



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

June 28, 2022

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 chaves70@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: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris
 Catherine Godges, Vice Chair
 John Getter

Secretary: Carmen Hayes (702) 371-7991 chaves70@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.

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

- III. Approval of Minutes for June 14, 2022. (For possible action)
- IV. Approval of the Agenda for June 28, 2022 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)

VI. Planning and Zoning

- 1. **UC-22-0327-PRESTIGE SPRING MOUNTAIN, LLC:**
USE PERMIT to allow a proposed vehicle sales business in conjunction with an existing office building on 2.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, approximately 220 feet west of Jones Boulevard within Spring Valley. JJ/jgh/syp (For possible action) **07/19/22 PC**
- 2. **UC-22-0319-MAVERIK, INC.:**
USE PERMIT to reduce separations to residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative landscaping; and **2)** allow modified driveways.
DESIGN REVIEWS for the following: **1)** convenience store with gasoline station and restaurant; and **2)** finished grade on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/lm/jo (For possible action) **07/20/22 BCC**

VII. General Business

- 1. 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.

IX. Next Meeting Date: July 12, 2022.

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>



Spring Valley Town Advisory Board

June 14, 2022

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - EXCUSED Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - PRESENT John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Lorna Phegley & Judith Rodriguez, Current Planning

II. Public Comment

- **None**

III. Approval of **May 31, 2022** Minutes

Motion by: John Getter

Action: **APPROVE** as published.

Vote: 4-0/Unanimous

IV. Approval of Agenda for **June 14, 2022** and Hold, Combine or Delete Any Items (For possible action)

Motion by: Yvette Williams

Action: **APPROVE** as published.

Vote: 4-0/Unanimous

V. Informational Items

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

- **None**

VI. Planning & Zoning

1. **UC-22-0276-SAHARA PALM PLAZA, LLC:**

USE PERMIT for a tattoo shop in conjunction with an existing commercial complex on a 1.3 acre portion of a 3.8 acre complex in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue and the east side of Miller Lane within Spring Valley. JJ/nr/syp (For possible action) **06/21/22 PC**

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

2. **UC-22-0287-YI JOE SIHONG SURVIVORS TRUST ETAL & YI JOE SIHONG TRS:**

USE PERMIT for a hookah lounge within an existing commercial center on 3.4 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road and the south side of Patrick Lane within Spring Valley. JJ/nr/syp (For possible action) **06/21/22 PC**

Motion by: John Getter
Action: **HOLD** due to applicant being a no show. Request Planning Commission return item to Town Board
Vote: 4-0/Unanimous

3. **VS-22-0203-TURNBULL, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Red Rock Street (alignment), and between Post Road and Sobb Avenue (alignment) within Spring Valley (description on file). MN/bb/jo (For possible action) **06/21/22 PC**

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

4. **DR-22-0277-APACHE HACIENDA LP:**

DESIGN REVIEW for a drive-thru restaurant in conjunction with an existing mixed-use development on a portion of 2.8 acres in a U-V (Urban Village - Mixed-Use) Zone. Generally located on the northwest corner of Fort Apache Road and Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action) **06/22/22 BCC**

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

5. **DR-22-0301-FORT APACHE PROFESSIONAL PARK, LLC:**

DESIGN REVIEWS for the following: **1)** an existing monument sign; **2)** permit wall signs to face an adjacent residential development; **3)** increase the number of wall signs; **4)** increase the maximum area of wall signs; and **5)** a comprehensive sign plan on 4.5 acres in a C-P (Office and Professional) Zone in conjunction with an existing office complex. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/md/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter
Action: **APPROVE** Design Review #1 with "if approved" staff conditions
DENY Design Reviews #2, #3, #4 and #5
Vote: 4-0/Unanimous

6. **ZC-22-0272-COUNTY OF CLARK (AVIATION):**
ZONE CHANGE to reclassify 9.4 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.
USE PERMITS for the following: 1) a detached residential planned unit development; and 2) reduce the building setback from project perimeters.
WAIVER OF DEVELOPMENT STANDARDS for street dedication.
DESIGN REVIEW for a proposed detached single family residential planned unit development. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: Brian Morris
Action: **APPROVE** Zone Change
DENY Use Permit #1
Applicant withdrew Use Permit #2
APPROVE Waiver of Development Standards
DENY Design Review
Vote: 4-0/Unanimous

7. **VS-22-0273-COUNTY OF CLARK (AVIATION):**
VACATE AND ABANDON a portion of right-of-way being Russell Road located between Tenaya Way and Scottyboy Drive within Spring Valley (description on file). MN/rk/syp (For possible action) **06/22/22 BCC**

Motion by: Brian Morris
Action: **APPROVE** subject to staff conditions
Vote: **PASSED** 4-0/Unanimous

