



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

April 25, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>

Board/Council Members: John Getter, Chair
Dale Devitt
Randy Okamura

Brian A. Morris, Vice Chair
Dr. Juana Leia Jordan

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon (702)-455-8338 mds@clarkcountynv.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, 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.

- III. Approval of Minutes for April 11, 2023. (For possible action)
- IV. Approval of the Agenda for April 25, 2023 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 only)
 - Metropolitan Police Department First Tuesday Meeting at Desert Breeze Community Center, 8275 Spring Mountain Road, April 25, 2023 at 5:30 pm.
 - Commissioner Michael Naft presents Coffee and Conversation with special guest Assemblywoman Tracy Brown-May at Lemon Tree Café and Market, 6111 South Buffalo Drive, April 29, 2023, from 9:00am to 10am.

VI. Planning and Zoning

- 1. **DR-23-0154-DIAMOND MOHAWK, LLC:**
DESIGN REVIEW for finished grade in conjunction with an approved office/warehouse facility on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the east side of Mohawk Street, 300 feet south of Patrick Lane within Spring Valley. MN/rk/syp (For possible action) **05/17/23 BCC**
- 2. **VS-23-0136-RAINBOW 26 LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of a right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/lm/syp (For possible action) **05/17/23 BCC**
- 3. **UC-23-0135-RAINBOW 26 LLC:**
USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle maintenance.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; **2)** Reduce parking; **3)** reduce driveway approach and departure distances from the intersection; and **4)** allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** a proposed shopping center; and **3)** finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/lm/syp (For possible action) **05/17/23 BCC**

VII. General Business

1. **LITTLE ETHIOPIA CULTURAL DISTRICT: APPLICATION FOR REVIEW** for the following: **1)** discuss the proposed cultural district geographic boundaries; **2)** how the geographic area is distinguished by concentration of cultural resources that play a vital role in the lives and cultural development of the community; **3)** highlight any signature events or festivals that highlight the community's unique cultural identity; and **4)** any other pertinent information within Spring Valley. (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: Next Meeting Date. May 9, 2023

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>

05/17/23 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

MOHAWK ST/PATRICK LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-23-0154-DIAMOND MOHAWK, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved office/warehouse facility on 2.5 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east side of Mohawk Street, 300 feet south of Patrick Lane within Spring Valley. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:
163-36-701-009

DESIGN REVIEW:
Increase finished grade to 69 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 92% increase).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Finished grade for an office/warehouse site
- Number of Stories: 1
- Square Feet: 37,000 (office/warehouse)

Site Plans

The plans depict an approved 37,000 square foot office/warehouse building centrally located on a 2.5 acre parcel of undeveloped land. The plans for this request depict that the finished grade of the site will be increased over 5 feet along the central and northern portions of the site. The applicant is currently in the process of completing technical studies on the site.

Applicant's Justification

The applicant indicates that the need for increased finished grade is due to the area in the north central portion of the site that is depressed a few feet from the rest of the surrounding properties.

Proper development of the site will require that this area be filled in based on the design of the office/warehouse development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0606	Reclassified this site to M-D zoning for an office/warehouse building	Approved by BCC	January 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-E	Undeveloped
South	Business Employment	R-E	Undeveloped
East	Neighborhood Commercial	M-D	Office/warehouse complex
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

This design review represents the maximum grade difference within 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.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid 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 within the AE-65 (65 - 70 DNL) noise contour for Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- Comply with approved drainage study PW22-16368;
- 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.
- 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 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; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- 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.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- 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 #0392-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND MOHAWK LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD. SUITE 110, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>DR-23-0154</u> DATE FILED: <u>3-22-23</u> PLANNER ASSIGNED: <u>Rk</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>4-25-23</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5-17-23</u> FEE: <u>\$675.00</u> <u>M.D.</u> <u>Neighborhood Commercial</u> <u>MIN NZC-21-0606</u>
	PROPERTY OWNER NAME: <u>DIAMOND MOHAWK LLC c/o PETERSEN MANAGEMENT LLC</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u> E-MAIL: <u>dpetersen@visiconlv.com</u>
	APPLICANT NAME: <u>DIAMOND MOHAWK LLC c/o Darren C. Petersen, Manager</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 734 - 9393</u> CELL: <u>702 - 768 - 1861</u> E-MAIL: <u>dpetersen@visiconlv.com</u> REF CONTACT ID #: <u>186247</u>
CORRESPONDENT NAME: <u>RICHARD C. GALLEGOS - D C PETERSEN PROFESSIONAL CONSULTANTS</u> ADDRESS: <u>5052 S. JONES BLVD. SUITE 110</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702 - 524 - 0054</u> CELL: <u>702 - 524 - 0054</u> E-MAIL: <u>rgallegos@visiconlv.com</u> REF CONTACT ID #: <u>168799</u>	

