



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

September 29, 2020

6:30pm

AGENDA

Note:

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

Board/Council Members:	Darby Johnson, Jr. – Chair Angie Heath Younce Rodney Bell	Yvette Williams – Vice Chair Catherine Godges
Secretary	Carmen Hayes, 702-371-7991 chayes70@yahoo.com	
County Liaison(s):	Mike Shannon 702-455-8338 mds@clarkcountynv.gov	

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- 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 September 8, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
 MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
 LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
 YOLANDA T. KING, County Manager

IV. Approval of the Agenda for September 29, 2020 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)

- Applications are available until November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2021.

VI. Planning and Zoning

1. **VS-20-0345-CHURCH LIFE BAPTIST:**
VACATE AND ABANDON easement of interest to Clark County located between Tenaya Way and Montessouri Street, and between Post Road and Sunset Road within Spring Valley (description on file). MN/rk/jd (For possible action) **10/06/20 PC**
2. **UC-20-0384-AMALGAMATED FINANCIAL TRUST ETAL & HOLLOWAY JEFFREY K TRS:**
USE PERMIT to allow multiple family senior housing.
VARIANCE to reduce parking.
WAIVERS for the following: **1)** alternative driveway geometrics; and **2)** modified street standards.
DESIGN REVIEW for a multiple family senior housing development on 5.0 acres in an R-4 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the north side of Wigwam Avenue and the west side of Fort Apache Road within Spring Valley. JJ/bb/jd (For possible action) **10/21/20 BCC**
3. **VS-20-0385-AMALGAMATED FINANCIAL TRUST ETAL & HOLLOWAY JEFFREY K TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Magrath Street and between Wigwam Avenue and Haunts Walk Avenue within the Rhodes Ranch Master Planned Community (description on file). JJ/bb/JD (For possible action) **10/21/20 BCC**
4. **ZC-20-0381-PEPPARD PAUL F & JOANNE TRUST & PEPPARD PAUL F & JOANNE TRS:**
ZONE CHANGE to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.
WAIVER OF DEVELOPMENT STANDARDS for architectural standards (roofline variation) within the CMA Design Overlay.

DESIGN REVIEWS for the following: 1) a mini-warehouse facility; and 2) increase finished grade on 4.7 acres within the CMA Design Overlay District. Generally located on the west side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/rk/jd (For possible action) 10/21/20 BCC

VII. General Business

1. Nominate a Representative and Alternate for the 2020/2021 Community Development Advisory Committee (CDAC)

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: October 13, 2020.

X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

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LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Spring Valley Town Advisory Board

September 8, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair Excused
Angie Heath Younce EXCUSED Catherine Godges PRESENT
Rodney Bell PRESENT

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

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov PRESENT
Brandon Monson, Brandon.Monson@clarkcountynv.gov PRESENT

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

Darby Johnson called the meeting to order at 6:30 pm

Brady Bernhart, Current Planner

II. Public Comment

- None

III. Approval of **August 25, 2020** Minutes

Motion by: **Rodney Bell**

Action: **APPROVE** as published

Vote: **3/0 Unanimous**

IV. Approval of Agenda for **September 8, 2020**.

Motion by: **Catherine Godges**

Action: **APPROVE**

Vote: **3/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
Call to Artists: Group youth public Art Project. We are looking to hire 10 or more artists for this art call, So please apply or share this with any artists you feel would show interest.

None

VI Planning & Zoning

1. **WS-20-0331-BOYCE, RENEE:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a block wall in conjunction with an existing single family residence on 0.5 acres in a R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Bronco Street and Quail Avenue within Spring Valley. MN/sd/jd (For possible action) **09/15/20 PC**

Motion by: **Catherine Godges**

Action: **Approve** per staff conditions.