8. **TM-22-500092-COUNTY OF CLARK (AVIATION):**
TENTATIVE MAP consisting of 80 single family residential lots and common lots on 9.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley. MN/rk/xx (For possible action) **06/22/22 BCC**

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

9. **ZC-22-0284-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**
ZONE CHANGE to reclassify 1.2 acres from an R-E (Rural Estates Residential) to an R-D (Suburban Estates Residential) Zone.
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design.
DESIGN REVIEW for finished grade in conjunction with a single family development in the CMA Design Overlay District. Generally located on the southeast corner of Diablo Drive and Mann Street within Spring Valley (description on file). MN/nr/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter
Action: **APPROVE** Zone Change
APPROVE Design Review
DENY Waiver or Development Standards
Vote: 2-2 **NAY** – Williams and Godges (**Item to move forward with no action by the Town Board**)

10. **VS-22-0283-DEAN, JERRY & DEANNA FAMILY TRUST-SURVIVOR'S TRUST & DEAN, DEANNA S. TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Mann Street and El Camino Road and between Mesa Vista Avenue and Dewey Drive (alignment) within Spring Valley (description on file). MN/nr/jo (For possible action) **06/22/22 BCC**

Motion by: Brian Morris

Action: **APPROVE**

Vote: 2-2 NAY – Getter and Williams (**Item to move forward with no action by the Town Board**)

11. **ZC-22-0294-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC LEASE:**

ZONE CHANGE to reclassify 41.1 acres from a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone to an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; 2) allow a modified driveway design; and 3) waive street dedication.

DESIGN REVIEWS for the following: 1) proposed distribution center; 2) alternative parking lot landscaping; and 3) finished grade in the CMA Design Overlay District. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff conditions

Vote: 3-1 NAY – Williams

12. **VS-22-0295-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO, LLC LEASE:**

VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Badura Avenue, and between Buffalo Drive and Pioneer Way (alignment); and a portion of a right-of-way being Warm Springs Road located between Buffalo Drive and Pioneer Way (alignment); a portion of right-of-way being Badura Avenue located between Buffalo Drive and Pioneer Way (alignment); and a portion of right-of-way being Buffalo Drive located between Warm Springs Road and Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) **06/22/22 BCC**

Motion by: John Getter

Action: **APPROVE** with staff recommendations

Vote: 4-0/Unanimous

VII General Business

- None

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

- **None**

IX. Next Meeting Date **June 28, 2022**

X Adjourment

Motion by: Yvette Williams
Action: **ADJOURN** meeting at 7:40 p.m.
Vote: 4-0/Unanimous

DRAFT

07/19/22 PC AGENDA SHEET

VEHICLE SALES
(TITLE 30)

SPRING MOUNTAIN RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0327-PRESTIGE SPRING MOUNTAIN, LLC:

USE PERMIT to allow a proposed vehicle sales business in conjunction with an existing office building on 2.2 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Spring Mountain Road, approximately 220 feet west of Jones Boulevard within Spring Valley. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

163-14-601-006

USE PERMIT:

Increase the number of vehicles allowed outside when a parking area is shared with at least 1 business from 5 vehicles to 8 vehicles as required per Table 30.44-1.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6175 Spring Mountain Road
- Site Acreage: 2.2
- Project Type: Vehicle sales
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 15,955 (building)/3,965 (lease area)
- Parking Required/Provided: 7/8

Site Plan

The site plan depicts an existing office building located along the south side of Spring Mountain Road, approximately 220 feet west of Jones Boulevard. The site can be accessed via 2 entrances on Spring Mountain Road. There are 2 identical office buildings located on the site.

Landscaping

No changes are proposed or required to the existing landscape areas.

Elevations

The plans depict an existing 2 story office building consisting of a metal roof painted turquoise with structural brick, and roll-up doors.

Floor Plan

The plan depicts an approximate 3,965 square foot area which consists of a lobby, office, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the purpose of this application is to gain approval to allow more than 5 cars to be on display in designated parking areas.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1610-00	Two story office building	Approved by PC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Compact Neighborhood	R-3	Multiple family residential
East	Neighborhood Commercial (up to 18 du/ac)	C-1	Commercial building
West	Mid-Intensity Suburban Neighborhood (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

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.

