



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 13, 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 29, 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 October 13, 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. **UC-20-0404-DECATUR 3466, LLC:**

USE PERMIT to allow alcohol sales, liquor - packaged only (liquor store) not in conjunction with a grocery store on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Decatur Boulevard and the north side of Twain Avenue within Spring Valley. JJ/jor/jd (For possible action) **11/03/20 PC**

2. **UC-20-0413-CHURCH DEBREGNET MEDHANELEM ETHIOPIAN ORTHODOX T:**
USE PERMITS for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) **11/03/20 PC**

3. **UC-20-0419-CENTRA POINT OWNER, LLC:**

USE PERMIT for a major training facility on a 3.7 acre portion of a 25.0 acre office complex in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Gagnier Boulevard (alignment) and Pitching Avenue (alignment), 730 feet south of Sunset Road within Spring Valley. MN/bb/jd (For possible action) **11/03/20 PC**

4. **VS-20-0409-GLOBAL INVESTMENT GROUP, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street and Rainbow Boulevard within Spring Valley (description on file). MN/bb/jd (For possible action) **11/03/20 PC**

5. **WC-20-400114 (ZC-0078-06)-MONTESTAR DEVELOPMENT, LLC:**

WAIVER OF CONDITIONS of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

6. **VS-20-0414-MONTESTAR DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action) **11/04/20 BCC**

7. **WS-20-0411-MONTESTAR DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduced street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; 2) allow hammerhead streets; and 3) increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

8. **TM-20-500141-MONTESTAR DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

VII. General Business

1. Nominate an 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 27, 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
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager



Spring Valley Town Advisory Board

September 29, 2020

MINUTES

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

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

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

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

Yvette Williams called the meeting to order at 6:30 pm
Steve DeMerritt, Current Planner

II. Public Comment

- None

III. Approval of **September 8, 2020 Minutes**

Motion by: **Yvette Williams**
Action: **Approve as published**
Vote: **3/0 with Angie Heath Younce abstaining.**

IV. Approval of Agenda for **September 29, 2020.**

Motion by: **Catherine Godges**
Action: **Approve as amended.**
Vote: **4/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **Mike Shannon announced 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 & Zoning

1. **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: **Angie Heath Younce**
Action: **Approve** with staff recommendations.
Vote: **4/0 Unanimous**

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**

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

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**

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

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**

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

VII General Business

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

Motion by: **Yvette Williams**

Action: **Appoint Ange Heath Younce as Representative.**

Vote: **4/0 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.

- **Angie Heath Younce stated the speed bump on Kids Zone Parkway off the Spring Valley entrance at Desert Breeze park needs to be re-painted.**
- **Catherine Godges updated the Board on her first meeting as the Spring Valley representative on the Southwest Ridge Art Committee.**
- **Yvette Williams expressed concern the old KMART building on Rainbow and Spring Mountain has a lot of trash and graffiti. Yvette expressed concern that damage caused by homeless in the area may have impacted the structural integrity of the building.**

IX. Next Meeting Date

The next regular meeting will be **October 13, 2020 at 6:30pm**

X Adjournment

Motion by: **Yvette Williams**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

The meeting was adjourned at 7:30 p.m.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

11/03/20 PC AGENDA SHEET

ALCOHOL SALES
(TITLE 30)

TWAIN AVE/DECATUR BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0404-DECATUR 3466, LLC:

USE PERMIT to allow alcohol sales, liquor - packaged only (liquor store) not in conjunction with a grocery store on 1.8 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Decatur Boulevard and the north side of Twain Avenue within Spring Valley. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:
163-13-604-001

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3685 S. Decatur Boulevard, Suite 18
- Site Acreage: 1.8
- Project Type: Alcohol sales, liquor - packaged only
- Number of Stories: 1
- Square Feet: 1,862 (lease space)/22,161 (entire shopping center)
- Parking Required/Provided: 122/122

Site Plan

The site was originally reclassified to C-1 zoning via ZC-034-92 for a shopping center and a variance (VC-194-92) to allow building setback reductions. Today, the site remains unchanged, with 1 building located along the north property line (Building A), a second building along the west property line (Building B), and the third building along the south property line (Building C). Parking is centrally located on the site, adjacent to each building, and along the northwest and east property lines. Access to the site is located on the northeast and southwest corners of the site. The applicant is requesting to establish a liquor store, with alcohol sales for packaged liquor. The request is located within the easternmost lease space (Suite 18) within Building C (southeast corner).

Landscaping

There is existing landscaping on the site, and additional landscaping is neither required nor a part of this request.

Elevations

The submitted photos and elevations depict 3, 1 story rectangular shaped retail buildings along the south, west, and north property lines. The exterior materials consist of cream colored stucco, black aluminum storefront and window systems, and parapet roofs.

Floor Plans

The floor plan consists of shelving within the retail area, an office, a cashier counter, a restroom, and a walk-in cooler area.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the submitted justification letter, the applicant states that the proposed establishment provides a liquor store within walking distance to the surrounding residential uses. The applicant believes this is a good location for the proposed business (alcohol sales, liquor - packaged only).