Vote: **3/0 Unanimous**

2. **VS-20-0342-EDGEVIEW COMMUNITY ASSOCIATION:**
VACATE AND ABANDON an easement of interest to Clark County located between Gallery Course Drive and Tiny Deer Street (alignment) and between Ford Avenue (alignment) and Lazy Fox Court (alignment) within Spring Valley (description on file). JJ/jor/jd (For possible action) **10/06/20 PC**

Motion by: **Rodney Bell**

Action: **Approve** per staff conditions.

Vote: **3/0 Unanimous**

3. **VS-20-0345-CHURCH LIFE BAPTIST:**
VACATE AND ABANDON easement of interest to Clark County located between Tenaya Way and Montessori Street, and between Post Road and Sunset Road within Spring Valley (description on file). MN/rk/jd (For possible action) **10/06/20 PC**

Motion by: **Darby Johnson**

Action: **HOLD** to September 29, 2020 Spring Valley TAB due to applicant being a no show.

Vote: **3/0 Unanimous**

4. **AR-20-400092 (UC-1014-17) -CHURCH HAMERE N K M W ST M E O T:**
USE PERMIT FIRST APPLICATION FOR REVIEW to expand an existing place of worship.
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a proposed parking lot on 1.0 acre in conjunction with an existing place of worship on 2.4 acres in a R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southwest corner of Lindell Road and Oquendo Road within Spring Valley. MN/jgh/jd (For possible action) **10/07/20 BCC**

Motion by: **Catherine Godges**

Action: **Approve** per staff conditions.

Vote: **3/0 Unanimous**

5. **DR-20-0343-CHARTER FACILITY SUPPORT FOUNDATION, LLC:**
DESIGN REVIEW to increase finished grade in conjunction with an approved charter school with other school amenities on 11.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/nr/jd (For possible action) **10/07/20 BCC**

Motion by: **Rodney Bell**

Action: **Approve** per staff conditions.

Vote: **3/0 Unanimous**

VII General Business

1. Appoint a Town Advisory Board member to participate on the Southwest Ridge Park Sculpture Part 1 Committee. (For possible action)

Motion by: **Darby Johnson**

Action: **Appoint Catherine Godges to represent Spring Valley.**

Vote: **3/0 Unanimous**

- 2 Recommendation regarding upcoming budget cycle. (For possible action)

The following items were included with the Spring Valley budget request:

**Pave Spring Mountain Road from Buffalo to Rainbow
Audio visual equipment for Spring Valley Town Advisory Board meetings
Repaint tennis courts at Paul Meyer Park**

Motion by: **Darby Johnson**

Action: **Approve**

Vote: **3/0 Unanimous**

VIII Public Comment

A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

None

IX. Next Meeting Date

The next regular meeting will be **September 29, 2020** at 6:30pm

X Adjournment

Motion by: **Darby Johnson**

Action: **Adjourn**

Vote: **3/0 Unanimous**

The meeting was adjourned at 6:56 p.m.

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

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

10/06/20 PC AGENDA SHEET

EASEMENT
(TITLE 30)

TENAYA WY/POST RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0345-CHURCH LIFE BAPTIST:

VACATE AND ABANDON easement of interest to Clark County located between Tenaya Way and Montessouri Street, and between Post Road and Sunset Road within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-34-814-001

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to vacate and abandon an access easement as granted to Clark County under document number 20190425:0001603. The subject property is currently used for an existing place of worship. The easement is being eliminated due to proximity of a Nevada Energy Power vault. More specifically, the easement is 1,177 square feet, and would have provided an additional driveway onto Tenaya Way. According to the applicant, parishioners accessing the development will use the existing driveway to the south which eliminates the need for the subject easement.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0607	Waivers for a new sanctuary building and parking lot expansion in conjunction with an existing place of worship	Approved by BCC	October 2018
WS-0460-11	Reduced the front setback for an approved place of worship	Approved by BCC	November 2011
UC-0081-11	Place of worship	Approved by BCC	April 2011
VS-1517-05	Vacated and abandoned patent easements on the site	Approved by PC	November 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0496-05	Reclassified the site to M-D zoning	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-P	Office complex
South	Business and Design/Research Park	C-2	Retail building & undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse buildings
West	Business and Design/Research Park	M-D & R-1	Single family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of the pedestrian access easement that is not necessary for the site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Grant a new pedestrian access easement in the new driveway location;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MIKE DESILVA