Staff does not object to the applicants request to increase the number of cars on display for vehicle sales. The site has adequate parking to accommodate this request and the other commercial activities within the complex; therefore, staff can support this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VEGAS USED CAR CENTER

CONTACT: DUSTIN FITZ, VEGAS USED CAR CENTER, 6145 SPRING MOUNTAIN RD,
LAS VEGAS, NV 89146



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

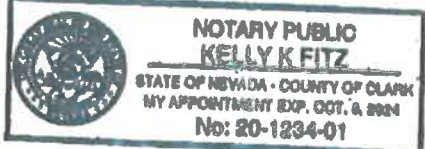
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> 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 type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-22-0327</u> DATE FILED: <u>5/25/22</u> PLANNER ASSIGNED: <u>JGH</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>6/28/22</u> PC MEETING DATE: <u>7/19/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u> <u>6pm</u>
	PROPERTY OWNER NAME: <u>PRESTIGE SPRING MOUNTAIN LLC</u> ADDRESS: <u>2224 GLEN BROOK WAY</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: _____ CELL: <u>702 860 3342</u> E-MAIL: <u>LEO@PRESTIGE CRUISES.COM</u>
	APPLICANT NAME: <u>Kyle Arbuckle</u> ADDRESS: <u>3042 S. Durango Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89117</u> TELEPHONE: <u>(702) 660-0988</u> CELL: <u>(702) 505-1777</u> E-MAIL: <u>Kyle@VegasUsedCarCenter.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Dustin Fitz</u> ADDRESS: <u>6145 Spring Mountain Rd Unit 109</u> CITY: <u>Las Vegas, NV</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>(702) 947-7900</u> CELL: <u>(702) 408-8842</u> E-MAIL: <u>Dustin@VegasUsedCarCenter.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): ~~103-14-609-000~~ 103-14-699-002
 PROPERTY ADDRESS and/or CROSS STREETS: 6145 SPRING MOUNTAIN RD, L.V. NV 89146
 PROJECT DESCRIPTION: Used car dealership

(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] LEO FALKENSAMMER
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 8-3-2022 (DATE)
 By _____
 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.

UC-22-0327

5/11/2022

To whom it may concern,

The purpose of this application is to gain the approval of a special use permit to open and operate a used car dealership. Said cars will be parked adjacently along the north and east sides of the perimeter of the building as well as the northeast end of the parking lot adjacent to the sidewalk. As we're a small-scale dealership, we plan on having 5-8 cars at a time in stock parked in the aforementioned areas. Office space will mainly be used for bookkeeping purposes, meeting with customers, as well as available bathroom facilities. We intend to operate from 8am-8pm.

**PLANNING
COPY**

Thank you,



07/20/22 BCC AGENDA SHEET

CONVENIENCE STORE/GASOLINE STATION
(TITLE 30)

DURANGO DR/RUSSELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0319-MAVERIK, INC.:

USE PERMIT to reduce separations to residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative landscaping; and 2) allow modified driveways.

DESIGN REVIEWS for the following: 1) convenience store with gasoline station and restaurant; and 2) finished grade on 1.7 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-813-003

USE PERMIT:

- 1. a. Reduce the separation for a convenience store from a residential use to 77 feet where 200 feet is required per Table 30.44-1 (a 61% decrease).
- b. Reduce the separation for a gasoline station from a residential use to 109 feet where 200 feet is required per Table 30.44-1 (a 45.5% decrease).

WAIVERS OF DEVELOPMENT STANDARDS:

- 1. a. Allow alternative landscaping (attached sidewalk) along an arterial street (Russell Road) where Figure 30.64-17 is required.
- b. Allow alternative landscaping adjacent to a less intensive use where Figure 30.64-11 is required.
- 2. a. Reduce driveway approach distances from the intersection to 39.5 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 73.6% decrease).
- b. Reduce driveway departure distance from the intersection to 178.2 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 6.2% decrease).
- c. Reduce throat depth to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% decrease).

DESIGN REVIEWS:

- 1. Proposed convenience store with gasoline station.

2. Increase finished grade to 9.5 feet where 3 feet is permitted per Section 30.32.040 (a 216% increase).

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Convenience store with gasoline station
- Number of Stories: 1
- Building Height (feet): 30 (convenience store)/20 (fuel canopy)
- Square Feet: 4,425 (convenience store)/2,756 (fuel canopy)
- Signage Height (feet): 20 (freestanding signs)
- Parking Required/Provided: 18/33

History

The site was previously approved for a convenience store and gasoline station; however, that application and the subsequent signage approval expired. Since the latest convenience store approval in 2017, the property to the west was approved for a multiple family development. This proposed use and site design provides for design changes addressing the previous conditions of approval to add cultured stone to the base of all columns of the fuel canopy and for the location of the loading area, housekeeping area, and landscaping considerations.

Site Plans

The plans depict a proposed convenience store, gasoline station, and fuel canopy with access from existing driveways along Durango Drive and Russell Road. The convenience store is located 77 feet from the west property line, 112 feet from the east property line, and 170 feet from the south property line. The fuel canopy is set back over 68 feet from the east property line, 79 feet from the south property line, and 109 feet from the west property line. Parking is provided to the south and east of the convenience store building and along the east property line between the existing 2 driveways along Durango Drive. Pedestrian access is provided from Russell Road to the convenience store. The loading space with trash enclosure and housekeeping area is located at the northeast corner of the building. The fuel canopy includes 4 fuel dispensers serving a total of 8 bays.