ASSESSOR'S PARCEL NUMBER(S): 163 - 36 - 701 - 009

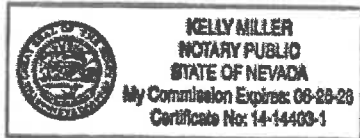
PROPERTY ADDRESS and/or CROSS STREETS: East side of Mohawk Street approximately 300 feet south of Patrick Lane

PROJECT DESCRIPTION: DESIGN REVIEW for INCREASED FILL 36 INCHES above allowable increase

I, (We) the undersigned and/or my (we) 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) 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 informing the public of the proposed application.

Property Owner (Signature) [Signature] DARREN C. PETERSEN, Manager
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark
SUBSCRIBED AND SWORN BEFORE ME ON Sept. 20, 2022 (DATE)
By Darren C. Petersen
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.

DC PETERSEN Professional Consultants , LLC
5052 S. Jones Blvd, Suite 110., Las Vegas, NV 89118 (702) 734-9393

September 24, 2022 --Revised December 21,2022

Clark County Current Planning
500 Grand Central Parkway 1st Floor
Las Vegas, NV 89101

Attn: Rob Kaminski Principal Planner

RE: DIAMOND MOHAWK WAREHOUSE BUILDING
APN : 163 - 36 - 701 - 009
DESIGN REVIEW JUSTIFICATION LETTER
APR - 22 - 101342

Dear Rob,

We respectfully request favorable consideration on the above referenced project for a Design Review.

The Design Review is to increase the existing grade height above the allowable amount . . . Due to the existing topography conditions and to comply with the Drainage Study, an additional fill height will be required to properly drain the site. The total fill height will be 69 inches above existing grade.

The majority of the fill will be located under and within the building footprint and at the north side of the building since we are matching grades at the south ,west and east sides.

The proposed Design Review is appropriate based on the following findings of facts;

1. The proposal is generally consistent with the Spring Valley Land Use Plan, as amended or reflects conditions that have changed since the adoption of this amendment.
2. There will be capacity to provide adequate sewer and water to accommodate. The proposed development permitted under the proposal.
3. The proposal complies with and forwards the capital improvement planning efforts in the County.
4. The proposal will not significantly impact the natural environment including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
5. The proposal is consistent with the standards and purposes of enumerated in the plan, Title 30 and/or NRS will not waive the building codes, fire codes, business license requirements, or any other requirement imposed by County, State or Federal regulations law.

Should you have any questions or require additional information please contact me at 702-524-0054.

Sincerely,


Richard C. Gallegos
Project Director

2

05/17/23 BCC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0136-RAINBOW 26 LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Santa Margarita Street, and between Oquendo Road and Quail Avenue, and a portion of a right-of-way being Rainbow Boulevard located between Oquendo Road and Quail Avenue within Spring Valley (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-101-012; 163-35-101-019

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 3 foot wide and 33 foot wide patent easements located within the southern portion of the site, along with a 5 foot wide excess right-of-way along Rainbow Boulevard at the northern portion of the site. The applicant indicates that the easements are no longer needed for development of the site and the vacation of a portion of Rainbow Boulevard is to provide detached sidewalks along the right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0545	Shopping center with waivers for parking lot lifts	Approved by BCC	January 2022
NZC-20-0427	Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone	Withdrawn by PC	December 2020
DR-0439-05	Retail center on the northern parcel - expired	Approved by PC	May 2005
ZC-1936-03	Reclassified the northern parcel to C-1 zoning for future commercial development	Approved by BCC	January 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0181-97	Reclassified the southern parcel to C-1 zoning for an office/retail complex	Approved by BCC	April 1997
UC-1905-97	Convenience store, gas station, and car wash	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Electrical substation & cell tower
South	Neighborhood Commercial	C-1	Office complex
East	Neighborhood Commercial & Corridor Mixed-Use	C-P & C-1	Office building & undeveloped
West	Corridor Mixed-Use	C-2 & C-1	Office/retail building & undeveloped

