGE to reclassify 18.7 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height (previously not notified); 2) screening loading docks; 3) increase sign height; 4) increase animated sign area; 5) alternative perimeter landscape and screening; 6) non-standard improvements within right-of-way; 7) waive the sidewalk requirement along Rafael Rivera Way; 8) allow an attached sidewalk along portions of Sunset Road; and 9) modified driveway design standards.

DESIGN REVIEWS for the following: 1) a proposed distribution center with ancillary retail sales; 2) a comprehensive sign plan; and 3) finished grade in the CMA Design Overlay District.

Generally located on the south side of Sunset Road and the east and north sides of Rafael Rivera Way within Spring Valley (description on file). *M/r/k/d* (For possible action)

RELATED INFORMATION:

APN:
176-05-510-002 through 176-05-510-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 60 feet where 50 feet is permitted per Table 30.40-5 (a 20% increase) (previously not notified).
2. Allow a loading dock area to not be screened from right-of-way (Rafael Rivera Way).
3. Increase the height of a freestanding sign to 70 feet where a maximum height of 28 feet is permitted per Section 30.48.680 (a 150% increase).
4. Increase animated sign area to 576 square feet where a maximum area of 70 square feet is permitted per Section 30.48.680 (a 723% increase).
5.
 - a. Allow an alternative perimeter landscape area and retaining wall on-site adjacent to Rafael Rivera Way where a 15 foot minimum landscape area is required per Section 30.48.660 and screening per Section 30.64.020.
 - b. Allow an alternative perimeter landscape area on-site adjacent to Sunset Road where a 15 foot minimum landscape area is required per Figure 30.64-17.
6.
 - a. Allow proposed landscaping in the Sunset right-of-way between the proposed driveway and Riley Street where not permitted per Chapter 30.52.
 - b. Allow a proposed retaining wall in the slope easement along Rafael Rivera Way where not permitted per Chapter 30.52.

7. Waive requirements for sidewalks adjacent to Rafael Rivera Way where required per Chapter 30.52.
8. Allow an attached sidewalk along portions of an arterial street (Sunset Road) where a detached sidewalk is required per Figure 30.64-17.
9. Reduce throat depth for a driveway along Sunset Road to a minimum of 43 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 57% reduction).

DESIGN REVIEWS:

1. For a furniture distribution center.
2. For a comprehensive sign plan.
3. Increase finished grade to 60 inches (5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 6555 S. Riley Street
- Site Acreage: 18.7
- Project Type: Furniture distribution center
- Number of Stories: 1 & 2
- Building Height (feet): 47
- Square Feet: 93,042 (retail showroom); 180,180 (warehouse distribution)
- Parking Required/Provided: 281/285

Neighborhood Meeting Summary

The applicant conducted a neighborhood meeting on December 17, 2020, as required by the nonconforming amendment process. All owners within 1,500 feet of the project site were notified about the meeting. There were no attendees present at the virtual (Zoom) meeting for this item. As such there were no comments or questions.

Site Plans

The plans depict a proposed 273,222 square foot furniture distribution center (Ashley Home Store) consisting of a single building located in the central portion of the site and 3 future retail pad sites located to the east along Riley Street (a private drive aisle). The site is bounded by roads on 3 sides of the development. Access to the site is provided by 1 driveway on Sunset Road, 2 driveways on Riley Street. No access is shown on Rafael Rivera Way. Parking for the facility is spread out through the site and meets the CMA Design Overlay standards. The building is set back 97 feet from Sunset Road, 179 feet from Riley Street, 117 feet from Rafael Rivera Way. Loading areas and trash enclosures are located on the west side of the building. The service area that contains overhead doors and loading docks is not technically screened from the CC 215 frontage road (Rafael Rivera Way); however, the site is depressed by approximately 16 feet. A total of 285 parking spaces are provided where 281 parking spaces are required.

Landscaping

Waivers of development standards are being requested to allow for an alternative landscape plan to accommodate the existing approved and constructed conditions. Some landscaping is provided along Rafael Rivera Way; however, due to the severe slopes, additional landscaping and sidewalk could not be provided. Trees along Riley Street are typically 60 feet on center with tree clusters at the corners and entry points. Where trees are provided on Rafael Rivera Way, they are 30 feet on center. Also, alternative landscaping to accommodate the existing approved and constructed conditions is being requested along Sunset Road. Trees are typically 40 feet on center with tree clusters at the corners and entry points and groundcover is provided at 50 percent per Code. The pad site parking lot landscaping will be addressed in the future. A 6 foot decorative retaining wall that is set back 11 feet from property line runs along Rafael Rivera Way. The wall is needed to accommodate the elevated road system. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The building will be 60 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines with color changes. Other building materials will consist of decorative metal ribbon panels and metal canopies over the doorways. The height of the building varies from 45 feet to 60 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the west side of the building.

Floor Plans

The plans show the building will consist of a 93,042 square foot office/showroom (first floor 49,082 square feet; second floor 43,960 square feet) where customers can come view and select furnishing for their respective projects, with the remaining area 180,180 square feet being utilized for distribution warehouse activities.

Signage

This site is in the CMA Design Overlay District and as such signage requires approval as part of a design review. This request is for the distribution warehouse site and depicts the location, height, square footage, and materials being used. The sign types within this submittal package consists of freestanding, monument, canopy, and wall signs.

The plan depicts a 70 foot high freestanding sign on Rafael Rivera Way and a monument sign on Riley Street. The 70 foot high freestanding sign is located on the southwest portion of the site. The sign is double face which includes a 576 square foot animated video display near the center of the main sign face. The overall sign area is 864 square feet and is oriented in a north/south direction. The 10 foot high monument sign is located at the main driveway entrance onto Riley Street and is 70 square feet in area. Both the wall signs and freestanding sign have elements that are compatible with the materials used for the building in the complex and will consist of internally illuminated cabinets and panel channel letters.

Applicant's Justification

The applicant indicates the proposed Ashley Furniture Home Store and distribution facility on this site is appropriate given the proximity to CC 215 and Sunset Road. The use is consistent

and compatible with the surrounding area. The area along the CC 215 has seen many changes in land use from commercial uses to light industrial and distribution warehouse uses. In addition, M-D zoning can be found along Sunset Road heading east of the subject site. This project will bring significant employment and provide much needed services to the growing southwest section of Clark County.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0690-17	Modifications to an approved commercial center	Approved by BCC	October 2017
UC-0694-17	Allowed a temporary outdoor commercial event (San Gennaro Feast) - expired	Approved by BCC	September 2017
UC-0121-17	Commercial center	Approved by BCC	April 2017
WS-0896-16	Retail center on the northeast corner of the parcel	Approved by BCC	March 2017
UC-0895-16	Hotel on the northwest corner of the parcel - expired	Approved by BCC	March 2017
WS-0107-16	A parking lot in conjunction with the IKEA store	Approved by BCC	April 2016
WS-0107-15	Off-site improvement requirements in conjunction with an approved commercial timeshare development - expired	Approved by BCC	April 2015
TM-0112-14	1 lot commercial subdivision on 20.4 acres	Approved by PC	September 2014
DR-0082-14	Commercial timeshare development and signage - expired	Approved by BCC	April 2014
ZC-0613-04	Zone boundary amendment to C-2 zoning for a future commercial development - this zone boundary amendment zoned most of the site	Approved by BCC	May 2004
ZC-1749-00	Zone boundary amendment to C-2 zoning on a portion of the site	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac), Commercial General, & Business and Design/Research Park	R-4, C-2, & U-V	Office component of a developing horizontally mixed-use development & undeveloped
East	Commercial Tourist	C-2	IKEA store
South & West	CC 215, Major Development Project (Rhodes Ranch), & Commercial Tourist	CC 215, H-1, R-2, & R-E	CC 215 (Rafael Rivera Way frontage road) & 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 applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

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

The distribution warehouse is located adjacent to an existing large scale retail business (IKEA) and since 2014, several parcels located north of the CC 215 along Sunset Road that were designated for commercial development in the land use plan have been reclassified into business design manufacturing land uses. In addition, M-D zoning can be found along Sunset Road heading east of the subject site. The proposed project is appropriate for a location bounded on 2 sides by the CC 215.

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

The density and intensity of the use being proposed by this amendment is compatible with the existing and planned land uses in the area. The project in terms of scale, intensity, and density are compatible with the adjacent development (IKEA Outlet) located adjacent to the site. Furthermore, the overall site has been designed to minimize impacts on the surrounding commercial land uses. The site has immediate access to Sunset Road, which connects to the frontage road to the CC 215 entrance ramp.

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

The proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. The facility will take advantage of the adjacent CC 215 for any traffic and will utilize existing infrastructure. There has been no indication from service providers that this request will have a substantial adverse effect on public facilities and services. Various Clark County service departments have reviewed the development proposal based on the information submitted by the applicant and, based on the comments received from those service providers, the project is not anticipated to have additional impacts on the surrounding infrastructure beyond what would have been anticipated for a commercial development.

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

Pursuant to the policies of the new Urban Land Use Policies, Policy 10 “encourages site design to be compatible with adjacent land use and off-site circulation patterns.” The site is located adjacent to existing commercial development with quick access to Sunset Road and the CC 215. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific industrial policies of the Comprehensive Master Plan. Industrial Policy 100 requires developments to be complementary with abutting uses through site planning and building design on the perimeter. Appropriate buffers, setbacks, landscaping, building height and materials, and adjoining land uses and densities should be considered and integrated into industrial developments. The buildings are designed to blend well with the existing to the east. The buildings have been oriented in such a way to ensure the loading areas and ramps are located near the center of the site, buffered by the sloped berm of the CC 215.

Summary

Zone Change

The density and intensity of the proposed project are consistent and compatible with existing and planned developments in this area. There has been no indication that the proposed project will have an adverse impact on public services or facilities in this area. The proposed project complies with other goals and policies within the Clark County Comprehensive Master Plan. Staff finds the applicant has provided a Compelling Justification to warrant approval of the nonconforming zone boundary request.

Waivers of Development Standards

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

Waiver of Development Standards #1 (Increase Building Height)

Staff can support the increase in building height. Portions of the main roofline are approximately 60 feet in height, which is only 10 feet above the permitted height and the additional height is a result of breaking-up the roofline and providing architectural features at the main entry on the building. Additionally, there is no existing residential in the area and the height increase will not negatively impact the surrounding industrial and commercial uses. In addition, the requested building height is similar to approved heights in the area. Furthermore, the proposed building is approximately 16 feet below grade of Rafael Rivera Way.