Landscaping

The plans depict a 25 foot wide landscape area including a 5 foot wide detached sidewalk along Durango Drive and a 20 foot wide landscape area (small trees) located behind an attached sidewalk along Russell Road (under existing NV Energy power transmission lines). A 15 foot wide intense landscape area is located along the west property line with a 6 foot high block wall with 3 small trees located within the NV Energy power transmission line area and the remainder of the area has a mix of large and medium trees. As designed, the landscaping necessitates the

waiver; however, if large trees were placed within the intense landscape buffer, the waiver would not be needed. The landscape island fingers are located along the southerly (front) entrance of the building. A variety of small to large trees are located on the west and north elevations of the building. Landscaping materials (trees) include Shoestring Acacia, Desert Museum Palo Verde and Texas Mountain Laurel, with a variety of shrubbery, and groundcover.

Elevations

The plans depict a single story, up to 30 foot high, convenience store building with a flat roof and parapet walls at varying heights. The elevations consist of cultured stone base, steel frame, aluminum composite metal and vertical fiber cement siding panels and trim, and an aluminum storefront window and door system. A canopy with a standing seam metal roof is flanked on both sides with entrance canopies also consisting of a standing seam metal roof. The fuel canopy is up to 20 feet tall with decorative steel columns and cultured stone attached to the base of all columns of the fuel canopy to match the storefront. Color elevation plans submitted with the application depict neutral, earth tone colors with red accents on both structures.

Floor Plans

The plans depict a proposed 4,425 square foot convenience store building consisting of a retail area, beverage and beer coolers, deli and coffee areas with kitchen, coolers, freezers, restrooms, and an office. There is a housekeeping area screened by an 8 foot tall block wall with gate at the northeast corner of the building.

Lighting

Parking lot lighting is depicted with 14 foot high light poles along the west property line (within 50 feet of the residential property to the west) and the remainder of the site with 25 foot high light poles distributed along the street frontages and the parking areas. Additional lighting is provided under the fuel canopy and on the building elevations. The light distribution and photometric plan shows that no light will spill onto the adjacent properties.

Signage

The plans depict a 20 foot high freestanding sign located adjacent to the northerly driveway entrance along Russell Road and another at the intersection of Durango Drive and Russell Road. The signs include 104.9 square feet of sign area which includes the company branding, fuel price areas, and static changeable copy area. The other signs are illuminated wall signs on the south and east sides of the building. Canopy signage is located on the south, west, and east elevations and will include the company name and logo. Both signs include colors and materials (decorative stonework at the base of the sign) to match the convenience store and fuel island canopy.

Applicant's Justification

The applicant indicates that the proposed submittal is to re-establish a previously approved convenience store with gasoline station and fuel canopy. The proposed project has reduced in size from the original building along with the number of fuel dispensers. The store will be open 24 hours per day 7 days per week and will provide public access to restrooms during the hours of operation. The existing driveway entrance locations were installed by Clark County as part of a public improvement project which provide right-in/right-out access to Russell Road and Durango

Drive. The applicant also indicates that additional landscape area has been provided adjacent to the west property line and around the building for buffering the use adjacent to the previously approved multiple family residential. Additionally, the applicant indicates that the proposed throat depth will allow better ingress/egress for vehicles and fuel delivery trucks which aids in better site circulation. Lastly, the applicant believes that the proposed development is consistent with other commercial uses in the area and is designed in a manner to blend in with the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0376	Signage and lighting for a convenience store - expired	Approved by BCC	July 2018
VS-18-0150	Vacated and abandoned a drainage easement and flood control right-of-way	Approved by PC	April 2018
WS-0983-17	Convenience store and gasoline station - expired	Approved by BCC	December 2017
VS-0585-15	Vacated and abandoned a 5 foot wide portion of right-of-way being Durango Drive	Approved by PC	October 2015
TM-0012-15	Commercial subdivision	Approved by PC	March 2015
DR-1091-06	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	November 2006
ZC-0784-05	Reclassified the project site to C-2 zoning	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-use	C-2	Undeveloped
South	Corridor Mixed-use	C-2	Convenience store
East	Public Use	P-F	Drainage detention basin
West	Corridor Mixed-use	R-3	Undeveloped multiple family

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Use Permit #1a

The proposed convenience store is buffered from the residential use by a 15 foot wide landscape strip along the western property line, as well as by the landscaping on the west side of the convenience store. Staff finds that the proposed use is adequately screened; therefore, compatible with the surrounding area and consistent with the community and recommends approval.