Prior Land Use Requests

Application Number	Request	Action	Date
VC-2182-98	Allowed a check cashing service in conjunction with an existing shopping center - expired	Approved by PC	February 1999
UC-0353-98	Allowed secondhand sales of clothing in conjunction with an existing shopping center - expired	Approved by PC	April 1998
UC-1431-97	Allowed a jewelry store in conjunction with an existing shopping center - expired	Approved by PC	September 1997
UC-1934-96	Allowed secondhand sales of women's apparel and accessories in conjunction with an existing shopping center - expired	Approved by PC	December 1996
UC-0142-95	Allowed a furniture store in conjunction with an existing shopping center - expired	Approved by PC	March 1995
UC-0117-95	Allowed a furniture and accessory store in conjunction with an existing shopping center - expired	Approved by PC	February 1995
UC-0346-94	Allowed a secondhand apparel store in conjunction with an existing shopping center - expired	Approved by PC	April 1994
VC-1274-93	Allowed outside display of plan materials where outside display is not permitted - expired	Approved by PC	September 1993

Prior Land Use Requests

Application Number	Request	Action	Date
VC-229-93	Reduced the side (south) side street setback to 10 feet where a 20 foot minimum setback is required - allowed a 20 foot setback on Decatur Boulevard and a 10 foot setback on Twain Avenue with no ingress and egress from Twain Avenue	Approved by PC	March 1993
VS-048-92	Vacated and abandoned government patent easements	Approved by BCC	July 1992
ZC-034-92 & VC-194-92	Reclassified the site from R-E to C-1 zoning for a shopping center, allowed a zero foot setback where a 10 foot setback is required adjacent to a residential zone, allowed a 10 foot side (south) setback (the request was for 6 feet but was denied), and lastly, allowed a 2 foot setback for a sign and a 10 foot building setback (75 feet from a range line) (the request was for a 6 foot building setback but was denied)	Approved by BCC	April 1992
ZC-046-90, UC-056-90, & VC-116-90	Reclassified the site from R-E to C-1 zoning for a shopping center, a use permit to construct a mini-warehouse complex, and a variance to construct along the west and north property lines where a 10 foot setback is required.	Denied by BCC	April 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac)	R-3	Condominiums
South	Office Professional	C-2	Restaurant
East	Commercial General	C-2	Shopping center
West	Residential Suburban (up to 5 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 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. Staff has no objection to the proposed establishment (alcohol sales, liquor - packaged only). The existing shopping center already offers a variety of retail uses, and the proposed establishment is an

appropriate business for the site and promotes economic viability and employment opportunities to the immediate area. Staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Traffic study and compliance.

Building Department - Fire Prevention

- 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: SAMUEL LEE

**CONTACT: SAMUEL LEE, CORDON BLEU DE FRANCE, 9117 ALPINE PEAKS AVE,
LAS VEGAS, NV 89147**

11/03/20 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0413-CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T:

USE PERMITS for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-35-101-010

USE PERMITS:

1. Permit a place of worship.
2. Increase the height of proposed ornamental spires and domes to 65 feet where a maximum height of 35 feet is permitted per Table 30.40-1 and Table 30.44-1 (an 85.7% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a commercial driveway along Santa Margarita Street (alignment) to 15 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 85% reduction).

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Number of Stories: 2 (place of worship and multi-purpose building)
- Building Height (feet): up to 65 (place of worship)/35 (multi-purpose building)

- Square Feet: 7,925 (place of worship)/5,068 (multi-purpose building)
- Parking Required/Provided: 131/140

Site Plans

The plans depict a proposed 2 story place of worship and a 2 story multi-purpose building, which will exclusively be utilized as an accessory use for the church in addition to living quarters for clergymen. The place of worship is set back 88 feet from the west property line along Santa Margarita Street (alignment), 83 feet from the north property line along Quail Avenue (alignment), and 88 feet and 150 feet from the east and south property lines, respectively. The multi-purpose building is set back 113 feet from the west property line, 168 feet from the north property line, and 78 feet and 81 feet from the east and south property lines, respectively. The place of worship and multi-purpose buildings are centrally located within the project site. A 5 foot wide attached sidewalk is proposed along Santa Margarita Street and Quail Avenue. A 5 foot wide pedestrian walkway connects the place of worship to the attached sidewalk along Santa Margarita Street. The required trash enclosure is located at the southeast corner of the multi-purpose building and is set back 70 feet from the east property line and 61 feet from the south property line. Bicycle parking spaces are located at the southwest corner of the place of worship. The proposed development requires 131 parking spaces where 140 + parking spaces are required. Access to the project site is granted via a commercial driveway along Santa Margarita Street, where a minimum throat depth of 15 feet is provided necessitating the waiver of development standards request. The driveway located on Quail Avenue is designated as a one-way, exit only driveway, eliminating any potential conflicts with vehicular traffic from this alignment.