Waiver of Development Standards #2 (Loading Area)

The loading areas and ramps are located near the center of the site and buffered by the sloped berm of the CC 215. The site is depressed from the frontage road (Rafael Rivera Way) and

varies from 2 feet to 16 feet with slopes of up to 40 percent. Landscaping is provided where possible; however, a screen wall is not practical and would create a canyon effect along Rafael Rivera Way with walls over 12 feet in height. The loading docks will be significantly lower than the roadway and direct line of sight is not possible. Therefore, staff can support this portion of the request.

Waiver of Development Standards #3 (Sign Height)

Staff does not typically support a request to increase the height of freestanding signs within the CMA Design Overlay District adjacent to the CC 215. In 2014, IKEA outlet had a freestanding sign approved at a maximum height of 108 feet. Since 2005, there have been a number of different automobile dealerships and shopping centers along the CC 215 that were approved to increase the height of freestanding signs. The site is approximately 16 feet below the grade of Rafael Rivera Way; therefore, staff can support the sign height if limited to 70 feet.

Waiver of Development Standards #4 (Sign Animation)

Staff finds that the proposed size of the freestanding sign and amount of animation is not consistent with the intent of the CMA sign regulations. The animated portions of the sign exceed the allowable standard for animation in the CMA by 723 percent. Staff does not support waivers in the CMA without mitigating circumstances. In the CMA, the intent is to discourage signs which contribute to visual clutter of the streetscape and ensure that signage enhances the overall development and the immediate area. The proposed request for sign area and animation is excessive and is not compatible with the surrounding area; therefore, staff cannot support this portion of the request.

Waivers of Development Standards #5a, #5b, & #8 (Perimeter Landscape and Screening)

The alternative landscaping and screening that will be provided with this project is visually appealing and provides an adequate amount of plant material to meet the intent of Code. Slopes created by a difference in grade between this site and the road surface of the frontage road make landscaping and sidewalk impractical. Furthermore, other projects including the IKEA site have been approved to modify landscape and screening requirements from Code. Therefore, staff can support this portion of the request.

Design Reviews #1 & #2

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. The design of the proposed distribution center and signage (excluding the animation portion of the request design review #2) complies with the intent and requirements of the CMA Design Overlay District. Staff finds that the buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds that the proposed building is also complementary to the existing IKEA outlet site located to the east of the project site; therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #6a

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support this request, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #6b

Staff cannot support the request to allow a non-standard improvement within the right-of-way. The applicant is proposing to construct a retaining wall adjacent to Rafael Rivera Way which will not allow Clark County Public Works access to maintain the slope adjacent to the frontage road. There is an existing slope easement that allows the County the ability to get the necessary equipment in the areas and maintain the integrity of the slope.

Waiver of Development Standards #7

Staff cannot support the request to not install the sidewalk adjacent to Rafael Rivera Way. While staff understands that the sidewalk has not been installed along the eastern portion of Rafael Rivera Way, west of Durango Drive, the addition of the sidewalk adjacent to the frontage road will provide a safe pathway for pedestrians.

Waiver of Development Standards #9

Staff has no objection to the reduction in the throat depth for the Sunset Road commercial driveway. Although the throat depth is not meeting the minimum standard, the applicant is provided a designated right turn lane and eliminated parking near the driveway, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

Design Review #3

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.

Staff Recommendation

Approval of the zone change, waivers of development standards #1, #2, #3, #5a, #5b, #6a, #8, #9, and design reviews #1 and #3; denial of waivers of development standards #4, #6b, #7, and design review #2. This item will be forwarded to the Board of County Commissioners' meeting for final action on **June 2, 2021 at 9:00 a.m.**, unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 3 years;
- 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 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 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Clark County Public Works Directors Office for the Beltway frontage road improvement project;
- Coordinate with Public Works - Development Review for improvements in or adjacent to the slope easements.
- Applicant is advised that off-site improvement permits may be required and 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.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (portions of site included in this scope may not allow access to future pads); and 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.

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 #0334-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS: 2 cards

PLANNING COMMISSION ACTION: March 16, 2021 – HELD – To 05/04/21 – per the applicant.

APPLICANT: HODGDON GROUP REALTY, INC

CONTACT: G.C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - _____
(ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - _____
(ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - _____
(ORIGINAL APPLICATION #)

STAFF

DATE FILED: 1-27-21 APP. NUMBER: N2C-21-0038
 PLANNER ASSIGNED: RK TAB/CAC: Spring Valley
 ACCEPTED BY: _____ TAB/CAC MTG DATE: 2-23-21 TIME: 6:30p
 FEE: \$3,485.00 PC MEETING DATE: 3/16/21
 CHECK #: ON-line payment BCC MEETING DATE: 4/21/21
 COMMISSIONER: JJ ZONE / AE / RNP: C-2 to M-D
 OVERLAY(S)? CMA PLANNED LAND USE: SV CT
 PUBLIC HEARING? N NOTIFICATION RADIUS: 1500 SIGN? N
 TRAILS? Y N PFNA? N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: UL215 LLC Etal
 ADDRESS: 8965 S Eastern Ave, Ste 360
 CITY: Las Vegas STATE: NV ZIP: 89123
 TELEPHONE: 702-735-0061 CELL: _____
 E-MAIL: daryl@darylalterwitz.com

APPLICANT

NAME: Hodgdon Group
 ADDRESS: 1461 E Cooley Dr, Suite 230
 CITY: Colton STATE: CA ZIP: 92324
 TELEPHONE: 602-904-2756 CELL: _____
 E-MAIL: seana@hodgdongroup.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: G.C. Garcia, Inc c/o George Garcia
 ADDRESS: 1055 Whitey Ranch Dr, Suite 210
 CITY: Henderson STATE: NV ZIP: 89014
 TELEPHONE: 702-435-9909 CELL: _____
 E-MAIL: acole@gcgarciainc.com REF CONTACT ID #: 174661

ASSESSOR'S PARCEL NUMBER(S): 176-05-510-002, -003 & -004

PROPERTY ADDRESS and/or CROSS STREETS: Sunset & Riley SWC

PROJECT DESCRIPTION: SEE ATTACHED

(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.

[Signature]
 Property Owner (Signature)*

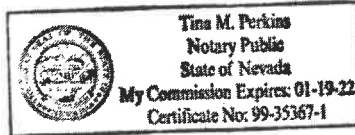
Daryl Alterwitz, Pres of Managers
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON December 3, 2020 (DATE)

By Daryl J. Alterwitz

NOTARY PUBLIC: [Signature]



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



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: NZC-21-0038

Property Owner or Subdivision Name: UL215 LLC

Public Hearing: Yes No

Staff Report already created: Yes No

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

Add this application to the: **TAB/CAC** 4/13/21 **PC** _____ **BCC** _____

Change(s) to be made:

Held no date specific

Withdrawn

No change to meeting(s) 5/4/21 PC; 6/2/21 BCC

Amend Write-up

Renotify

Make a public hearing (Radius: _____)

Rescheduling

Other: _____

Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____

Refund

80%

100% (please include justification for full refund below)

AMOUNT OF REFUND\$: _____

Reason for Change: Add this item to the Spring Valley TAB/CAC meeting.

Change initiated by: ROK Date: 3/22/21

Change authorized by: AHL Date: 3/22/21

Change processed by: ds Date: 3/22/21

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): Spring Valley

Town Board(s): 176-05-510-002 through 004

Sign I Animated Video Non-Static

Type	Dimension	Square Footage
Animated	24'w x 24' h	576.0

Waivers will be needed for Sign I for height and animation. Signs I and J are setback 10 feet from ROW per code.

Design Review Approval Criteria 30.16-9(i)

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

The proposed development is compatible with the adjacent development and development in the area in terms of intensity and the heights of the buildings.

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

The request is for a non-conforming zone change. The proposed project is consistent with the zoning and regulations, plans and policies of the district that is being requested.

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

Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed project is on the end of a short cul-de-sac. This project will complete the cul-de-sac and the associated improvements.

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

The building and landscape materials are appropriate for the area and for the County.

5. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. The buildings have a clean, professional appearance and will be maintained. They will create an orderly and aesthetically pleasing environment. The buildings will be harmonious with development in the area.

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

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

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

The project meets the FAA and other additional requirements and standard as established in Sections 30.16.210-30.16.240.

To allow more than 18 inches of increased finished floor elevation (5 feet requested) Title 30.32.040.9 as part of the Design Review

Per Title 30.32.040.9 - Unless the natural slope of the lot exceeds 12%, the finished grade for the construction of any structure within 100 feet of the property line of a residential use shall not be established in excess of the standard 18 inches above the grade of any lot or parcel adjacent to the structure (height to be measured at the highest elevation on the property line closest to the building) unless required to do so by any provision of the Clark County Code or condition of any land use approval, and then the maximum grade shall not exceed 18 inches above that required by this Title or condition of land use approval. Any request to increase the finished grade over 18 inches shall be considered by the Board through a Design Review as a public hearing. Justification: Existing conditions of the constructed 215 beltway and Rafael Rivera Way have resulted in serve slopes on the west and south of the project. As such the finished floor elevation needs to be greater than 18 inches and be increased to 60 inches (5 feet).

Waivers

1. **To modified street landscaping and sidewalk along Raphael Riviera Way and a portion of Sunset Road; Code Sections 30.48.660 (6) Raphael Riviera Way and 30-64-17(f) and to allow for Alternative Standards for landscaping per Title 30.64.050**

Waivers are justified in that previous approvals provided for the construction of the existing sidewalk system which has driven the landscape design of this project. In addition, similar waivers have been provided to the IKEA site located to the east of Riley. (see landscape plan for specific locations of trees and buffers). In addition, these waivers are justified as they are needed to construct the landscape plan in accordance with current conditions and previous approvals. The site is encumbered by a large slope easement along Rafael Rivera Way which creates slopes of up to 40%. In this slope easement it is impractical to provide any landscaping or sidewalks. Per title 30.64.050.b.5., the proposed alternative standards result in site landscaping that increases the site development compatibility with that of the adjacent IKEA site and compensates for the reductions needed for current site conditions. The proposed landscape plan provides Palo Verdes to complement the IKEA site and provides for a greater number of trees (35 trees vs 34) and greater ground cover of 50% where the IKEA site provides approximately 5% ground cover.

Waiver A: Requests for no plant material along a portion of Rafael Rivera Way. A 25-foot buffer with trees planted 100 feet on Center is being proposed from the intersection of Riley and Rafael going west for a portion of the site. In this area, 14 trees are provided where 117 trees are required for the entire length of Rafael Rivera. The remainder of Rafael Rivera no landscape buffers are being proposed (zero feet where 15 feet is required). The waiver is justified in that an existing slope easement for the elevated road system does not permit landscaping in this area of the site.