Use Permit #1b

Although there is a 15 foot wide landscape buffer to the residential use to the west, there is potential for negative impacts to the neighboring property. A minimum separation of 200 feet between convenience stores and gasoline stations and residential uses is necessary to help mitigate negative impacts from noise, odor, traffic, and air quality. Staff does not support this 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

Staff finds the proposed location of the attached sidewalk will allow for greater access to the bus turn-out and the proposed 20 foot wide landscaping strip (trees and shrubbery) which provides an appropriate visual buffer along Russell Road without potentially impacting the overhead power lines. The additional landscape buffer and mix of trees along the west property line and the additional trees and landscaping along the west and north elevations of the building should provide additional buffering of the proposed use to the approved multiple family residential development to the west. Therefore, staff can support this request.

Design Review #1

The proposed convenience store and gasoline station with fuel canopy include decorative materials and are similar to the previously approved development (Maverick) for the site. The proposed development includes decorative materials and architectural treatments on all building sides to eliminate blank elevations along the public rights-of-way and areas visible to the general public. Additionally, the applicant has included design details to meet the previously approved conditions of approval.

The proposed site lighting and signage meet design standards per Code. The signage includes design details to integrate exterior materials of the convenience store and fuel canopy.

Although staff can support the building design, lighting, and signage, staff does not support the use permit for the reduced separation to the gasoline stations. In addition, Public Works is unable to support the proposed waivers; therefore, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #2a

Staff cannot support the reduction of the approach distance along Durango Drive. Staff has concerns with the traffic volume on Durango Drive being in conflict with movements from the southern commercial driveway. The danger of crossing multiple lanes of a major arterial to reach a turn lane is compounded by having the driveway so close to the intersection. Removing the southern driveway on Durango Drive would create a safer site.

Waiver of Development Standards #2b

Staff has no objection to the reduction in the departure distance for the Russell Road driveway. The driveway is placed as far west as the site will allow.

Waiver of Development Standards #2c

The reduction in throat depth combined with waiver #2a further reduces the safety of vehicles entering and exiting the site. The reduced throat depth will result in more vehicles slowing or stopping in the right-of-way while drivers attempt to access the site, creating a dangerous situation for the public. A site redesign would allow for the commercial driveways to meet the minimum throat depth standards; therefore, staff cannot support this request.

Design Review #2

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 use permit #1a, waivers of development standards #1 and #2b, and design review #2; denial of use permit #1b, waiver of development standards #2a and #2c, and design review #1.

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:

Current Planning

If approved:

- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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

- Comply with previous approved drainage study PW18-16942;
- Full off-site improvements.

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 #0085-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAVERIK

CONTACT: MAVERIK, 185 S. STATE STREET, SUITE 800, SALT LAKE CITY, UT 84111



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-22-0319</u> DATE FILED: <u>5/24/22</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>6/28/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>7/20/2022</u> FEE: <u>\$1825.00</u>
	PROPERTY OWNER NAME: <u>Maverik, Inc (Joe Terburg)</u> ADDRESS: <u>185 S State Street Ste. 800</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84111</u> TELEPHONE: <u>801.683.3615</u> CELL: <u>801.428.7894</u> E-MAIL: <u>Joe.Terburg@Maverik.com</u>
	APPLICANT NAME: <u>Maverik, Inc (Joe Terburg)</u> ADDRESS: <u>185 S State Street Ste. 800</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84111</u> TELEPHONE: <u>801.683.3615</u> CELL: <u>801.428.7894</u> E-MAIL: <u>Joe.Terburg@Maverik.com</u> REF CONTACT ID #: <u>173080</u>
	CORRESPONDENT NAME: <u>Maverik, Inc (Joe Terburg)</u> ADDRESS: <u>185 S State Street Ste. 800</u> CITY: <u>Salt Lake City</u> STATE: <u>UT</u> ZIP: <u>84111</u> TELEPHONE: <u>801.428.7894</u> CELL: <u>801.428.7894</u> E-MAIL: <u>Joe.Terburg@Maverik.com</u> REF CONTACT ID #: <u>173080</u>

ASSESSOR'S PARCEL NUMBER(S): 163-29-813-003

PROPERTY ADDRESS and/or CROSS STREETS: NW Corner of Russel & Durango

PROJECT DESCRIPTION: Maverik Convenience Store with Fuel Sales, DR for Signage and Lighting (extension)

(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.

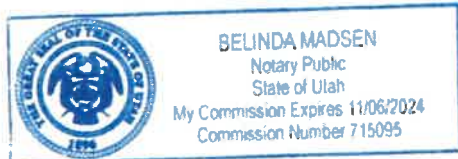
Tyler Call
Property Owner (Signature)*

TYLER CALL
Property Owner (Print)

STATE OF UTAH
COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN BEFORE ME ON 28 JUNE 2021 (DATE)
By TYLER CALL

NOTARY PUBLIC: Belinda Madsen



*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.