CONTACT: ROBERT MERCADO, SUNDANCE SURVEYING INC, 3832 VALLEY DRIVE, NORTH LAS VEGAS, NV 89032

DRAFT

10/21/20 BCC AGENDA SHEET

MULTIPLE FAMILY SENIOR HOUSING
(TITLES 28 & 29)

FORT APACHE RD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0384-AMALGAMATED FINANCIAL TRUST ETAL & HOLLOWAY JEFFREY

K TRS:

USE PERMIT to allow multiple family senior housing.

VARIANCE to reduce parking.

WAIVERS for the following: 1) alternative driveway geometrics; and 2) modified street standards.

DESIGN REVIEW for a multiple family senior housing development on 5.0 acres in an R-4 (Multiple Family Residential) Zone and a C-2 (General Commercial) Zone within a P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the north side of Wigwam Avenue and the west side of Fort Apache Road within Spring Valley. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

176-18-601-003

VARIANCE:

To allow 195 parking spaces where 244 spaces are required per Title 29 (a 20% decrease).

WAIVERS:

1. Reduce the departure distance for a proposed driveway on Wigwam Avenue to 182 feet where a distance of 190 feet to Fort Apache Road is required per Uniform Standard Drawing 222.1 (a 4% reduction).
2. Reduce throat depth on Wigwam Avenue to 17 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (an 86% decrease).

LAND USE PLAN:

SPRING VALLEY - RHODES RANCH – URBAN VILLAGE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 195

- Density (du/ac): Gross 39
- Project Type: Senior housing
- Number of Stories: 4
- Building Height (feet): 50
- Open Space Required/Provided: 58,500/58,500
- Parking Required/Provided: 244/195

Site Plan

The subject parcel, consisting of 5 acres, is located at the northwest corner of Wigwam Avenue and Fort Apache Road and is part of the Rhodes Ranch Master Planned Community. The zoning on the property is both R-4 and C-2, which allows for either multiple family or commercial developments. The property's zoning designation was approved by the Board of County Commissioners in November 2008 by action of ZC-0927-08 subject to a design review as a public hearing on final plans.

The applicant proposes a single, 155,733 square foot, 4 story multiple family residential senior housing building with surface level parking areas. The proposed building consists of 195 units that are either 1 bedroom or 2 bedroom units. The east side (front) of the building is set back 93 feet from Fort Apache Road and 88 feet to the property line after the companion vacation of 5 feet of right-of-way. The west side (rear) of the structure is set back 71 feet from the western property line adjacent to the existing single family residential development. The south side of the building is set back 78 feet from Wigwam Avenue while the north side of the structure is set back 37 feet from the north property line. The development includes 58,500 square feet of provided open space featuring an 864 square foot pool, a 907 square foot gym/workout area, 3 open courtyard areas, and various lounge areas for the residents of the development. Access to the site is proposed via 1 commercial driveway along Fort Apache Road at the northeast corner of the property and 1 commercial driveway along Wigwam Avenue. The proposed development requires 244 parking spaces where 195 parking spaces are provided. All 195 spaces are provided at the surface level. The proposed building is surrounded by a drive aisle with a minimum width of 25 feet. Four trash enclosures are located along the west side of the building and east of the drive aisle. A 5 foot wide detached sidewalk is proposed along Fort Apache Road while a 5 foot wide attached sidewalk is proposed along Wigwam Avenue.

Landscaping

The plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along Fort Apache Road. A 6 foot wide landscape area located behind a proposed 5 foot wide attached sidewalk is located adjacent to Wigwam Avenue. The street landscape areas consist of trees, shrubs, and groundcover. A 12 foot wide intense landscape buffer, including an existing 6 foot high block wall, is located along the west property line of the project site, adjacent to the existing residential development. Parking lot trees are generally distributed throughout the site. Sixty six Mexican fan palms are shown next to the building on all sides.