Related Applications

Application Number	Request
UC-23-0135	Use permit for a shopping center 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 right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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 30 feet for Oquendo Road, 5 feet for Rainbow Boulevard, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), construct right-of-way for a combination right turn lane/bus turnout on Rainbow Boulevard, including passenger loading/shelter areas in accordance with RTC standards;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NATHALIA DEVERA

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RDIGE PKWY #230,
HENDERSON, NV 89052



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE		DEPARTMENT USE	APP. NUMBER: <u>VS 23-0136</u>	DATE FILED: <u>3/14/2023</u>
<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 #): _____			PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>4/5/23</u>
			TAB/CAC: <u>SPRING VALLEY</u>	
			PC MEETING DATE: _____	
			BCC MEETING DATE: <u>5/17/2023</u>	
			FEE: <u>\$875-</u>	

PROPERTY OWNER	NAME: <u>LV MANAGEMENT GROUP LLC</u>
	ADDRESS: <u>6623 LAS VEGAS BOULEVARD SOUTH, SUITE F-340</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u>
	TELEPHONE: <u>702-321-1927</u> CELL: _____
	E-MAIL: <u>DEVON@SANSONEINVESTMENTS.COM</u>

APPLICANT	NAME: <u>LV MANAGEMENT GROUP LLC</u>
	ADDRESS: <u>6623 LAS VEGAS BOULEVARD SOUTH, SUITE F-340</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u>
	TELEPHONE: <u>702-321-1927</u> CELL: _____
	E-MAIL: <u>DEVON@SANSONEINVESTMENTS.COM</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>VTN NEVADA - KAYLA CASSELLA</u>
	ADDRESS: <u>2727 SOUTH RAINBOW BOULEVARD</u>
	CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-873-7550</u> CELL: _____
	E-MAIL: <u>KAYLAC@VTNNV.COM</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-35-101-012 & 163-35-101-019

PROPERTY ADDRESS and/or CROSS STREETS: RAINBOW BOULEVARD & OQUENDO ROAD

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.

[Signature]
Property Owner (Signature)*

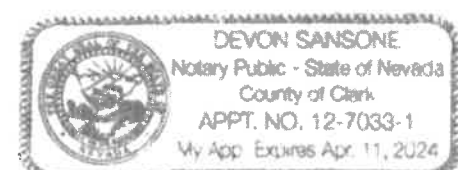
Andrew M. Dunn
Property Owner (Print)

STATE OF NEVADA
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 1/1/23 (DATE)

By Andrew M. Dunn

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.



W.O.# 8193

January 3, 2023

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

VS-23-0136
PLANNER
COPY

Attention: Planning Department

Subject: Vacation Request – APN 163-35-101-019 & 163-35-101-012

Planning Department,

The purpose of this letter is to provide justification for approval of a Vacation of the following:

1. Patent Easement Book 1153 Instrument No. 1112930
2. Public Right-of-Way Dedication Per Document No. 19971008:01600

The subject property is located east of Rainbow Boulevard and north of Oquendo Road within the Spring Valley land use planning area of Clark County jurisdiction.

The applicant is requesting this vacation in order to develop the subject property as a commercial shopping center consisting of five buildings ranging from 837 square feet to 15,650 square feet.

VACATION REQUEST:

The applicant is requesting to vacate the patent easement in conjunction with the proposed development as shown on the vacation site plan and described in the legal description. The vacation of the patent easement coincides with the development of the parcel APN 163-35-101-012 as a proposed commercial shopping center. The proposed development will not utilize any of these easements as a part of the development. The applicant is requesting to vacate five feet of right-of-way on Rainbow Boulevard as shown on the vacation site plan and described in the legal description. The vacation of a portion of right-of-way is need in order to install the required detached sidewalks.