181 SOUTH STATE STREET
SUITE 300
SALT LAKE CITY, UT 84111
801-938-5557 | MAVERIK.COM

April 25, 2022

UC-22-0319

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

**RE: Justification Letter: Design Review, Use Permit and Waiver of Standards Application -
Maverik Convenience Store with Gas Station
Northwest Corner of Russell Road and Durango Drive – APN: 163-29-813-003**

Ms. Phegley:

Maverik, Inc., respectfully submits the following justification letter for an application for a convenience store with a gasoline station. Maverik previously submitted applications for a Development Review and Use Permit in 2018 (DR-18-0376) and a Waiver of Standards in 2017 (WS-17-0983), both of which were approved by the Board of County Commissioners. However, both approvals expired due to the project being placed on hold during the Covid shutdown. It is the intention to resubmit the same project for DR, UC and WS review. The information and drawings submitted with this letter of justification are in accordance with Titles 30.16.240, 30.44, 30.48, 30.60, 30.64, 30.72 and CMA Standards for the Spring Valley and Enterprise Areas.

Design Review

Project Description: The proposed convenience store with a gasoline station is located on the northwest corner of Russell Road and Durango Drive. The property is currently zoned C-2 which allows a convenience store with gasoline sales. The proposed convenience store has approximately 4,425/sf. of floor space with four (4) gasoline dispensers and a 2,746/sf. canopy. The development will provide fueling, packaged beer and wine sales, as well as fresh and prepackaged food items for off-premises consumption only, there is no restaurant or quick serve restaurant use in this store. The store will be open 24 hours, 7 days a week and will provide public access to restrooms during the hours of operation.

Site Design:

Parking:

Vehicle Parking: 33 parking stalls (31 standard spaces and 2 HP Spaces) are provided on site along the south and east sides of the store. In accordance with Table 30.60-1, a Convenience Market identified under the Commercial/Retail Uses section, is to provide a minimum of four (4) stalls for every 1,000/sf of building space or 17.7 stalls for a 4,425/sf convenience store (4 spaces x 4.425 = 17.7 spaces). There are no service bays or mechanic services offered at this store, therefore the gas station parking requirement does not pertain. There is no restaurant or quick serve restaurant use in this store, therefore the restaurant parking requirement does not pertain.

ADA Parking: Per Table 30.60-5, two (2) ADA stalls, which are included in the 33 space total space count, are required if the site has a total of 26-50 stalls. The ADA stalls, including one (1) accessible van stall, are located in front of the store entrance which is the shortest accessible route from the parking lot.

Loading: Per Table 30.60-6, one (1) loading space, which is not included in the 33 total space county, is required if the Gross Square Foot Floor Area is less than 5,000/sf. There is one designated loading space located on the east side of the store per staff direction.

Bicycle Parking: Per Section 30.60.050.d, two (2) bicycle racks are located within 100 feet of the front entrance of the store. The rack can accommodate up to four bicycles.

Access/Driveways: The development utilizes the existing commercial driveways that were approved in a previous Commercial Tentative Map. There are two existing right-in/right-out driveways along the west side of Durango Drive, and one right-in/right-out driveway with a right turn pocket along the north side of Russell Road. The driveway locations and internal circulation design minimize vehicular impacts to the surrounding developments by utilizing the existing rights-of-ways. Although the driveway locations were approved in a previous Commercial Tentative Map, the south driveway on Durango Road does not meet the setback to the intersection. In addition, the driveway throat depth is less than the required design standards. Both deficiencies will require a Waiver of Standards which is addressed below.

Landscaping: In accordance with Title 30.64.030, the landscape plans show substantial plantings around the perimeter of the property as well as around the store. The landscaping meets the standards for visual impact, conservation drought tolerant materials, groundcover and hardscape. All landscaping and sidewalks will be maintained by Maverik as part of our overall store maintenance program.

Street Trees:

Durango Drive: Per Title 30.64.030.k, street trees along Durango Drive are located on both sides of the detached sidewalk as shown in Figure 30.64-17. The sidewalk within the landscape area meanders as shown in Figure 30.64-18.

Parking Lot landscaping: Per Figure 30.64-14, there are three (3) landscape fingers with trees along the front parking row which meets the design requirements of Figure 30.64-14. The west end of the front parking row is the western property line and contains a 15-foot landscape strip with plantings that meets Part I of the Spring Valley & Enterprise CMA, Section 30.486.60(8). The parking along Durango Drive is lined by street landscaping as described above in the Street Tree section.

Russell Road: Per Title 30.64.030(k), there is a transmission power line that runs along Russell Road. We are proposing smaller trees to be located under the power line and the landscaping plan shows us using smaller trees. The landscape area width along Russel Road varies in width from 15' to 28' from the back of sidewalk to the back of the parking lot curb.