Elevations

The plans depict a proposed building with a maximum height of 50 feet to the peak of the tiled hip roof. The overall multiple family building consists of varying roof lines with heights ranging from 25 feet to 50 feet. The exterior of the building primarily consists of stucco and glass. The east elevation, facing towards Fort Apache Road, depicts varying rooflines up to 50 feet in height. The west elevation, facing towards the existing single family residential development, has an overall height of 50 feet. However, false balconies are only featured on the second and third floors of the elevations. The building will be painted with neutral earth tone colors.

Floor Plans

The plans depict a proposed multiple family building consisting of 4 floors featuring a total of 117 one bedroom units, and 78 two bedroom units. The 1 bedroom units measure between 660 to 662 square feet. The 2 bedroom units measure 889 to 960 square feet. Floor 1 includes a patio, office space, great room, pantry, fitness center, kitchen, and mailroom. Floor 2 includes storage, a wellness room, and a computer room. Floor 3 includes a lounge and laundry room areas. Floor 4 includes residential units only.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed project is located on 5 gross acres and includes senior affordable apartments. The site was approved for condominium development with DR-18-0489 in August 2018. The proposed 50 foot height is 10 feet less than the previously approved condominium development. The proposed units are for senior housing and will not require as much parking or create the impacts of typical condominium units. The site is zoned R-4 under Title 29 which allows a senior multiple family apartment use with a use permit. The proposed senior housing includes 195, 1 and 2 bedroom units. Primary access is proposed from Wigwam Avenue with a secondary access provided at Fort Apache Road. The building will include tiered elevations ranging in height from 25 feet to 50 feet. The west side of the building is set back a minimum of 71 feet from the western property line. The 4 story element of the building is set back closer to Fort Apache Road. The site will provide outdoor amenities, including a pool, wellness center, computer room, library and salon. Residential units will be accessed by elevators. The reduced parking is considered by a variance from Title 29 requirements. The applicant has developed several multiple family senior housing projects using the same ratio of parking proposed with this development and has experienced no problems with those other projects. The waiver request is for throat depth and departure distance.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0489	Multiple family condominiums	Approved by BCC	August 2018
ZC-0927-08	Reclassified the property from R-E and R-2 to R-4 and C-2 zoning for future development	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project	C-2	Undeveloped & communication tower
South	Rhodes Ranch (Urban Village up to 50 du/ac)	R-2	Single family residential
East	Rhodes Ranch (Multiple Family up to 18 du/ac)	R-3	Single family residential currently under construction
West	Rhodes Ranch (Single Family up to 10 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
VS-20-0385	Vacation of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Titles 28 & 29.

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 Titles 28 & 29 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The proposed use could be in harmony with the purpose, goals, objectives, and standards of the Plan and of Titles 28 & 29 when considering the need for senior affordable housing developments. The proposed use could result in a positive effect on adjacent properties, character of the neighborhood, traffic conditions, and parking assuming the scale of the project is in keeping with the surrounding development. A senior housing development at this location would be appropriate given its location on an arterial street with mass transit possibilities; therefore, staff can support the use.

Variance

There is no specific physical hardship that is not created by the design, density, or layout of the application. An undesirable change will be produced in the character of the neighborhood to the detriment of nearby properties when considering the increased height above that allowed by Code. The proposed variance will grant a substantial adverse impact on the surrounding area if additional parking is needed for visitors, employees, and deliveries. This property may be developed to meet the minimum standards of the Code without self-imposed conditions requiring a variance.

Waivers

According to Titles 28 & 29, 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.

The use of the area adjacent to the property included in the waiver request will be affected in a substantially adverse manner in the event additional parking is needed for visitors, employees and deliveries. The proposal will not adequately support the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will be materially detrimental to the public welfare. The granting of such application will not be in harmony with the general purpose, goals, objectives, and standards of the Plan and of Title 29 when considering minimum standards. The proposal will create an undue burden on public improvements, facilities, or services that do not meet minimum standards.