Waiver B: Requests for no plant material along a portion of Sunset as an existing slope easement occupies this space. Additional Plant materials are being provide within the property outside of the ROW near the corner of Sunset and Rafael Rivera (6 trees in a large buffer area) and at the NWC of Sunset and the curb cut (7 Trees in a large buffer area). Code requires 30 trees planted 15 feet on center and 30 trees are provided. See Alternative Standards for Landscape per Title 30.64.050. The Sidewalk for this portion of Sunset is existing and was not constructed as a detached sidewalk. The waiver is justified in that an existing slope easement for the elevated road system does not permit landscaping in this area.

2. To allow Nonstandard Improvements in the ROW for Landscaping on Sunset Road and a retaining wall along Rafael Rivera Way per 30.52 050.

Waiver A: The sidewalk for this project has already been constructed. The plan provides for landscaping along Sunset Rd located outside of the Right of Way easements for the buffers located near the on-ramp system however landscaping is being proposed within the ROW for the detached sidewalk from the Sunset Road curb cut to Riley Street. This waiver is justified in that Planning is requiring the landscaping to meet Title 30 requirements for streetscape landscaping and the detached is an existing sidewalk previously approved by the County.

Waiver B: The retaining wall is needed in order to develop the site. This waiver is justified in that the site is greatly depressed from the 215 along Rafael Rivera Way and varies from 2 feet to 16 feet with slopes up to 40 percent. The location for the wall is critical to the road system, slope easement and the overall development of the site.

3. To allow a retaining wall within the required 20-foot setback 30.64.020

The retaining wall will be within the required setback of 20 feet along Rafael Rivera. The wall will vary in setbacks from 11 feet to 33 feet along the southern property line. This waiver is justified in that the site is greatly depressed from the 215 along Rafael Rivera Way and varies from 2 feet to 16 feet with slopes up to 40 percent. The location for the wall is critical to the road system, slope easement and the development of the site.

4. To allow no screening of loading docks where Title 30.48.660.4 it is required

This waiver is justified in that the site is greatly depressed from the 215 along Rafael Rivera Way and varies from 2 feet to 16 feet with slopes up to 40 percent. Landscaping is provided where possible however, a screen wall is not practical and would create a canyon effect along Rafael Rivera Way with walls over 12 feet in height. The loading docks will be significantly

lower than the road ways and direct lines of sight are not possible. Similar waivers have been granted along the 215. Note – even 12-foot walls would not provide screening due to the existing elevations.

5. **To allow a throat depth of 43 feet with a combination right turn lane/bus turnout lane on Sunset Road 100 feet is required 30.52**

This waiver is justified in that Sunset Road will have a combination right turn lane/ bus turnout that will accommodate vehicles entering the site. Note the entrance on Riley St is a private road intended for use by the two private properties that bound this road on the east and west. The road is not intended for travel by the general public and traffic is anticipated to be limited on Riley St. As such no waiver of that throat depth is being requested.

Signage Waivers 30.48.680 and 30.72

1. **To Allow a 70-foot sign where 28 feet is the maximum allowed in the CMA Overlay District**

This waiver is justified in that the site is significantly below grade (16 feet or more) along the 215 Beltway. A 28-foot sign would be impractical and could not be seen from the 215 Beltway. In addition, other signs have been granted waivers along the 215 Beltway.

2. **To Allow a Sign an Animated sign to be 576 SF where 70 SF is allowed (30.48.680) and to allow fully animated non-static video messages (30.72-1)**

These waivers are justified in that three animated signs have been approved along the 215 Belt way in this area and approval at this site will provide for continuity. This animated sign will not have any negative impacts to the surrounding commercial areas and will not impede upon any residential uses in the area.

Waiver Approval Criteria:

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

The proposed waivers will not affect the use and value of the area adjacent and will not affect the surrounding area in a substantially adverse manner.

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

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

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

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

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

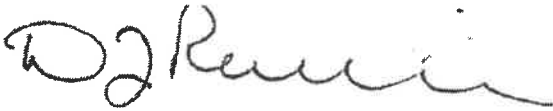
The proposed project will not create an undue burden on any public improvements, facilities or services.

SUMMARY JUSTIFICATION:

The proposed Ashley Furniture Homestore and distribution facility on this site is appropriate given the proximity to 215 Beltway and Sunset ramp system and the developed similar uses in the area. The use is consistent and compatible with the surrounding area. The area along the 215 Beltway has seen many changes in land use from commercial zonings to the Designed Manufacturing District (M-D) Zoning District. In addition, M-D zoning can be found all along Sunset Rd heading east of the subject site. The parcels along the 215 and Sunset Rd to the south and east have a land uses of BDRP. This project will bring significant employment and provide much need services to the growing southwest section of Clark County.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Rankin".

Doug Rankin, AICP
Planning Manager

8

05/04/21 PC AGENDA SHEET

EASEMENT
(TITLE 30)

FORT APACHE RD/PEACE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0114-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

VACATE AND ABANDON easement of interest to Clark County located between Naples Drive (alignment) and Peace Way, and between Fort Apache Road and CC 215 within Spring Valley (description on file). JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

163-20-301-001

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon patent easement. The plans depict the vacation and abandonment of a 33 foot wide patent easement located on the south side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0450	Reclassified 0.9 acres from R-E to C-2 zoning for an office complex with alternative landscaping, reduced setbacks, and alternative driveway geometrics	Approved by BCC	December 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac)	R-E & R-3	CC 215, multiple family residential, & undeveloped
South	Commercial General	C-2	Office complex
East	Residential High (from 8 to 18 du/ac)	R-E	CC 215 & undeveloped
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
TM-21-500030	A 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent 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

- 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: UMER MALIK

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

DRAFT

APR 21-100169



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 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-21-0114</u>	DATE FILED: <u>3/11/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>4/13/21</u>
		TAB/CAC: <u>Spring Valley</u>	
		PC MEETING DATE: <u>05/04/2021</u>	
		BCC MEETING DATE: _____	
		FEE: <u>875</u>	

PROPERTY OWNER	NAME: <u>ZSKSMAZ Family Trust</u>
	ADDRESS: <u>11510 Mystic Road Court.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: _____
	E-MAIL: <u>Umerzmalik1@gmail.com</u>

APPLICANT	NAME: <u>Umer Malik</u>
	ADDRESS: <u>3900 S. Hualapai Way, Ste. 111</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: _____
	E-MAIL: <u>Umerzmalik@gmail.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: _____
	E-MAIL: <u>ElishaS@taneycorp.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-20-301-001

PROPERTY ADDRESS and/or CROSS STREETS: S. Fort Apache Rd. & Peace Way

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 entitled to file 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 affidavits attached hereto 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 approved before any hearing can be conducted.

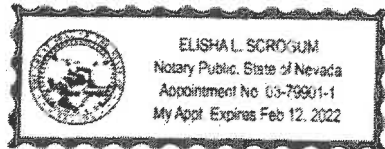
[Signature]
Property Owner (Signature)*

Umer MALIK
Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON Feb. 22, 2021 (DATE)
 BY Umer Zahid Malik

NOTARY PUBLIC: Elisha Scrogum



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant or their 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-21-0114

February 9, 2021

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

**Re: Fort Apache & Peace – Justification Letter
APN: 163-20-301-001**

To whom it may concern:

On behalf of our client, Umer Malik, Taney Engineering is respectfully submitting a project description letter for a Vacation of Patent Easements for a proposed 0.92 gross acre, 1 lot commercial subdivision.

Project Description:

The project consists of a 0.92 gross-acre, 1 lot commercial subdivision located east of Fort Apache Rd and south of Peace Way. Currently the site is zoned R-E – Rural Estates Residential, with a planned land use C-2 – General Commercial District.

Our project will consist of 2 buildings totaling 13,700 square feet (office building 1 – 5,200 square feet and office building 2 – 8,500 square feet).

The project site is bound by properties with planned land use and zoning as follows:

- South & West (developed): C-2 General Commercial District
- North & East (partially developed): currently zoned R-E Rural Estates; planned land use ROW – Right of Way (these are partially developed as CC-215)

The site will have access from one entrance off of Fort Apache Road to the west. There will be 55 parking spaces provided, 4 of which will be ADA parking.

Vacation of Patent Easements

Per the submitted vacation site plan and legal description, we will be vacating a 33-ft patent easement (patent number 977:936422 O.R.) along the south portion of the subject site.

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

Noel Mercado, E.I.T.
Designer I

05/04/21 PC AGENDA SHEET

FORT APACHE & PEACE
(TITLE 30)

FORT APACHE RD/PEACE WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500030-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:

TENTATIVE MAP consisting of 1 lot commercial subdivision on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Fort Apache Road, 300 feet south of Peace Way within Spring Valley. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:
163-20-301-001

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision for a site approved for an office complex. The site is a remnant parcel of right-of-way from the CC 215, which is adjacent to the north and east sides of the parcel. Along the south property line is a dedicated public right-of-way used to provide access to the CC 215. Access to the site is provided by a single driveway from Fort Apache Road. The plan depicts an office complex consisting of 2 buildings with parking for the development located between the 2 buildings and to the west of the southern building.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0450	Reclassified 0.9 acres from R-E to C-2 zoning for an office complex with alternative landscaping, reduced setbacks, and alternative driveway geometrics	Approved by BCC	December 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac)	R-E & R-3	CC 215, multiple family residential, & undeveloped
South	Commercial General	C-2	Office complex
East	Residential High (from 8 to 18 du/ac)	R-E	CC 215 & undeveloped
West	Commercial General	C-2	Shopping center

Related Applications

Application Number	Request
VS-21-0114	A vacation of a patent easement is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS.

Current Planning

- Applicant is advised that 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;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Current Planning Division - Addressing

- Ft Apache Road shall be spelled Fort Apache Road.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #400-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: UMER MALIK

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

DRAFT

APR 21-2021



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-50030</u>	DATE FILED: <u>3/11/21</u>
		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>4/13/21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Spring Valley</u>	PC MEETING DATE: <u>05/04/2021</u>
		BCC MEETING DATE: _____	FEE: <u>750</u>

PROPERTY OWNER	NAME: <u>ZSKSMAZ Family Trust</u>
	ADDRESS: <u>11510 Mystic Road Court.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: _____
	E-MAIL: <u>Umerzmalik1@gmail.com</u>

APPLICANT	NAME: <u>Umer Malik</u>
	ADDRESS: <u>3900 S. Hualapai Way. Ste. 111</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89138</u>
	TELEPHONE: <u>702-767-3764</u> CELL: _____
	E-MAIL: <u>Umerzmalik1@gmail.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>89138</u>
	TELEPHONE: <u>702-362-8844</u> CELL: _____
	E-MAIL: <u>ElishaS@taneycorp.com</u>
	REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-20-301-001

PROPERTY ADDRESS and/or CROSS STREETS: S. Fort Apache Rd & Peace Way

TENTATIVE MAP NAME: Fort Apache & Peace

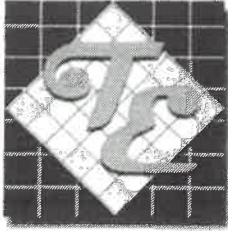
I, We, the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or am, and we are authorized to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the supporting documents 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 approved by the Board 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 take any necessary signs on said property for the purpose of advising the public of the proposed application.