We thank you in advance for your time and consideration. If you have any questions or comments, please feel free to contact me at 702-873-7550.

Sincerely,

VTN Nevada

Kayla Cassella

Kayla Cassella

REVISED

3

05/17/23 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0135-RAINBOW 26 LLC:

USE PERMITS for the following: 1) convenience store; 2) ~~gasoline~~ station; and 3) vehicle maintenance.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; 2) Reduce parking; 3) reduce driveway approach and departure distances from the intersection; and 4) allow a modified driveway design.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-101-012; 163-35-101-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. ~~Allow alternative landscaping with attached sidewalk along local streets (Quail Avenue and Oquendo Road) where detached sidewalk is required per Figure 30.64-1.~~
 - b. Allow medium semi-evergreen and large deciduous trees where large Evergreen trees are required adjacent to drive-thru along a street frontage (Rainbow Boulevard) per Section 30.64.660.
 - c. ~~Allow trees on one side of a sidewalk where required on both sides of a sidewalk (Rainbow Boulevard) per Figure 30.64-17.~~
 - d. Reduce parking lot landscape strip width to 5 feet where 8 feet is required per Figure 30.64-14 (a 37% reduction).
2. Reduce parking to 132 spaces where 133 spaces are required per Table 30.60-1 (a 0.7% decrease).
3. a. Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 93 feet along Oquendo Road where 150 feet is the minimum per Chapter 30.52 (a 38% reduction).

- b. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 88 feet along Quail Avenue where 190 feet is the minimum per Chapter 30.52 (a 53% reduction).
- c. **Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 186 feet along Rainbow Boulevard where 190 feet is the minimum per Chapter 30.52 (a 53% reduction).**
4. Reduce driveway throat depth to 20.5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 18% reduction).

DESIGN REVIEWS:

1. Alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Proposed shopping center.
3. Increase finished grade up to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 66% increase).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL
 SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 29,485 (total shopping center)/3,327 (automobile maintenance)/15,650 (retail)/4,450 (convenience store with quick serve restaurant)/3,060 (fuel canopy)/2,161 (drive-thru restaurant – Starbucks)/837 (drive-thru restaurant – Salad and Go)
- Parking Required/Provided: 133/132

Site Plan

The project consists of 1 in-line retail building, an automobile maintenance building, a convenience store with a fuel canopy, and 2 restaurants with drive-thru's. Access to the site is from a main entrance driveway on Rainbow Boulevard, with secondary entrances on Oquendo Road and Quail Avenue. The larger in-line retail building (Building B) is located near the northeastern portion of the site, which faces west towards Rainbow Boulevard. A vehicle maintenance building is located at the southeastern portion of the site with the roll-up doors facing north. The convenience store with a gasoline station is located at the southwest portion of the site. The 2 restaurants are located along the northwest portion of the site. The southerly restaurant with drive-thru (Starbucks) includes an outside dining area on the west side of the building. The parking for the site is evenly distributed throughout the site and provided near entrances for all proposed buildings, including 10 bicycle parking spaces. Drive aisles range in size throughout the site for two-way aisles from 24 feet wide to 32 feet wide. There are 2

loading spaces located in the southerly portion of the site, and trash enclosures are disbursed throughout the site. This request also includes a waiver of development standards to reduce driveway approach and departure distances from the intersections and reduce the driveway throat depth along Quail Avenue and Oquendo Road.

Landscaping and Lighting

Street landscaping consists of a mix of different street landscaping. Along Rainbow Boulevard, there is a proposed 15 foot wide landscape area with a detached 5 foot wide sidewalk with Desert Museum Palo Verde and Chinese Pistache provided adjacent to the drive-thru's **and on the inside of the sidewalk**. There is a 10 foot wide landscape area behind an attached 5 foot wide sidewalk along Quail Avenue and a 5 foot to 10 foot wide landscape area behind an attached 5 foot wide sidewalk along Oquendo Road. On the interior of the site, landscaping is distributed throughout the parking areas. There are some areas in the parking lot that do not provide a landscape finger every 6 spaces, thus requiring the design review for alternative parking lot landscaping. The parking areas between the 2 restaurants include 2 parking lot landscape strips that are 5 feet wide and adjacent to the one-way drive aisle provided for on-site circulation. Parking lot lighting is shown throughout the site.