Design Review

One of the major issues identified in the land use plan updates is the compatibility of new developments within or adjacent to existing single family developments. Therefore, it is essential that new developments are compatible and consistent with existing developed properties in the area. The considerations for compatibility may include design features related to existing and proposed developments, such as, but not limited to height, mass, density, and architecture. Compatibility refers to the sensitivity of development proposals in maintaining the character of existing areas. Therefore, bulk parameters located within the immediate area many times are used as a gauge in determining compatibility. Simply defined, bulk is the size and relationship of a building and its location with respect to lot lines, streets, and other buildings. Bulk regulations are standards and controls that establish, among other items, density, lot size, lot coverage, setbacks, height, and yard requirements.

Staff finds the plans depict building elevations, with corresponding bulk, design characteristics, and other architectural and aesthetic features, that are not harmonious and compatible with development in the area. The 155,733 square foot apartment building with a maximum vertical height of 50 feet is not sensitive to existing neighborhood characteristics with regard to scale, use of materials, and bulk. The size and massing of the building far exceeds the scale and massing of the nearby residential buildings and does not further or maintain a consistent visual character of the residential character and pattern. In essence, the building will be a 50 foot tall, 550 foot long wall that the single family residential properties to the west will be looking at. The closest residential properties that have single family residential buildings range in size from approximately 1,400 square feet to about 1,700 square feet. The immediate area is within the R-2 zoning category.

Through the use of building placement, distribution of overall building area into smaller scale buildings more consistent with the residential character of the area, site design, and parking lot and street landscaping, the applicant could further minimize the visual dominance of the building and the overall site area. Therefore, staff finds the applicant has not established that the plans

satisfy the criteria for approval of a design review and finds the proposed development is not compatible with adjacent development and the proposed development is not consistent with the applicable land use plan and Title 29.

Staff cannot support the overall design of the proposed development due to the proposed height, scale, and mass of the building. The height of the proposed building is 50 feet. Immediately to the west of the proposed development are existing 2 story single family residences with a maximum height of up to 35 feet. The approved residential subdivision to the east, across Fort Apache Road, includes 2 story single family residences with a maximum height of up to 30 feet. The approved residential subdivision to the south, across Wigwam Avenue, includes 2 story single family residences with a maximum height of up to 26 feet. The height of the proposed building is not compatible with the surrounding residential development to the east, west, and south. The scale and mass of the building is not compatible with the surrounding residential development. In addition, there are no existing or approved multiple family developments within a mile in any direction to this project site that have anything resembling the scale and mass of the proposed building; therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #1

Staff can support the reduction of the departure distance for the Wigwam Avenue driveway. The applicant placed the driveway as far away from the intersection of Wigwam Avenue and Fort Apache Road as possible and the reduction is a minimal deviation from the requirement per Uniform Standard Drawing 222.1.

Waiver of Development Standards #2

Staff has no objection to the reduction of the throat depth distance for the Wigwam Avenue driveway. The applicant is providing a large landscape buffer to minimize potential conflicts.

Design Review #2

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

Staff Recommendation

Approval of the waivers of development standards and design review; denial of the use permit and variance.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Mature, 36 inch box trees to be planted along the western property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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 45 feet to the back of curb for Fort Apache Road, 30 feet for Wigwam Avenue, and associated spandrels;
- Coordinate with Public Works - Design Division for the Fort Apache Road improvement project;
- Dedicate any right-of-way and easements necessary for the Fort Apache Road improvement project.
- 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 and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; and to show fire hydrant locations on-site and within 750 feet.