Adjoining Residential: The property adjoining the site to the west has been approved for residential development, R-3. As such, per Part I of the Spring Valley & Enterprise CMA, Section 30.48.660(8), a 10' wide landscape strip with intense landscaping is required per Figure 30.62-12. The western property line landscape strip is 15-foot wide and will be landscaped with trees and shrubs per Figure 30.62-12.

Ground Covering: Per Title 30.64.030.i, ground covering has been provided for all landscaped areas.

Signage: In accordance with Title 30.72, 30.48 and Table 30.72-1 and Part I of the Spring Valley & Enterprise CMA, Section 30.48.680, there are two (2) free standing signs, one per street frontage. Both free standing signs have a maximum height of 20', with the pricing portion being secondary to the primary Maverik logo. The signs are located within the landscape area to be visually appealing which softens the overall appearance and appropriate to the scale of the building. Wall and canopy signage are flush against the wall and canopy surface, do not project above the top or bottom of the wall or canopy and are scaled appropriately to the building size. All development signage is visually similar to other commercial signs in the area, are proportional to the scale of the structure and do not impact adjacent uses. The signage package submitted with this application will replace the signage package in DR-18-0376.

Building Design: Per Title 30.16.240, the submitted building elevations and a floor plan depict the architectural style and theming known as Maverik's "Adventure's First Stop". The exterior of the building will consist of metal roof elements, stone veneer, glass storefront and beams and batten siding. HVAC equipment will be situated on the store roof and screened from view by a parapet wall which is consistent with Clark County Title 30 code requirements for screening roof mounted mechanical equipment. The store's interior is nicely finished with tile floors and adventure theming along the walls. Three dimensional figures are included as part of the interior to emphasize Maverik's "Adventure's First Stop" brand. The store is designed to facilitate an on-site bakery as part of the Bonfire Grill and other fresh food offerings that packaged and sold for off-premises consumption only. There is no restaurant or quick serve restaurant use in this store.

Gasoline Fuel Tanks: Per Section 30.44, Gasoline Station, Subsection 5, the fuel tanks will be constructed to the Southern Nevada District Department of Environmental Health structure requirements for underground fuel tanks and are setback a minimum of 1,000' from any wells.

CMA Standards: The submittal is in compliance with the Spring Valley and Enterprise Part I CMA, Title 30.48.

Title 30.48.600: The development meets the requirements of Title 30.48.600, with the use of high-quality architectural material that expresses a unique brand that is not typical of retail convenience stores. The site development creates a cohesive and unified landscape enhancing the visual environment along Russell Road and Durango Drive softening the appearance to help integrate it into the surrounding commercial community. The retail store provides stable employment to the community and aids the surrounding residents and businesses quality of life by providing needed convenient store retail and fueling services.

Title 30.48.640: The building and canopy are positioned to enhance the visual interest and relief as seen from the street. Sidewalks and pedestrian connections integrate the building with the surrounding area.

Title 30.48.650: The building will set the scale and design for future adjoining development. The Architectural colors and textures are subdued to blend with the environment and surrounding development. Building elements such as widow treatments, facade recesses, roofline variations, and site connections express a pedestrian level and friendly space that is similar in size and scale to surrounding development.

Title 30.48.660: Perimeter landscaping meets the requirements of Title 30.64.030 and Figure 30.64-17 enhancing the visual impact of the store, providing a level of privacy and helping with noise reduction. Landscaping is included in the parking lot and adjacent to the building breaking up the walls mass.

Title 30.48.670: Site lighting is uniform in style, size and color and integrated into the landscaping to be unobtrusive reducing any impact to adjoining property and streets. Site lighting is of the right height and intensity as show on the submitted photometric plan. Building lighting is compatible with the character of the structure. All lighting is LED to be energy efficient and is shielded so as not to spill past the site boundaries. The lighting package submitted with this application will replace the lighting package in DR-18-0376.

Title 30.48.680: Site signage meets the requirements for height, location, copy area size and integrates with surrounding retail commercial uses. The sign material is compatible with the building architecture and will have no impact to adjacent uses.

Operations: Maverik, Inc. owns and operates over 400 stores in 11 states and has plans to continue a favorable growth pattern in the future. Maverik employs over 4500 people who are eligible for

health benefits, tuition reimbursement, 401 (k) opportunities, and other benefits. The store at Russell Road and Durango Drive will employ approximately 15 to 18 employees.

Design Review

Design Review #1 - Convenience Store with Gas Station: Design review for a convenience store and a gasoline station in a General Commercial (C-2) zoning district. The Convenience store does not have a restaurant component to its use. The development of the convenience store and gasoline station is consistent with other commercial uses in the area and will be designed in a manner to blend with the surrounding community.

Design Review #2 – Increase In Grade: Per Title 30.32.040(a)(9), design review for to increase the finish grade height 9.5-feet where 3-feet is permitted. The site grading will be consistent with other commercial uses in the area and will proved continuity and be consistent with the future development to the north.