Elevations

The vehicle maintenance shop (Building A), in-line retail (Building B), and convenience store, have an overall height of 27.5 feet. The gasoline canopy has an overall height of 20.5 feet with enhanced materials to match the proposed retail buildings. The southerly restaurant (Starbucks) has an overall height of 21 feet, and the northerly building (Salad and Go) has an overall height of approximately 20.5 feet. The buildings have a contemporary architectural design consisting of painted stucco exterior with metal canopies, glass storefronts, and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are slightly off set with contrasting design schemes. The heights of the buildings vary and have been designed to break-up the roofline and enhance the overall look of the buildings.

Floor Plans

The plans depict a total structure roof area of 29,485 and 26,425 square feet distributed between the 5 proposed retail buildings. The larger in-line retail building has an area of 15,650 square feet and can be divided into 13 lease spaces. The automobile maintenance building has an area of 3,327 square feet, and the convenience store includes 3,200 square feet with a 1,250 square foot quick serve restaurant tenant space and a 3,060 square foot fuel canopy. The southerly restaurant (Starbucks) includes 2,161 square feet, and the northerly restaurant (Salad and Go) includes 837 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed uses for the shopping center are compatible with the surrounding community. To help mitigate the reduction in parking lot landscape fingers and strip areas, larger landscape terminal islands have been provided. Additionally, providing a 15 foot wide landscape buffer adjacent to the street frontages would further reduce parking.

Additional medium and large trees are provided in the parking areas to mitigate the reduction in the parking lot landscape strip area. By providing the required approach and departure distances, the requirement would negatively impact site design, including the parking lot layout. The increased fill is required for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0545	Shopping center with waivers for alternative parking (parking lifts) and site design	Approved by BCC	January 2022
NZC-20-0427	Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone	Withdrawn	December 2020
DR-0439-05	Retail center on the northern parcel - expired	Approved by PC	May 2005
ZC-1936-03	Reclassified the northern parcel to C-1 zoning for future commercial development	Approved by BCC	January 2003
ZC-0181-97	Reclassified the southern parcel to C-1 zoning for an office/retail complex	Approved by BCC	April 1997
UC-1905-97	Convenience store, gas station, and car wash	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Electrical substation & cell tower site
South	Neighborhood Commercial	C-1	Office complex
East	Neighborhood Commercial & Corridor Mixed-Use	C-P & C-1	Office building & undeveloped
West	Corridor Mixed-Use	C-2 & C-1	Office/retail building & undeveloped

Related Applications

Application Number	Request
VS-23-0136	A request to vacate and abandon patent easements and a portion of right-of-way (Rainbow Boulevard) 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

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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.

Similar commercial uses exist to the northwest of the subject property. Furthermore, Rainbow Boulevard is a major thoroughfare and retail area. Staff finds that the proposed uses within a shopping center at this location will not result in a substantial or undue adverse effect on nearby residential properties, traffic conditions, parking, public improvements, or other matters affecting the public's health, safety, or general welfare.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds that providing a buffer from the vehicle travel lanes increases pedestrian safety. If the design included detached sidewalks, there could be enough space to provide the required landscaping along Oquendo Road and Quail Avenue if the internal drive aisles were reduced a few feet to match the Code's minimum design standards. The proposed drive aisles, as designed, could be reduced to allow for greater street and parking lot landscaping areas. As designed, the proposed landscaping located adjacent to the drive-thrus and arterial street (Rainbow Boulevard) could provide different tree types that could meet the Cooperative Management Agreement area standard of large evergreen trees and areas that are outside of the sight visibility zone. Staff is unable to support the request as designed.