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 #0241-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OVATION DEVELOPMENT CORPORATION
CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

10/21/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 29)

FORT APACHE RD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0385-AMALGAMATED FINANCIAL TRUST ETAL & HOLLOWAY JEFFREY
K TRS:**

VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Magrath Street and between Wigwam Avenue and Haunts Walk Avenue within the Rhodes Ranch Master Planned Community (description on file). JJ/bb/JD (for possible action)

RELATED INFORMATION:

APN:

176-18-601-003

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - URBAN VILLAGE - MIXTURE OF HIGH DENSITY RESIDENTIAL & COMMERCIAL

BACKGROUND:

Project Description

The applicant is proposing to vacate and abandon a 33 foot by 5 foot remaining portion of a patent easement at the northeast corner of the property, adjacent to Fort Apache Road. The applicant proposes to develop the property for senior housing in a companion application UC-20-0384.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0489	Multiple family development consisting of 160 condominium units	Approved by BCC	August 2018
ZC-0927-08	Reclassified the property to R-4 and C-2 zoning for future development	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project	C-2	Undeveloped & communication tower

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Major Development Project (Rhodes Ranch Urban Village up to 50 du/ac)	R-2	Single family residential
East	Major Development Project (Rhodes Ranch Multiple Family up to 18 du/ac)	R-3	Single family residential
West	Major Development Project (Rhodes Ranch Single Family up to 10 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
UC-20-0384	A use permit for senior housing apartments 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 29.

Public Works - Development Review

Staff has no objection to the vacation of the patent easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 30 feet for Wigwam Avenue, and associated spandrels;
- Coordinate with Public Works - Design Division for the Fort Apache Road improvement project;
- Dedicate any right-of-way and easements necessary for the Fort Apache Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OVATION DEVELOPMENT CORPORATION

CONTACT: KAEMPEER CROWELL, 1980 FESTIVAL PLAZA DR, STE 650, LAS VEGAS, NV 89135

MINI-WAREHOUSE
(TITLE 30)

SANTA MARGARITA ST/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0381-PEPPARD PAUL F & JOANNE TRUST & PEPPARD PAUL F & JOANNE TRS:

ZONE CHANGE to reclassify 2.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to C-2 (General Commercial) (AE-60) Zone.

WAIVER OF DEVELOPMENT STANDARDS for architectural standards (roofline variation) within the CMA Design Overlay.

DESIGN REVIEWS for the following: **1)** a mini-warehouse facility; and **2)** increase finished grade on 4.7 acres within the CMA Design Overlay District.

Generally located on the west side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-35-301-013; 163-35-301-058 ptn.

WAIVER OF DEVELOPMENT STANDARDS:

Waive the required roofline variation for horizontal rooflines longer than 100 feet per the CMA Design Overlay District, per Section 30.48.600.

DESIGN REVIEWS:

1. For a proposed mini-warehouse facility expansion.
2. Increase the finished grade for a mini-warehouse development to 48 inches (4 feet) where 18 inches (1.5) is the standard per Section 30.32.030 (a 167% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6240 S. Rainbow Boulevard
- Site Acreage: 2.3 (zone change)/4.7 (design review)
- Project Type: Mini-warehouse facility expansion
- Number of Stories: 1
- Building Height (feet): 18

- Square Feet: 43,785
- Parking Required/Provided: 5/16

Site Plans

The plans depict a 43,785 square foot expansion to an existing mini-warehouse facility. The expanded mini-warehouse facility will consist of 6 buildings at a height of 18 feet for a total of 131 new storage units. There are 2 buildings internal to the development and surrounded by 4 buildings along the perimeter, one of which is located along Santa Margarita Street. In order to expand the existing mini-warehouse, the applicant is requesting a conforming zone change to C-2 on APN 163-35-301-013. The applicant is also the owner of the existing mini-warehouse on APN 163-35-301-058 which is just south of the proposed mini-warehouse expansion. The entrance and access to the expanded mini-warehouse facility will be through the existing facility, which is accessed from Rainbow Boulevard. The applicant will remove partial sections from the northern most existing building on APN 163-35-301-058 to allow for an internal drive aisle to the newly expanded area on APN 163-35-301-013. Drive aisles within the expanded area range from 34 to 41 feet in width. The leasing office and main entrance into the facility is located near the southwest portion of APN 163-35-301-058. The exterior wall of the buildings will also be a perimeter wall for the complex with the exception of a 16 foot high decorative block wall located at the gaps between the buildings.