[Signature] Property Owner (Signature)* Umer MALIK Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON Feb. 22, 2021 (DATE)
 By Umer Zahid Malik
 NOTARY PUBLIC: [Signature]



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



TANEY ENGINEERING

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

February 22, 2021
MLZ-20-015

**PLANNER
COPY**

TM-21-50030

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

Re: Fort Apache & Peace – Tentative Map

To Whom it May Concern:

Taney Engineering, on behalf of our client, Umer Malik, realizes the tentative map will not be acted within NRS time frames. We respectfully request that the tentative map is submitted concurrently with our Vacation application.

Thank you for your attention to this request. Please feel free to give us a call should you have any questions.

Sincerely,
TANEY ENGINEERING

Elisha Scrougm
Project Coordinator

10

05/04/21 PC AGENDA SHEET

SINGLE FAMILY
RESIDENTIAL SUBDIVISION
(TITLE 30)

MOUNT DIABLO DR/DIABLO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0094-SOUSOU FAMILY TRUST & SOUSOU, GEORGE & ALISE CO TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce lot size.

DESIGN REVIEW for a single family subdivision on 0.7 acres in an R-D (Suburban Estates Residential) Zone in the CMA Design Overlay District.

Generally located on the west side of Mount Diablo Drive (alignment), 330 feet south of Diablo Drive within Spring Valley. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-26-811-004

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce gross lot size to 7,676 square feet where 10,000 square feet is the minimum per Table 30.40-1 (a 23% reduction).
- b. Reduce net lot size to 6,024 square feet where 9,000 square feet is the minimum per Table 30.40-1 (a 33% reduction).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5545 Mount Diablo Drive
- Site Acreage: 0.7
- Number of Lots/Units: 3
- Density (du/ac): 2.6 (entire subdivision)
- Minimum/Maximum Lot Size (gross square feet): 7,676/11,929
- Minimum/Maximum Lot Size (net square feet): 6,024/10,827
- Project Type: Single family subdivision

Site Plan

The site plan depicts a single 0.7 acre parcel to be subdivided into 3 parcels. This site is located at the southwest side of an existing Mount Diablo Drive hammerhead turnaround. A private access easement extends from the hammerhead turnaround, along the eastern property line across the width of Lot 2 and abuts Lot 3, farthest to the south. Lot 2 and Lot 3 are designed as a "flag" shape, and both receive access from the easement.

A waiver of development standards is necessary to reduce the gross lot size to 7,676 square feet and the net lot size to 6,024 square feet. This is 1 of 2 remaining undeveloped parcels in the subdivision, and most other parcels within the overall subdivision are already developed with single family residences.

Density for the site is calculated based on the entire subdivision, which originally included 8 lots on 3.9 acres. By creating 2 additional lots, density will be 2.6 units per acre, which is below the 3 units per acre maximum for the R-D zoning district.

Applicant's Justification

According to the applicant, the purpose of subdividing the parcel is to provide 3 parcels for the property owner's family. Although a waiver of development standards is necessary to reduce gross and net lot size, the resulting lots will be similar in size to the adjacent R-1 zoned single family subdivision to the west. In addition, the parcel is encumbered by several drainage and utility easements that reduce the net lot area. The proposed subdivision will not create any undue burden on public facilities and services, and the subdivision will not negatively impact neighboring properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-191-90 & VC-505-90	Reclassified the site to R-D zoning, with a single family residential subdivision, and a variance to reduce lot depth	Approved by BCC	September 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-D	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Residential Low (up to 3.5 du/ac)	R-D	Undeveloped & single family residential
West	Residential Suburban (up to 8 du/ac)	R-1	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

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.

This is 1 of 2 remaining undeveloped lots in the single family subdivision. The location of the lot is in the southwest corner of the subdivision, and access will be provided to all 3 lots. However, the reduced size of the lots could provide additional impacts to the adjacent neighbors to the north and east. For example, 3 houses would create additional traffic, structures, and impacts to the infrastructure beyond what was originally planned for the subdivision. Even though the lots are similar in scale to the R-1 subdivision to the west, the lots are smaller than the standard size for an R-D subdivision. As a result, staff cannot support the reduction in gross and net lot size.

Design Review

Besides the reduced lot size, the proposed subdivision complies with other Title 30 standards such as access and setbacks. Subdividing the undeveloped lot would create additional housing opportunities on an in-fill parcel, which is consistent with Growth Management Policy 7. Also, Policy 7 encourages intensification of in-fill sites to be balanced with a strong sensitivity to protecting existing neighborhoods. Nevertheless, 3 lots will intensify the undeveloped parcel beyond what was anticipated for the subdivision. Therefore, staff cannot support the request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

Staff Recommendation

Denial.

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:

- 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.
- Applicant is advised that the residential driveways must comply with Uniform Standard Drawing 222.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; the FAA's airspace determinations include expiration dates; separate airspace determinations will be needed for construction cranes or other temporary equipment; issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; there may be homes that are over 150 feet from the nearest fire access lane; please note some form of Code mitigation may be required to reconcile access distances that are exceeded (ex: sprinkler systems); the "flag" of the flag lot cannot be used for access due to width and possibly construction; and to show fire hydrant locations within 300 feet of residential structures.

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 #0277-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GEORGE SOUSOU

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILLESPIE ST., BUILDING E, STE 120, LAS VEGAS, NV 89183

05/05/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

BUFFALO DR/BADURA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400045 (ZC-18-0348)-GERBER FAMILY TRUST ETAL & GERBER JASON
MICHAEL TRS:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced setbacks; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** a proposed warehouse/office complex with outside storage yards; and **2)** proposed lighting (previously not notified) on 5.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the south side of Badura Avenue (alignment), 980 feet east of Buffalo Drive within Spring Valley. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-03-302-008

LAND USE PLAN:

SPRING VALLEY BUSINESS AND DESIGN/RESEARCH PARK

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side street (corner) setback for proposed trash enclosures to 14 feet where 20 feet is required per Table 30.40-5 (a 70% reduction).
2. Reduce the throat depth for a proposed driveway along Pioneer Way to 13 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 48% reduction).

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Office/warehouse complex with outside storage yards
- Number of Stories: 2
- Building Height (feet): 37
- Square Feet: 17,976 (building A)/17,465 (building B)/17,874 (building C)/18,226 (building D)
- Parking Required/Provided: 116/123

Site Plans

The applicant had an approved conforming zone change from R-E to M-D zoning for an office/warehouse complex with outside storage yards. The original plans depict a proposed 4 building complex consisting of building A through building D, each containing an outside storage yard component. The area of building A through building D range from 17,465 square feet to 18,226 square feet. The 4 outside storage yards each have an area of 2,994 square feet and are centrally located within the project site behind the rear of the buildings. The outside storage yards are screened from Badura Avenue (alignment) and Arby Avenue (alignment) by the proposed buildings. A 6 foot high decorative split-face CMU block wall with wrought iron gate is proposed along the east and west property lines and screens the storage yards from the undeveloped parcels to the east and west. Each office/warehouse features a loading dock with overhead roll-up doors located at the rear of the building, screened from the public right-of-way. Five foot wide pedestrian connections consisting of textured paving connect the proposed 5 foot wide sidewalk along Badura Avenue to the principal entrances of building C and building D. Five foot wide pedestrian connections consisting of a concrete sidewalk connect the proposed 5 foot wide sidewalk adjacent to Arby Avenue to the principal entrances of building A and building B. Building A through building D are interconnected through a series of 5 foot wide pedestrian connections consisting of concrete sidewalks and textured walkways. A total of 4 trash enclosures are equitably distributed throughout the site. Each building features a designated area for 4 bicycle parking spaces. Access to the project site is granted via a total of 3 commercial driveways along Badura Avenue, Arby Avenue, and Pioneer Way. Enhanced paving is provided at each commercial driveway entrance to the project site. Eighteen foot high light poles with shielding are equitably distributed throughout the interior of the parking lot. The office/warehouse complex requires 116 parking spaces where 123 parking spaces are provided.

Landscaping

The approved plans depict a 31.5 foot wide landscape area with a 5 foot wide detached sidewalk provided along Badura Avenue. Medium 24 inch box trees planted 30 feet on center are located within the landscape area. A 20 foot wide landscape area with a 5 foot wide attached sidewalk is provided along Arby Avenue. Medium 24 inch box trees planted 30 feet on center are located within the landscape area. A 6 foot wide landscape area with a 5 foot wide attached sidewalk is located along Pioneer Way. Medium 24 inch box trees planted 30 feet on center are located within the landscape area. A decorative, 6 foot high split-face CMU block wall is located adjacent to the 6 foot wide landscape area along Pioneer Way. Interior landscaping features large, 24 inch box trees equitably distributed throughout the parking lot. An 8 foot wide landscape area that includes large, 36 inch box trees is featured along the east and west property lines of the project site.

Elevations

The approved plans for building A through building D feature a varying roofline measuring between 34 feet to 37 feet to the top of the parapet wall. The exterior of the buildings consists of concrete tilt-up paneling with overhead roll-up doors facing toward the interior of the project site. An aluminum storefront window system is featured at the principal entrance to each building in addition to a metal canopy located over the entrance doors. Wall mounted lighting is provided along the perimeter of the 4 buildings to ensure the pedestrian walkways surrounding the warehouses and storage yards are properly illuminated.