Design Review #3 – Lighting and Signage Review: Per the Spring Valley and Enterprise Part I CMA, Title 30.48.670 & 680, design review of the site lighting and signage. The site lighting and signage is consistent with other commercial uses in the area and will blend with the surrounding community.

Conditional Use Permit:

Conditional Use Permit #1 – Convenience Store: Per Table 30.44-1, a Convenience Store in a C-2 zone requires a Conditional Use Permit. The Convenience store does not have a restaurant component to its use. The development of the convenience store is consistent with other commercial uses in the area and will be designed in a manner to blend with the surrounding community.

Conditional Use Permit #2 - Gas Station: Per Table 30.44-1, a Gas Station in a C-2 zone requires a Conditional Use Permit. The development of the gasoline station is consistent with other commercial uses in the area and will be designed in a manner to blend with the surrounding community.

Special Use Permit:

Convenience Store and Fuel Canopy: The request is for Special Use Permit per Table 30.44-1 (Gas Station, subsection 4) for a structure separation of the building and canopy from an approved residential use located to the west of the site. The distance from the fuel canopy to the west property line is 109.7 feet and the distance from the convenience store building to the west property line is 77.1 feet. Per Table 30.44-, 200 feet is required. We justify this waiver since we will construct a decorative wall and plant intensive landscaping along the west property line and the landscape strip is 15-foot wide which is wider than required by Figure 30.62-12. The wall and landscaping which will screen the future residential development from the store and canopy.

Waiver of Development Standards

The Waiver of Standards application requests three items as outlined within the development code.

First Waiver: The request is for a reduction to the setback of an existing driveway location from the Russell Road/Durango Drive intersection. Per a previous Commercial Tentative Map approval, two driveways were located on Durango Drive and one on Russell Road as shown on the civil site plan.

Durango Drive: The northern driveway departure is 207.91-feet from the intersection, the south driveway approach is 39.52 feet from the intersection. We request a Waiver of Standard for the south driveway approach for the 39.52 feet approach.

Russell Road: The Russell Road driveway departure is 178.11 feet and request a Waiver of Standard for the 178.11 foot departure.

We justify both waiver since the size of the lot and the internal circulation for both customer and delivery vehicles is efficient and will prevents a bottleneck from developing at the north driveway especially when the remainder of the vacant land to the north is commercially developed.

Second Waiver: The request is for a reduced driveway throat depth for two commercial driveways.

Durango Drive: The throat depth on the south driveway is 16'3" on the north side of the driveway and 9'6" on the south side of the driveway. We justify this waver since the southern driveway will allow better ingress/egress for vehicles and the fuel delivery trucks, aids in better site circulation and prevents a bottleneck from developing at the north driveway especially when the remainder of the vacant land is commercially developed.

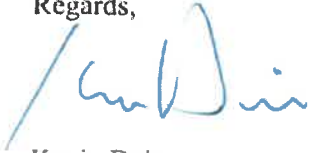
Russell Road: The throat depth for the driveway is 6'. We justify this waiver since there is a right turn pocket before the driveway which will allow stacking if a vehicle stops in the driveway entrance.

Third Waiver: The request is to allow an attached sidewalk along Russell Road with landscaping behind the sidewalk. Per Title 30.64.30.1.3, an attached sidewalk is allowed when the frontage is less than 300 feet if the sidewalk is existing or if there is existing sidewalk adjacent on both sides of the site. Although there is curb, gutter and a driveway entrance existing on Russell, there is no sidewalk behind the curb. In addition, there is no sidewalk to the west on the adjoining commercially zoned land which is slated for future residential development. Maverik is proposing an adjoining sidewalk with a 15-foot landscape area behind the sidewalk with street trees to meet the requirements shown in Figure 30.64-17. We justify this waiver since; 1.) the next development to the west is an electrical substation and the sidewalk in front of the substation adjoins the street, 2.) a section of the sidewalk was constructed as part of the Russel Road driveway entrance and is located adjacent to the street, and, 3.) the sidewalks surrounding the 7-Eleven commercial use on the south side of Russel Road is located adjacent to the street on both Russel and Durango; Maverik is only requesting a waiver for the sidewalk on Durango. The design of the proposed adjoining sidewalk meets the intent of Section 30.64.30.1.3.

Fourth Waiver: The request is to allow smaller tree to be planted under the transmission power line along Russell Road. Per Title 30.64(k), small trees can be used if the spacing is decreased to

10-feet. We justify this waiver since the landscaping along Russel Road will meet other code requirement, the landscape area is wider than required and the trees will be spaces 10-feet apart.

Regards,



Kevin Deis
Senior Planning Project Manger
kevin.deis@maverik.com