Landscaping

A minimum 20 foot wide landscape area is provided along the eastern boundary of the site adjacent to Building D and Santa Margarita Street. The plant material consists of large evergreen trees, planted 30 feet on center with groundcover and shrubs.

Elevations

The plans depict perimeter single story mini-warehouse buildings that surround 2 internal buildings in the center of the site. While one of the internal buildings (Building F) is designed on an angle with staggered units, the other buildings exceed 100 feet but do not have a varied roofline as required per the CMA Design Standards. All of the buildings are single story and have an overall height of 18 feet. The exterior walls are a plain masonry block in an earth tone color with a flat roof and parapet walls. All overhead doors accessing the storage units are oriented towards the interior of the site and do not face any existing development in the area.

Floor Plans

The proposed mini-warehouse expansion has a total area of 43,785 square feet distributed among 6 buildings. There are 131 new storage units that range between 100 square feet and 1,425 square feet in area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the subject request conforms to the Spring Valley Land Use Plan, which designates this property as Commercial General. The applicant believes that the proposed mini-storage facility is suitable at this location since this will be an expansion to an existing mini-

warehouse facility immediately to the south. The applicant indicates that the mini-warehouse will serve the community with the storage of goods, and the facility will have minimal impact on the surrounding public facilities, services, access roads, and traffic. The proposed hours of operation are 9:00 a.m. to 8:00 p.m. every day with 24 hour authorized access only.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0763-03	Mini-warehouse building on APN 163-35-301-058	Approved by BCC	June 2003
ZC-1480-96	Reclassified APN 163-35-301-058 to C-2 zoning for a mini-warehouse facility and 2 retail buildings located just west of the subject site	Approved by BCC	December 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Office Professional	C-P	Existing office complex
East	Rural Neighborhood Preservation (up to 2 du/ac) & Open Land	C-P & R-E	Undeveloped
West	Commercial General	C-2	Existing commercial center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds that the request is compatible with and appropriate for the surrounding area. The C-2 zoning district is established to accommodate a full range of commercial uses in a manner that can be located to serve the needs of the entire community yet be buffered from having adverse impacts on any adjacent properties. Commercial Policy 67 of the Comprehensive Master Plan states through site planning and building design, commercial developments should be compatible with abutting uses. The parcel to north of the project site has planned land uses of Office Professional. The developed parcel to the west of the site is zoned C-2 and contains a retail center. Furthermore, this request will be an expansion to an existing mini-warehouse facility immediately to the south; therefore, staff can support the zone change request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The CMA Design Overlay District was established to encourage and promote a high level of quality developments that will, among other purposes, assist in providing and fostering a positive physical image and identity for non-residential developments, ensure a cohesive and unified streetscape, and thereby enhance the visual environment along right-of-way.

Staff can support the waiver of development standards; however, along Santa Margarita Street the austere surface of this building elevation should be enhanced by providing enhanced reveals, colored accents, or textured finish toward the top portion of the building which will provide for an alternative to the required roofline variation standard of the CMA. Therefore, staff recommends approval of the waiver of development standards with a condition of approval listed below.

Design Review #1

The design of the facility complies with all Title 30 standards, including most of the CMA Design Overlay standards, as well as County goals and policies within the Comprehensive Master Plan. The proposed project is designed to be sensitive to the surrounding neighborhood since the buildings have been positioned in a manner that attempts to screen interior uses from the perimeter street and surrounding parcels; therefore, staff can support this request.

Public Works - Development Review

Design Review #2

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide a split face decorative block band along the top portion of the building elevation facing Santa Margarita Street;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standard and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13. 13.04.090 Fire Service Features; and an entrance/exit driveway onto Santa Margarita may be required if a cross access easement cannot be created for fire access lanes between multiple properties.

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: PAUL F PEPPARD AND JOANNE PEPPARD TRUST
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650 LAS VEGAS, NV 89135