Floor Plans

The approved plans depict the area of building A through building D range from 17,465 square feet to 18,226 square feet including incidental office uses. Building A and building D include second floor mezzanine levels measuring 2,028 square feet. Building B and building C include second floor mezzanine levels measuring 2,045 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for: ZC-18-0348

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance.
- Traffic study and compliance.
- Full off-site improvements.
- Right-of-way dedication to include 35 feet to back of curb for Badura Avenue, 30 feet for Arby Avenue, 30 feet for Pioneer Way and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that operational permits may be required for this facility; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0270-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they realize this hardship was created by themselves and apologize for not handling this prior to the time running out. The project has been caught up in Public Works

with the Civil Engineer and the applicant lost track of the expiration date. The project is awaiting permits and is progressing forward. With this in mind, the applicant respectfully requests an extension of time.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business and Design/Research Park	C-2	Undeveloped

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0583	Vacated and abandoned easements	Approved by PC	February 2021
ZC-18-0348	Reclassified 5 acres from R-E to M-D zoning; with waivers for reduced setbacks and to allow modified driveway design standards; and design review for office/warehouse and lighting	Approved by BCC	December 2018

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. This request is the first extension of time request and furthermore, staff finds that since the property owner is currently coordinating construction development with a new contractor the request for additional time is needed to proceed with the project. Currently, a review of property and permit records show progress is commencing with this project, and staff does not object to the applicant's request.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SERGIO A. COMPARAN

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305, HENDERSON, NV 89074



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) ZC-18-0348 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>Et 21-400045</u> DATE FILED: <u>3/17/21</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/5/21</u> FEE: <u>\$ 300</u>
	PROPERTY OWNER NAME: <u>Gerber Family Trust</u> ADDRESS: <u>4 Anthem creek cir</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>818 516 4458</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Sheldon Colen</u> ADDRESS: <u>2580 St. Rose Parkway, Suite 305</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Sheldon Colen</u> ADDRESS: <u>2580 St. Rose Parkway, Suite 305</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: <u>165640</u>	

ASSESSOR'S PARCEL NUMBER(S): 176-03-302-008

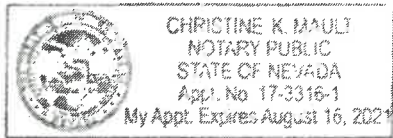
PROPERTY ADDRESS and/or CROSS STREETS: W. Badura Avenue and S. Tenaya Way

PROJECT DESCRIPTION: Extension of time

(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.

Jason Gerber Jason Gerber
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 28, 2021 (DATE)
 By JASON GERBER
 NOTARY PUBLIC: Christine K. Mauli



*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.



2580 St. Rose Parkway, Suite 305,
Henderson, NV 89074
Tel.: (702) 719-2020 Fax: (702) 269-9673
Gary L. Carlson, Architect (License No. 1859)
Sheldon Colen, Architect (License No. 7701)

January 27, 2021

ET - 21-400045

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

RE: Justification Letter for an Extension of Time for ZC-18-0348

Please accept this letter as justification for an extension of time for ZC-18-0348. We realize this hardship was created by ourselves. We apologize for not handling this prior to the time running out. The project has been caught up in Public Works with the civil engineer and the NOFA time limit did not cross our minds. As you can see the project is also in for permits and is progressing forward. With this in mind, we respectfully ask for your approval recommendation on the Extension of Time.

Thank you,

Sheldon Colen
SCA Design

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05/05/21 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

POST RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0106-RYDER TRUCK RENTAL INC:

ZONE CHANGE to reclassify 4.7 acres from M-D (Designed Manufacturing) Zone to R-3 (Multiple Family Residential) Zone.

USE PERMIT for an attached (townhouse) planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) increase building height; 3) eliminate sidewalk adjacent to private street; 4) reduce width of private streets; 5) modify private street sections; 6) reduce back of curb radius; and 7) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) an attached single family residential planned unit development; and 2) finished grade.

Generally located on the north side of Post Road, 1,325 feet west of Buffalo Drive within Spring Valley (description on file). MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:

163-33-701-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback from any drive aisle, sidewalk, or curb within a planned unit development to zero feet where a minimum of 10 feet is required per Section 30.24.080 (a 100% reduction).
2. Increase building height to 35 feet 10 inches where 35 feet is allowed per Table 30.40-3 (a 2% increase).
3. Waive the sidewalk adjacent to a private street where required per Section 30.24.080.
4. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (an 18.9% reduction).
5. Allow flush curb/zero curb and an inverted crown on private streets where an "R" curb or "Roll" curb is required per Uniform Standard Drawing 210.S1.
6. Reduce back of curb radius to 10 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 50% reduction).
7. Reduce the driveway distance to the property line to 3 feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 50.% reduction).

DESIGN REVIEWS:

1. Attached single family residential planned unit development.

2. Increase finished grade to 42 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots/Units: 79
- Density (du/ac): 16.6
- Minimum/Maximum Lot Size (square feet): 1,132 (gross and net)/1,258 (gross and net)
- Project Type: Attached (townhouse) planned unit development.
- Number of Stories: 2 & 3
- Building Height (feet): 25 feet, 11 inches (2 story)/35 feet, 10 inches (3 story)
- Square Feet: 1,783 (minimum)/2,976 (maximum)
- Open Space Required/Provided: 20,038/65,550
- Parking Required/Provided: 206/206

Site Plan and Request

This request is for a conforming zone change to reclassify approximately 4.7 acres from an M-D zone to an R-3 zone for a proposed attached (townhouse) planned unit development. The plans depict an attached single family residential development consisting of 79 residential lots with a density of 16.6 dwelling units per acre. The development consists of townhomes, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure.

The proposed development features a total of 16 buildings, each containing 4 to 5 units that are adjacent to 30 foot wide private streets. The proposed development requires 20,038 square feet of open space where 65,550 square feet of open space is provided. An open space area consisting of 23,922 square feet (common element A) is located at the central portion of the project site. The open space area will feature amenities such as turf areas, playground equipment, gazebo, barbecue grills, and picnic tables. An open space area consisting of 41,628 square feet (common element B), is located near the entry of the development along Post Road and extends around the perimeter of the development, featuring paved walkways, and the primary space includes a dog park area with bench, waste station, and trash receptacle. The remaining open space areas are equitably dispersed throughout the interior of the project site which include pedestrian walkways and landscaped areas. Parking will consist of garage parking for residents and surface parking for residents and visitors. The driveways associated with each unit are a minimum of 5 feet in length. The total visitor parking provided for the development is 16 spaces where 16 spaces are required. On-site parking spaces are located near the development entry (to the east and west sides of the dog park area, and adjacent to the west and north sides of the central common element area). Each residential lot has a minimum total area of 1,132 square feet.

The minimum setbacks for each townhouse unit are as follows:

Front loaded models:

- Lot area – 1,132 square feet
- Front – 4 feet to 5 feet (from the edge of the private street)
- Rear – Zero feet
- Side yard – Zero feet
- Perimeter – 10 feet
- Driveway length – 4 feet

Front loaded models are proposed along the perimeter of the project site. A network of sidewalks ranging in width from 3.5 feet to 4 feet are located within the interior of the site, providing pedestrian circulation within the development. A series of 4 foot wide sidewalks located on 3 sides of each building and around the perimeter of the central open space and dog park area connects to 2 pedestrian accesses located along Post Road.

Landscaping

The plans depict a 6 foot wide landscape area located along Post Road. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are located within the aforementioned landscape areas. Trees and landscaping are equitably distributed throughout the interior of the site. A 6 foot high decorative block wall is located along the north and west property lines while a combined screen wall and retaining wall measuring 12 feet in height (6 foot retaining wall and 6 foot decorative wrought iron fence) is located along the south boundaries located behind the street landscaping along Post Road. Intense landscaping consisting of evergreen 24 inch box trees is provided along the west and north property lines of the development.

Elevations

The plans depict 4 plex and 3 plex residential units with 3 elevations. The buildings have a maximum height of 25 feet 11 inches (2 story units) and 35 feet 10 inches (3 story units) and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of the garage doors, facing the private streets. The residential buildings consist of neutral, earth tone colors.

Floor Plans

The plans depict 2 and 3 story homes with floor plans ranging between 1,783 square feet to 2,976 square feet. The floor plans feature 3 to 5 bedrooms, kitchen, living room, dining room, closets, laundry room, and 2 bathrooms. Each unit features a 2 car garage consisting of a minimum of 501 square feet.

Applicant's Justification

The applicant states the reduced setbacks are interior to the project site and for the setback of residential units from adjacent sidewalks. More often, the setback is 5 feet to match the

proposed driveway length on all units. The 4 foot to 5 foot driveway length is suitable for creating open space within the center of the project.

The proposed 30 foot private street with no parking allowed will maintain more clearance for fire apparatus and the removal of sidewalks adjacent to the private streets reduces the promotion of future residents to parallel park on the driveway. In addition, the private roadways have sufficient width and depth to convey the impacting stormwater flow while maintaining flood protection of the residential structures.

The on-site private streets serve as the primary storm run-off conveyance system for the proposed development. As such, the inverted crown allows for an increase in the roadway drainage capacity while providing adequate utility coverage. The A-curb with the inverted crown will allow for a smoother transition into the driveway and garage of the buildings.

A 10 foot radius back of curb is proposed along the stub streets at 2 radii at the northwest portion of the site and the southeast portion of the site, and is acceptable since it does not impact the fire lane or turning movements.

The current design of the project site promotes greater pedestrian connectivity to the internal streets servicing the development.

The proposed driveway setback from the side property line is 3 feet. The standard area of 6 feet for placement of underground utilities is not needed. Due to the compact design of the development, a reduction to the setbacks is typical for single family attached products.

There are several areas within the project boundary where the elevations are designed to be raised up to 42 inches within the center of the site due to grading constraints of the current residential development to the north and west, and the developing property to the east which will utilize an 8 foot high screen wall.

The proposed development is compatible with adjacent uses in terms of scale, site design, and operating characteristics. The subdivision will provide infill development near existing infrastructure. The proposed residences adjacent to the north and west property lines will consist of similar height 2 story homes to provide like transitioning by maintaining appropriate buffering and similar building heights.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0633-08 (ET-0113-10)	First extension of time for truck maintenance facility - expired	Approved by PC	August 2010
UC-0433-08 (ET-0094-10)	First extension of time for truck rental facility - expired	Approved by BCC	June 2018
ZC-0659-07 & UC-0433-08 (WC-0039-09)	Waive relocating a driveway - expired	Approved by BCC	March 2009

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0633-08	Reduce the separation between a truck maintenance facility and a residential use -expired	Approved by PC	July 2008
UC-0433-08	Truck maintenance and storage facility and waive condition for matching cornice - expired	Approved by BCC	June 2008
TM-0247-07	1 lot commercial subdivision - expired	Approved by PC	October 2007
ZC-0659-07	Reclassified 5 acres to M-D zoning for an industrial complex	Approved by BCC	July 2007
VS-0660-07	Vacated and abandoned easements	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (up to 18 du/ac)	R-2 & R-3	Single family residential & multi-family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Commercial General	C-2	Mixed-use development
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
TM-21-500027	A tentative map consisting of 79 attached single family residential lots and 4 common element lots on 4.7 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Zone Change**

The intent of the R-3 zoning district is to provide for the development of medium density residential uses and to prohibit the development of incompatible uses that are detrimental to the residential environment. To the west of the project site is a previously approved single family residential development with R-2 zoning at 5.6 dwelling units per acre. To the south and southwest, across Post Road, is a developed single family residential development with R-2 zoning with a density of 6.2 dwelling units per acre. Immediately to the north of the project site is a developed single family residential development with R-2 zoning with a density of 7.37 dwelling units per acre. To the northwest is a developed multiple family residential with a density of 16 dwelling units per acre. To the east is a mixed-use development with a density of

31.7 dwelling units per acre. Staff finds the proposed R-3 zoning is consistent with the surrounding land uses, and should not have an adverse or negative impact on the immediate area; therefore, staff recommends approval.