Waiver of Development Standards #2 & Design Reviews #1 & #2

The loss of 1 parking space within the overall parking areas would not have an adverse effect on the use of the shopping center. The reduction in parking spaces provided is minimal, and staff can support that portion of the request. The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance their visual appearance. The design of the parking lot will not have a landscape finger every 6 spaces in some areas of the parking lot; however, the plant material is essentially distributed in other areas of the site (along the east property line) to compensate for the landscape fingers. However, since staff is unable to support waivers #1a through #1c; staff recommends denial of the design reviews.

Public Works - Development Review

Waiver of Development Standards #3a & #4

Staff can support the reduction in throat depth and reduced approach distance for the Oquendo Road driveway. The driveway will have a median to force egress traffic to make right turn movements out of the site onto Oquendo Road, helping to mitigate potential conflict caused by the reductions.

Waiver of Development Standards #3b & #3c

Staff has no objection to the reduction in departure distance for both the Rainbow Boulevard and Quail Avenue driveways. Although the Rainbow Boulevard driveway is a few feet shy of the requirement, the bus turnout/right turn lane meets the minimum taper and storage dimensions, so the reduction will not be noticeable. The Quail Avenue driveway is as far east as possible.

Design Review #3

This design review represents the maximum grade difference within 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 use permits and waivers of development standards #2, #3, #4, and design review #3; denial of waivers of development standards #1 and design reviews #1 and #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge WS-21-0545;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- 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;
- Right-of-way dedication to include 30 feet for Oquendo Road, 5 feet for Rainbow Boulevard and associated spandrels;
- Install a median island in the Oquendo Road driveway to prevent left turns out of the driveway;
- Install "No Left Turn" signage at the Oquendo Road driveway to prevent left turns out of the driveway.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

Fire Prevention Bureau

- 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 #0376-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NATHALIA DEVERA

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RDIGE PKWY #230,
HENDERSON, NV 89052



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 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 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>UC-23-0135</u> DATE FILED: <u>3/14/23</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>4/25/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>5/17/23</u> FEE: <u>\$1650</u>
	PROPERTY OWNER NAME: <u>LV Management Group, LLC</u> ADDRESS: <u>3800 Howard Hughes Pkwy Ste 1230</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702) 733-6218</u> CELL: _____ E-MAIL: <u>Andrew@wggroupllc.com</u>
	APPLICANT NAME: <u>Devon Sansone</u> ADDRESS: <u>3800 Howard Hughes Pkwy Ste 1230</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>(702)321-1927</u> CELL: <u>(949) 573-3148</u> E-MAIL: <u>devon@sansoneinvestments.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Sheldon Colen</u> ADDRESS: <u>2525 W. Horizon Ridge Parkway Ste 230</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>(702) 719-2020</u> CELL: _____ E-MAIL: <u>sheldon@scadesign.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-35-101-012 & 163-35-101-019
 PROPERTY ADDRESS and/or CROSS STREETS: S Rainbow Blvd & W Oquendo Rd
 PROJECT DESCRIPTION: Development of Shopping Center with Restaurants

(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.

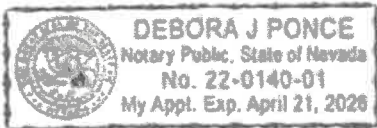
Devon Sansone
 Property Owner (Signature)

Devon Sansone
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON July 20, 2022 (DATE)
 By Devon Sansone

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.



March 07, 2023

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

UC-23-0135

RE: Justification Letter for the proposed Retail Buildings at S. Rainbow Blvd & W. Oquendo Road. (SCA #22107)

Please accept this letter as justification for proposed development of shopping center with restaurants located on the northeast corner of S. Rainbow Blvd. and W. Oquendo Rd. (APN: 163-35-101-012 & 163-35-101-019) currently zoned as Local Business (C-1). Through this design review on, behalf of our client, we respectfully ask for your approval of following:

- 1) Expungement of the previously approved WS-21-0545.
- 2) Request for Convenience Store (Building C) Special Use in C-1, per Table 30.44-1.
- 3) Request for Gas Station Special (Building C) Use in C-1, per Table 30.44-1.
- 4) Request Waiver of Development Standards 30.64-14(D) for a minimum landscape finger width of 5'-4" where 6'-0" are required. To help mitigate this request, we are proposing to have larger landscape terminal island where it is possible.
- 5) Request Waiver of Development Standard to reduce street landscaping width to a minimum of 5 feet where 15 feet is required along an arterial street per Figure 30.64-17 is required. Providing the 15-foot buffer would reduce the amount of parking provided.
- 6) Request Waiver of Development Standard to waive detached sidewalk along a local street where required per 30.64.030(I)(3) along Quail Avenue and Oquendo Road.
- 7) Request Waiver of standards to Development Standard to reduce driveway approach distances to minimum of 93'-5" from the intersection on Oquendo Rd. where 150 feet is required per USDCCA 222.1. Providing the required distances will negatively impact the design of the site, especially on the parking layout and driveway aisle.
- 8) Request Waiver of Development Standard to reduce driveway departure distances to a minimum of 88'-0" from the intersection on Quail Ave where 190 feet is required per USDCCA222.1. Providing the required distances will negatively impact the design of the site, especially on the parking layout.
- 9) Request Waiver of Development Standard to reduce driveway departure distances to a minimum of 186'-8" from the intersection on Rainbow Blvd where 190 feet is required per USDCCA222.1. Providing the required distances will negatively impact the design of the site, especially on the parking layout.

- 10) Request Waiver of Development standard to reduce throat depth to a minimum of 20'-10" from the required 25' minimum per USD.222.1.
- 11) Vacation and abandonment of excess right-of-way along Rainbow Boulevard and Patent Easement. See separate Vacation Application Justification Letter.
- 12) Request Waiver of Development Standard to table 30.60-1 to reduce the required parking from the required 133 to 132 stalls. Providing an additional stall will negatively impact the design of the site, particularly on the porkchop median and drive aisle along Oquendo Rd.

As part of this design review, we respectfully ask for a design review with public hearing due to the max fill being 5' feet where 36 inches is the limit due to existing site conditions. We would also respectfully request for alternative parking lot landscaping per Figure 30.64-14 to allow for landscape island fingers to be installed to provide a maximum of 12 parking spaces when there is no 8' min wide planting strip and to allow for a minimum landscape island finger width of 5'-4" where 6 feet is required per Figure 30.64-14D. To help mitigate these conditions, we are providing more parking lot medium and large canopy trees than the minimum required and provide larger landscape terminal islands where possible.

The proposed buildings, as depicted on the site plan, will be for (1) Auto Maintenance Shop (Building A), (1) Retail building (Building B), (1) C-store and QSR (Building C) and Fuel Canopy, (1) Starbucks Restaurant with Outside Dining (Building D), and (1) Salad and Go Restaurant (Building E). Buildings A, B, & C both stands at 27'-6" at its highest parapet. Building D is at 18'-6 high, and Building E is at 20'-2: high. Outside Dining at Building D meets conditional use per Table 30.44-1.

The design intent, color scheme, and finishes for Buildings A, B, and C are takes in the same color palette with Building D to intentionally harmonize the proposed developments with its surrounding area. Building E is representative of its' respective standards. The site could be easily access from each of the adjacent streets through new proposed driveways, as well as ADA compliant pedestrian walkways. Building signage is by other under separate application.

Where a total of 133 parking spaces are required, 132 are being provided - including 9 car and van accessible spaces. A total of 10 bicycle spaces are provided within 100 feet of all building entrances. All parking can be easily accessed by customers and employees via walkways at building entrances. All parking is to be illuminated by new 20-foot-tall shielded down-light posts to eliminate any light pollution outside of the site and shall comply with Clark County regulations. Additional wall mounted lighting will also be provided along the perimeter of the building no higher than 14' high which will illuminate the walkway surrounding the building, making this site a safe and illuminated environment.

Adequate landscape is being provided in the form of terminal islands and fingers where parking occurs as well as landscape buffers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the regional SNRPC plan list.

There are three proposed trash enclosures, which will have 6-foot-high split face CMU walls. Landscaping will be provided surrounding the enclosure for screening purposes, although still illuminated by a light pole to keep it safe for employees and away from vandalism.

We feel that these proposed buildings will attract new businesses to the area, which in return will create new employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank You,

Sheldon Colen
SCA Design