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.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment unit or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition to the existing residential development and commercial land uses within the immediate area; therefore, recommends approval.

Waivers of Development Standards

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

Waiver of Development Standards #1

The requested setback reduction to zero feet is significant; however, the request is necessary to take into account the setbacks of the residential buildings to the internal sidewalks within the development. The typical residential building setback from a private street is 5 feet, to accommodate the proposed driveway length and for the building to be separated from adjoining residences or streets. Due to the attached nature of the residential development and the internal pathways for the development, staff finds the request should have minimal to no impact on the overall development of the site; therefore, recommends approval.

Waiver of Development Standards #2

The request to increase the overall building height is minimal for the development and may be negligible to the surrounding properties as the location of the units are internal to the site and will not directly impact the existing residential developments; therefore, staff recommends approval.

Waiver of Development Standards #3

Along streetscapes, either a 4 foot wide sidewalk on both sides of the private street or a 5 foot wide sidewalk installed on 1 side of the street is required for Planned Unit Developments. While staff typically does not support the elimination of the sidewalks, the relocation of an internal pedestrian walkway is provided throughout the development creating an alternative for pedestrian movement from walkways along the private streets. The elimination of the sidewalks along the private streets also reduces the potential for residents to park vehicles within the driveway and sidewalk combined areas along the street frontages; therefore, staff can support the request.

Design Review #1

Urban Specific Policy 7 of the Comprehensive Master Plan states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. The proposed development complies with the aforementioned policy, although while there is a single entry street, there are 2 pedestrian points of connection proposed from the interior of the development to Post Road. Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying rooflines, exterior building materials such as stucco and decorative window trimming, and decorative wrought iron railings. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 16.6 dwelling units per acre, which staff believes is an appropriate density. The design of the residential buildings are consistent and compatible with the existing and approved residential development within the surrounding area; therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #5

Staff has no objection to allowing a flush curb/zero curb and an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.

Waiver of Development Standards #6

Staff has no objection to reducing the back of curb radii for the private streets within the proposed subdivision providing that Fire Prevention approves the request.

Waiver of Development Standards #7

Staff has no objection to the reduction in the distance from the driveways to the property lines. This is a standard request for single family attached dwellings.

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 not supporting the zone change or design of the project, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

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

- Resolution of intent to complete in 4 years;
- No 3 story units adjacent to the west and north property lines;
- 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 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 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;
- Full off-site improvements.
- 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.

Department of Aviation

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0365-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS LLC

**CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

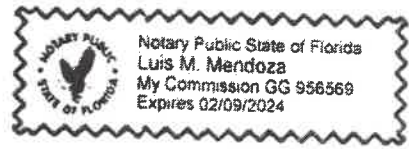
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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>2010CLWS/DR-ZI-0106</u> DATE FILED: <u>3/10/2021</u> PLANNER ASSIGNED: <u>LMM</u> TAB/CAC: <u>SV</u> TAB/CAC DATE: <u>4/13/2021</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5/5/2021</u> FEE: <u>\$ 3550</u>
	PROPERTY OWNER NAME: <u>Ryder Truck Rental Inc.</u> ADDRESS: <u>11690 N.W. 105th Street</u> CITY: <u>Miami</u> STATE: <u>FL</u> ZIP: <u>33178-1103</u> TELEPHONE: <u>305-500-3212</u> CELL: <u>—</u> E-MAIL: <u>Lance_Rodriguez-Hatcher@Ryder.com</u>
	APPLICANT NAME: <u>Beazer Homes</u> Contact: <u>Jeff Lesnick</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: <u>702-802-4428</u> E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: <u>—</u>
	CORRESPONDENT NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>197146</u>

ASSESSOR'S PARCEL NUMBER(S): 163-33-701-009
 PROPERTY ADDRESS and/or CROSS STREETS: Northwest corner of W Post Road and Warbonnet Way
 PROJECT DESCRIPTION: Single family residential subdivision by Beazer Homes

(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.

Nanci Tella Property Owner (Signature)*
Nanci Tella Property Owner (Print)

STATE OF Florida
 COUNTY OF Miami Dade
 SUBSCRIBED AND SWORN BEFORE ME ON October 23, 2020 (DATE)
 By Nanci Tella
 NOTARY PUBLIC: Luis M. Mendoza



*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.

March 8, 2021



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Lorne Phegley
Senior Planner
Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Opal Point (W. Post Road & Warbonnet Way)
Justification Letter for Zone Boundary Amendment (Conforming), Special Use Permit (PUD),
and Design Review
APN 163-33-701-009**

Dear Ms. Phegley,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Zone Boundary Amendment, Special Use Permit (PUD), Waiver of Standards and Design Review for subject property. Opal Point will consist of seventy-nine (79) single family attached (townhouse) residential lots and four (4) common lots encompassing the entire 4.76-acre site for a density of 16.6 residential lots per acre. A summation of the requests is stated below and are presented in detail after the summation.

Summary of Requests:

Conforming Zone Change: M-D to R-3
Special Use Permit: Planned Unit Development (townhomes)
Design Review:

1. Single-Family Attached Residential Townhome Planned Unit Development
2. Increase Finished Grade to 42 inches (3.5 feet) where 18 inches is standard per Title 30.32.040 (133% increase).

Waiver of Standards:

1. Modify sidewalk requirement in PUD per *Title 30.24.080.c.1.B* to remove four-foot sidewalk adjacent to private street and utilize four-foot sidewalks at the rear of the homes (along entries). **See *Streets and Parking Section for Justification.***
2. Reduce 10-foot setback from any street, drive aisle, sidewalk, or curb in PUD per *Title 30.24.080.c.1.D* to 1 foot (90% reduction). **See *Design Review and Special Use Permit for PUD Section for a full list of requested setbacks and for Justification.***

3. Reduce minimum street width for a private street greater than 150 feet in length than serves more than 1 dwelling unit to 30 feet where a minimum 37 feet with a minimum 36 feet of drivable surface is required per *Title 30.52.030.b.1* (18.9% reduction). **See *Streets and Parking Section for Justification*.**
4. Allow A-Curb and Ribbon Curb where R-Curb or Roll curb is required and use of inverted crowns within *Uniform Standard Drawing 210.S1*. **See *Streets and Parking Section for Justification*.**
5. Reduce distance from property line to driveway to 3 feet where 6 feet is required per *Uniform Standard Drawing 222* (50% reduction) **See *Streets and Parking Section for Justification*.**
6. Reduce the internal street back of curb radii to 10 feet where 20 feet is required per *Uniform Standard Drawing 201* (50% reduction) **See *Streets and Parking Section for Justification*.**
7. Increase Building Height for three story option to 35 feet 10-inches where 35 feet is required per *Title 30 Table 30.40-3* for Lot 33 through Lot 79 (2.4% increase). **See *Floor Plans and Elevations Section for Justification*.**

Project Description

The project consists entirely of 4.76± acres (gross) and is generally located at the northwest corner of the intersection of Warbonnet Way and West Post Road. The project site is a portion of the East Half (E ½) of the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 33, Township 21 South, Range 60 East, MDB&M, Nevada commonly known as APNs 163-33-701-009.

The project site is currently zoned Designed Manufacturing (M-D) and has a land use of Residential High (RH, from 8-18 du/ac). The parcel is bounded to the north, west and south by existing single family detached residential developments zoned Medium Density Residential (R-2) and to the east by undeveloped land zoned General Commercial (C-2). Please note that the development east of the project site will be developed as an apartment complex.

Conforming Zone Change

The applicant is respectfully requesting a conforming zone change from M-D to R-3 for the subject parcel in support of the proposed townhome development. The Spring Valley Land Use Plan adopted on October 8, 2014 shows the following zoning districts as acceptable with a RH designation:

Medium Density Residential (R-2), Manufactured Home Residential (R-T), Residential Urban District (RUD), Multiple-Family Residential (R-3), and Public Facility (P-F).

The proposed R-3 zoning designation appears more compatible within the current RH land use designation than the current zoning designation of M-D (Manufacturing).

The land use west of the project site is Rural Suburban (RS) and Clark County has established an Residential High land use for the subject project as a transitional land use to the Commercial General (CG) land use east of the project site. The proposed R-3 development would serve as appropriate transitional zoning in accordance with current land use planning for the area. Development trends within this portion of the Spring Valley Township have changed in recent years, with an emphasis toward affordable single-family residential development. Please note the existing RH development to the north (Eloquence) and existing R-2 developments to the south and west (Encantarra and Patrick & Rumrill) in lieu of the Manufacturing Districts west of the project site past Cimarron Road.

This community will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of affordable transitional single-family residential development. This proposed community will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots in the southwest portion of the Las Vegas Valley.

Design Review and Special Use Permit for PUD

The developer is requesting a design review for a proposed townhouse attached residential development, as well as a design review to increase the finished grade in conjunction with the proposed project site. Opal Point will consist of seventy-nine (79) single family attached (townhouse) residential lots and four (4) common lots encompassing the entire 4.76-acre site for a density of 16.6 residential lots per acre. Said density does not exceed the maximum density of 18 units per acre allowed within a typical R-3 development within Clark County (*Table 30.40-3*) and a typical RH land use.

The PUD will not adversely affect the surrounding property. The project entries for the existing residential communities within proximity of the site do take direct access from Post Road and therefore development of this site should not negatively impact traffic patterns along this roadway. Development of this infill parcel is compatible and harmonious with adjacent uses as there is an existing condominium community (zoned R-3) northwest of the project site in conjunction with surrounding R-2 development. The building heights and material of the proposed buildings are compatible with the surrounding communities. This community will propose alternative setbacks and development waivers conducive with a townhome development, but compensation for said requests will be providing future residents with more than three times the required amount of interior open space to promote an active, healthy lifestyle. The project site will have like transitioning by maintaining appropriate buffering and similar building heights. There is a mix of single story and two-story homes along the northern and western boundary of the project site. The proposed townhome buildings adjacent to these existing homes will not exceed 25-feet-10-inches, similar the heights of the two-story homes within the adjacent communities.

The project site will utilize a 37-foot wide private street for entry into the project site and internal private drives (30-foot wide with A-type or ribbon curb; no parking either side of the drive) that will have a one access point to West Post Road. Lots within the project site development range in size from 1,132 gross square feet to 1,258 gross square feet with an average lot size of 1,198 square feet. A PUD required a 10-foot building setback to any street, drive aisle, sidewalk, curb, or sidewalk. The proposed

setbacks (not including architectural encroachments) for the current PUD (**Waiver of Development Standards #2**) will be as follows:

- Front (Garage) Setback: 4 feet min and 5 feet max to private drive (*WDS #2*)
- Front (Living) Setback: 4 feet to living to private drive (*WDS #2*)
- Rear Living Setback: 5.25 feet to Common Element (*WDS #2*)
- Rear Porch/Patio Setback: 0 feet to Common Element (leading edge) (*WDS #2*)
- Side Setback: 0 feet between units
- Corner: 10 feet to curb (drive aisle), 8 feet to parking curb (*WDS #2*)
- Building Separation: 10 feet (foundation to foundation)
- Sidewalk 1 feet (*WDS #2*)
- Perimeter Setback: 10 feet building to boundary of project

The setbacks required a conducive with a townhome development. All of the setbacks are internal to the project site while the perimeter setbacks are maintained to not negatively impact surrounding communities. The 4' and 5' driveway lengths allow the develop to create open space within the center of the project and is a similar request from other townhome developments. Please see the *Streets and Parking* section below for further discussion on relocation of the typical sidewalks required in a PUD. The minimum sidewalk separation of 1 foot is generated from the sidewalk adjacent to Lot 79, but is typically 3 feet from the proposed property lines and 4 feet from the building foundation at the side of the buildings. The distance to the parking curb line to 5 feet from property line with the porch being 5 feet and the living area at 11 feet. The rear living area is approximately 8.25 feet from the sidewalk (3 foot to lot line and 5.25 feet in the townhome lot) as per the Setback/Separation Exhibit on Site Plan Sheet SP2.

Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. There will be several areas where the elevations have been raised more than 18 inches vertically, with a maximum fill of 42 inches within the center of the project. The increase in elevation is due to typical grading constraints as evidenced by the current east-west cross-section. The development east of the project site (currently under construction) will utilize an 8-foot high screen wall, therefore a proposed 2' retaining wall on the eastern property wall will allow for 6 feet of exposed screen wall above the proposed retaining wall.

Open Space and Pedestrian Circulation

The landscape plan provided depicts a centralized amenity area within Common Element A. It contains a tot-lot, a gazebo, picnic tables, BBQs and benches. The secondary amenity area near the project entry within Common Element B will provide a dog park area with benches and a dog station. Each rear elevation will face a minimum 10-foot wide common element. All of landscaping within Opal Point (both in the common elements and the yard areas) will be maintained by the homeowner's association so that the community will remain cohesively and properly maintained. Pedestrian circulation is maintained via proposed four-foot wide sidewalks throughout the community.

Streets and Parking

As justification for **Waiver of Development Standards #3**, please note that the proposed 30-foot wide private drive section with no parking allowed will maintain more clearance within the fire apparatus accessway than a typical 37-foot wide Clark County private street section with parking allowed. Parking will only be allowed in garages and within offstreet parking stalls. The 30-foot width meets the minimum LVVWD easement widths and will meet all fire access/turning movements.

Please note that sidewalks adjacent to street will not be provided adjacent to building driveways as required per *Title 30.24.080.c.1.B*. However, the developer is requesting to modify this requirement (**Waiver of Development Standards #1**) that both of the required 4-foot sidewalks will be provided at the rear of the homes in lieu of adjacent to the street in front of the building driveways. The proposed 5-foot driveway and a 4-foot sidewalk adjacent to the street would promote future residents to parallel park on their driveway and on the sidewalk given the cumulative nine from the back of curb to the face of garage. In addition, moving the sidewalk would remove pedestrians from the private street and limit their circulations to strategic crossings.

In addition, the developer is requesting that USD 210.S1 be modified (**Waiver of Development Standards #4**) to allow for A-Curb, ribbon curb, and the use of inverted crowns (see Detail 1 of Site Plan sheet SP3). The inverted crown street section will allow storm runoff to collect in the center of the road in lieu of adjacent to the proposed building garages. The inverted crown is also a smoother transition into the driveway and garage of the buildings. R-Curb/Roll Curb are not required with use of the inverted crown since a 2-foot valley gutter conveys runoff within the street.

The distance from property line to driveway is being requested to be reduced from 6 feet to 3 feet (**Waiver of Development Standards #5**). The wet utility and dry utility designs for this type of product vary from typical single family detached product and 6 feet isn't necessary to provide all necessary facilities to the buildings. Reduction of this separation is a typical pattern with single family attached products. The developer is requesting a reduction in the internal street minimum back of curb radii in UDS 201 from 20 feet to 10 feet (**Waiver of Development Standards #6**). Please note that the reduced radii are only being requested adjacent to proposed stub streets (less than 150 feet in length) and that fire access/turning movements are not hindered by this request as fire trucks do not drive down stub streets less than 150 feet in depth.

The required parking for this PUD development per *Title 30.24.080.e.1* is as follows:

Spaces per Unit:	158 garage spaces (2 spaces per each of the proposed 79 Units)
Visitor Parking:	16 spaces (1 space per every 5 Units)
Additional Parking:	<u>32 spaces [1 space for every enclosed parking space (garage) provided]</u>
Cumulative Spaces:	206 spaces

The current project site provides 158 garage spaces and 48 off-street parking spaces for a cumulative 206 space to meet the necessary parking requirement for the PUD.

Floor Plans and Elevations

The developer is proposing three (3) different townhome buildings: two 5-Plexes and one 4-plex. The proposed two-story homes will range in livable square footage from 1,235 square feet to 2,050 square feet. Each unit will have a widened two-car garage. Each unit will take access to the building via the rear of lot, so the front door of every unit will face a landscaped common element. The elevation materials consist of stucco finished walls and concrete tile roofs. The developer will provide four (4) different architectural elevation styles to each building to provide variety within the community. The elevations meet *Title 30.24.080.b.2* by providing the three of the listed design features: offset garage doors, decks/patio covers, and enhanced window fenestration of all windows facing street/common elements.

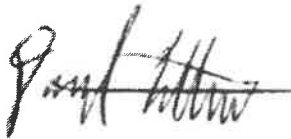
The developer is proposing to use building elevations with a maximum height of 25 feet 11 inches along the northern and western boundaries of the project site adjacent to existing single family detached homes. According to Note 3 on *Title 30 Figure 30.56-10.*, the perimeter setback may be reduced to zoning district minimum with use of an Intense Buffer if the building height is less than 35 feet. *Title 30.24.060* states that all buildings will have a 10-foot perimeter setback. The unit on Lot 23 will be the building closest to the perimeter and will reside 12 feet from the perimeter property line. Therefore, the current two-story building elevation and 10' minimum perimeter setback to the building within this project will meet criteria in conjunction with said Intense landscape buffer adjacent to the northern and western boundary of the project site.

Building Type 3 has a third story option which raises the height of two units of the five unit to 35 feet 10 inches at the top of the roofline (**Waiver of Development Standards #7**). The developer is requesting an additional 10-inches for use of this option within all lots not adjacent to the northern and western boundary line (Lot 33 through Lot 79). The third story option provides additional building variation and articulation within the site and the wall height is only a 2.4% increase of code for 40% (2 of 5 units) of the building elevation.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

05/05/21 BCC AGENDA SHEET

OPAL POINT
(TITLE 30)

POST RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500027-RYDER TRUCK RENTAL INC:

TENTATIVE MAP consisting of 79 lots and 4 common lots on 4.7 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Post Road, 1,325 feet west of Buffalo Drive within Spring Valley. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:
163-33-701-009

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots/Units: 79
- Density (du/ac): 16.6
- Minimum/Maximum Lot Size (square feet): 1,132 (gross and net)/1,258 (gross and net)
- Project Type: Attached (townhouse) planned unit development

The plans depict an attached single family residential development consisting of 79 residential lots with a density of 16.6 dwelling units per acre as part of a proposed attached (townhouse) planned unit development on 4.7 acres. The development consists of townhomes, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure with 4 common element lots. The proposed development features a total of 16 buildings, each containing 4 to 5 units that are adjacent to 30 foot wide private streets. Each residential lot has a minimum total area of 1,132 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0633-08 (ET-0113-10)	First extension of time for truck maintenance facility - expired	Approved by PC	August 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0433-08 (ET-0094-10)	First extension of time for truck rental facility - expired	Approved by BCC	June 2018
ZC-0659-07 & UC-0433-08 (WC-0039-09)	Waive relocating a driveway - expired	Approved by BCC	March 2009
WS-0633-08	Reduced the separation between a truck maintenance facility and a residential use - expired	Approved by PC	July 2008
UC-0433-08	Truck maintenance and storage facility and waived condition for matching cornice - expired	Approved by BCC	June 2008
TM-0247-07	1 lot commercial subdivision - expired	Approved by PC	October 2007
ZC-0659-07	Reclassified 5 acres to M-D zoning for an industrial complex	Approved by BCC	July 2007
VS-0660-07	Vacated and abandoned easements	Approved by BCC	November 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (up to 18 du/ac)	R-2 & R-3	Single family residential & multiple family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Commercial General	C-2	Mixed-use development
West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
ZC-21-0106	A zone change to reclassify 4.7 acres to R-3 zoning for a planned unit 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

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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;
- Full off-site improvements.
- 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;
- Private streets shall have approved street names and suffixes.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development

impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (see amended IFC 503.2.1.1 for road widths).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0365-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS LLC

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120



TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500027</u> DATE FILED: <u>3/10/2021</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SV</u> TAB/CAC DATE: <u>4/13/2021</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>5/5/2021</u> FEE: <u>\$750</u>

PROPERTY OWNER	NAME: <u>Ryder Truck Rental Inc.</u> ADDRESS: <u>11690 N.W. 105th Street</u> CITY: <u>Miami</u> STATE: <u>FL</u> ZIP: <u>33178-1103</u> TELEPHONE: <u>305-500-3212</u> CELL: <u> </u> E-MAIL: <u>Lance_Rodriguez-Hatcher@Ryder.com</u>
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APPLICANT	NAME: <u>Beazer Homes</u> Contact: <u>Jeff Lesnick</u> ADDRESS: <u>2490 Paseo Verde Parkway, Suite 120</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: <u>702-802-4428</u> CELL: <u>702-802-4428</u> E-MAIL: <u>Jeff.Lesnick@Beazer.com</u> REF CONTACT ID #: <u> </u>
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CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road, Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>Kathrine.Logan@Actus-NV.com</u> REF CONTACT ID #: <u>197146</u>
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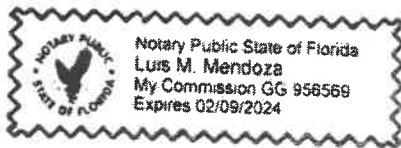
ASSESSOR'S PARCEL NUMBER(S): 163-33-701-009

PROPERTY ADDRESS and/or CROSS STREETS: Northwest corner of W Post Road and Warbonnet Way

TENTATIVE MAP NAME: Post Warbonnet

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.

<u>Nanci Tella</u> Property Owner (Signature)*	<u>Nanci Tella</u> Property Owner (Print)	<u>JH</u>
STATE OF <u>Florida</u> COUNTY OF <u>Miami Dade</u>	SUBSCRIBED AND SWORN BEFORE ME ON <u>December 23 2020</u> (DATE)	
By <u>Nanci Tella</u>	NOTARY PUBLIC: <u>Luis A Mendoza</u>	



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

December 9, 2020



Clark County Government Center
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

**Re.: Opal Point (W. Post Road and Warbonnet Way)
Tentative Map Hold Letter
APN: 163-33-701-009**

Dear Staff,

On behalf of our client, Beazer Homes, we are requesting review and approval of a Tentative Map for subject property.

The project consists entirely of 5.0 acres± (gross) on APN 163-33-701-009, and is generally located on the northwest corner of the intersection of West Post Road and Warbonnet Way.

We respectfully request the Tentative Map be heard concurrently with the Conforming Zone Change, Special Use Permit and Design Review application requests for the subject project at the pending Clark County Planning Commission hearing. It is our understanding that Nevada Revised Statutes requires Tentative Maps to be heard by an approving entity within 45 days. Beazer Homes would like the land entitlement applications for the project to be processed and heard concurrently since said applications are companion items.

Thank you for your assistance in this matter. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in cursive script that reads "Kathrine Logan".

Kathrine Logan
Entitlements Coordinator

05/05/21 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

CIMARRON RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0113-CRP CALIDA CIMARRON OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a freestanding sign; and 2) allow a wall sign.

DESIGN REVIEW for signage in conjunction with a multiple family residential development on 17.0 acres in an R-4 (Multiple Family Residential – High Density) Zone in the CMA Design Overlay District.

Generally located on the south side of Sunset Road and the east side of Cimarron Road within Spring Valley. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-501-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow 1 freestanding sign (adjacent to Rafael Rivera Way) within a multiple family residential development where not permitted per Table 30.72-1.
- b. Allow 1 freestanding sign (south east corner of Cimarron Road and Sunset road within a multiple family residential development where not permitted per Table 30.72-1.
2. Allow 1 wall sign within a multiple family residential development where not permitted per Table 30.72-1.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8150 Rafael Rivera Way
- Site Acreage: 17
- Project Type: Signs
- Sign Height (feet): 11.5 (2 freestanding signs); 5.5 (wall sign)

Site Plan

The plan depicts a multiple family residential development consisting of 384 units. The proposed development consists of 16 buildings for the residential units distributed throughout the complex. There are 32 individual enclosed garages distributed between the residential buildings. The clubhouse and pool area are centrally located on the site. Parking is distributed throughout the site and includes covered parking areas, garages, and long term bicycle parking areas. Access to the site is from Sunset Road and Rafael Rivera Way and will be gated.

The applicant is proposing to install 1 freestanding sign on the northwest corner of the site (Sunset Road and Cimarron Road) and a second freestanding sign on the main entrance along the south property line (facing Rafael Rivera Way). In addition, the applicant is also proposing to install a wall sign on the south face elevation of an apartment building located in the southeast portion of the site, facing Rafael Rivera Way.

Signage

Freestanding sign 1A is located along the south property line facing Rafael Rivera Way. The proposed freestanding sign is set back 10 feet from the right-of-way and is properly located out of the sight visibility zone, but within a landscaped area. This freestanding sign has an overall area of 187 square feet with an overall height of 11 feet, 5 inches. The exterior of the sign includes front-lit channel letters with LED internal illumination mounted on an approximately 2 foot high block wall.

Freestanding sign 1B is located on the northwest corner of the site (Cimarron Road and Sunset Road). Mirroring the design of freestanding sign 1A, this second proposed freestanding sign is set back 10 feet from the right-of-way and is also within a landscaped area but properly located out of the sight visibility zone. This freestanding sign has an overall area of 187 square feet with an overall height of 11 feet, 5 inches. The exterior of the sign includes front-lit channel letters with LED internal illumination mounted on an approximately 2 foot high block wall.

Lastly, the applicant is proposing a wall sign which has an overall height of 5 feet, 6 inches and overall area of 41 square feet. The proposed wall sign will be fabricated with front-lit channel letters with white and yellow acrylic material to be internally illuminated. This sign will be flush mounted to the exterior wall of the residential building but located at the top portion of the wall.

Applicant's Justification

Per the justification letter, the proposed signs will allow for adequate advertising of the multiple family residential development. There are several large scale buildings to the east and west of the site which has the potential to block direct and indirect view of the development's street frontage.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0088	Vacated 33 foot wide patent easements	Approved by BCC	May 2019

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0081	Reclassified the site from R-3 and C-2 zoning to R-4 zoning for a multiple family residential development excluding the southwestern portion of the site to remain C-2 zoning for future development	Approved by BCC	May 2019
NZC-18-0478	Reclassified 18.9 acres from R-3 and C-2 zoning to R-4 zoning for a multiple family residential development excluding the southeastern corner of the site to remain C-2 zoning for future development - expired	Approved by BCC	June 2018

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	Business and Design/Research Park	R-E & M-D	215 Beltway & undeveloped
East	Business and Design/Research Park & Commercial General	C-2 & M-D	Commercial automotive & undeveloped
West	Business and Design/Research Park	R-4 & M-D	Office & 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.

Waivers of Development Standards #1a and #1b

The proposed design depicts that the proposed signs are within landscaped areas and set back 10 feet from the right-of-way, they are both 11 feet, 5 inches in height, the overall area is combined is 374 square feet where the maximum overall area allowed is 915 square feet (1 square foot per linear street frontage), and the signs are internally illuminated.

Freestanding sign 1a is appropriate for the site since it only faces to the south toward Rafael Rivera Way and the CC 215. Freestanding sign 1b is harmonious to the southeast corner of Sunset Road and Cimarron Road because there are existing commercial, industrial, and multiple family residential uses with existing signage along the Sunset Road street frontage. Although freestanding signs are not allowed within this zoning district, the proposed signage functions as a project identification sign with a monument sign design style; therefore, staff supports both waivers of development standards #1a and #1b.

Waiver of Development Standards #2

The proposed wall sign does not show any potential negative impacts to the overall site, and neighboring commercial uses to the east and west. Furthermore, the proposed wall sign directly faces Rafael Rivera Way which is adjacent to the CC 215 to the south. The proposed wall sign is not intrusive to the site since the applicant is only proposing 1 wall sign for 1 building which does not front any existing residences; therefore, staff supports this request.

Design Review

Staff finds that the proposed signage is appropriate for the site, architecturally compatible, and should have minimal impact the surrounding area which encompass a variety of existing uses. Since staff supports the waiver of development standards, staff also recommends approval of the design review.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HIGH IMPACT SIGN AND DESIGN

CONTACT: TODD LEANY, HIGH IMPACT SIGN AND DESIGN, 820 WIGWAM PKWY
#100, HENDERSON, NV 89014

DRAFT

PLANNING COPY



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 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0113</u> DATE FILED: <u>3/11/21</u> PLANNER ASSIGNED: <u>JOR</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>4/13/21</u> PC MEETING DATE: _____ DCC MEETING DATE: <u>5/5/21</u> FEE: <u>WS-475 & DR-675 = \$1,150</u>
	PROPERTY OWNER NAME: <u>CRP/Calida Cimarron Owner, L.L.C.</u> ADDRESS: <u>10777 W. Twain Ave., #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-947-2000</u> CELL: <u>000-000-0000</u> E-MAIL: <u>000-000-0000</u>
	APPLICANT NAME: <u>High Impact Sign & Design, Llc</u> ADDRESS: <u>820 Wigwam Parkway, Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-7446</u> CELL: <u>702-882-1012</u> E-MAIL: <u>todd@highimpactsign.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Todd Leany (High Impact Sign & Design)</u> ADDRESS: <u>820 Wigwam Parkway, Suite 100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: <u>702-736-7446</u> CELL: <u>702-882-1012</u> E-MAIL: <u>todd@highimpactsign.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-04-501-022

PROPERTY ADDRESS and/or CROSS STREETS: 8150 Rafael Rivera Way, Las Vegas, NV 89113

PROJECT DESCRIPTION: Signage for Multi-Family Residential Development

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.

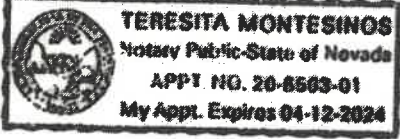
[Signature]
Property Owner (Signature)*

[Print Name]
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON December 14, 2020 (DATE)

By [Signature]
NOTARY PUBLIC: Teresita Montesinos



*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.



High Impact Sign & Design – 820 Wigwam Pkwy, #100 – Henderson, NV 89014

PLANNER
COPY

February 24, 2021

Clark County Building Department

RE: Elysian at Sunset Sign Package

APN: 176-04-501-022

WS-21-0113
JL

On behalf of the applicant, we are requesting a waiver of development standards for an on-premises sign as follows:

1. To permit two new 187.2 Sq. Ft. freestanding signs where 70 Sq. Ft. is allowed and a 41 Sq. Ft. wall sign.
2. Design Review for proposed signage: One wall sign and two freestanding signs.
3. To issue a waiver for 2 freestanding signs in a multiple-family residential development
4. To issue a waiver for a wall sign in a multiple-family residential development.

Justification:

The proposed signs are needed to adequately advertise the business. This development is located within a high-rise office building area and the visibility is severely restricted. Additionally, there are several buildings blocking direct and indirect views from the street frontage along Paradise and Sands Boulevard. As such, it is very difficult to see the signage, or locate the development. The applicant is asking for this sign and the

additional square footage to try to allow people to locate them easier and to advertise the property.

Sincerely,

Todd Leany, High Impact Sign & Design