Landscaping

The plans depict a proposed 6 foot wide landscape area, including 5 foot wide attached sidewalks along Santa Margarita Street and Quail Avenue. Twenty-four inch box trees are planted 20 feet on center along both street alignments, including shrubs and groundcover. Interior parking lot landscaping is equitably distributed throughout the site. A 10 foot wide intense landscape buffer per Figure 30.64-12, including a double row of 24 inch box evergreen trees, are planted 10 feet on center along the south and east property lines. A 6 foot high decorative CMU block wall will also be provided along the south and east property lines.

Elevations

The height of the place of worship is 35 feet to the top of the parapet walls. A special use permit is requested to increase the overall height to 56 feet to the top of the main dome and 65 feet to the Coptic Cross on the main dome. There are also 2 additional domes at a height of 42 feet to the top of the crosses located on the western portion of the main structure. The height of place of worship complies with the height setback ratio specified within Code, as an intense landscape buffer per Figure 30.64-12 is proposed along the east property line. The building materials for the place of worship consist of a decorative metal dome and standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting.

The multi-purpose building has an overall height of 35 feet to the top of the roof ridge line with the main portion of the structure at a height of 28 feet to the top of the parapet wall. The building materials for the multi-purpose building consist of a decorative standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting. All

rooftop mechanical equipment will be screened from public view by parapet walls on both structures. The place of worship and multi-purpose buildings consist of neutral, earth-tone colors.

Floor Plans

The place of worship consists of an overall area of 7,925 square feet. The first level measures 6,047 square feet in area and features the primary sanctuary area for religious services. Restroom facilities, control room, cry room, kitchen, electrical room, storage room, and miscellaneous other rooms are also located on the first floor. The second level of the place of worship consists of 1,878 square feet featuring classrooms and offices, with an additional 288 square foot indoor balcony area.

The multi-purpose building consists of an overall area of 5,068 square feet. The first level of the building measures 4,042 square feet, which includes a 2,208 square foot activity area, church offices, a classroom, kitchen, storage room, and restroom facilities. The second level consists of 1,026 square feet of living quarters for religious clergy.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the place of worship is designed with elevations with classic Orthodox architecture including domes with Coptic Crosses atop the domes. Worship services are on Thursdays and Sundays from 5:00 a.m. to 11:00 a.m. and occasionally to noon. The maximum capacity for the place of worship is 196 congregants. Activities in the social hall will not take place at the same time as worship services so the additional parking provided for the multi-purpose building is available during worship services. The multi-purpose building will be used exclusively as an accessory use for the place of worship and its associated activities, and will not be rented out to outside groups or individuals not affiliated with the church.

The parking spaces located along the south side of the property are set back approximately 50 feet from Santa Margarita Street, minimizing any potential vehicular conflicts with on-site traffic movement. In addition, there is 17.5 feet of landscaping abutting the north side of the driveway before encountering parking spaces minimizing potential conflicts.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional, Commercial General, and Public Facilities	R-E	Undeveloped, single family residential, & Nevada Energy substation
South & East	Rural Neighborhood Preservation (up to 2 du/ac), and Open Land (open space/grazing/vacant land; residential up to 1 du/10 ac)	R-E	Undeveloped & single family residential
West	Commercial General	C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering; a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request. However, staff is concerned with the design and overall height of the place of worship.

Use Permit #2

Urban Specific Policy 10 from the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower density or intensity. Urban Specific Policy 19 states scale relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. The existing single family residences within the immediate area, including the residential development to the north and southeast of the project site are predominantly 1 story structures not exceeding 35 feet in height. The increase in height to the ornamental spire and dome features associated with the place of worship are not compatible with the height of the existing residences within the surrounding neighborhood. Additionally, the proposed height increase does not comply with Urban Specific Policies 10 and 19, therefore, staff cannot support this 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.

Design Review

Staff finds the architecture and height of the proposed place of worship is not designed to minimize impacts to the surrounding residential area. The existing single family residential development to the southeast and north consist of single story homes. The overall design and height of the proposed structure are not consistent or compatible with the abutting residential and

commercial development. The proposed place of worship will be the tallest building within the immediate area. Urban Specific 19 states scale relationships between buildings and adjacent developments should carefully be considered. Varying building heights, breaking-up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height. Building heights should also vary with lower building heights adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings. Staff is concerned with the bulk and mass of the building, as it relates to the existing single family residences to the southeast. Although the perimeter landscaping surrounding the project site meets Code requirements, staff cannot support the overall design of the place of worship as it does not meet several of the design goals and policies of the Comprehensive Master Plan. Therefore, staff recommends denial.

Waiver of Development Standards

Staff finds that with the Santa Margarita driveway being the only full movement driveway and only ingress point to the site, this will become a safety issue. During peak times when services are offered, there will be no adequate way to minimize driver confusion or prevent stacking in the public right-of-way. Therefore, staff cannot support this request.

Staff Recommendation

Approval of use permit #1; denial of use permit #2, waiver of development standards, and design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0368-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

11/03/20 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

SUNSET RD/GAGNIER BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0419-CENTRA POINT OWNER, LLC:

USE PERMIT for a major training facility on a 3.7 acre portion of a 25.0 acre office complex in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Gagnier Boulevard (alignment) and Pitching Avenue (alignment), 730 feet south of Sunset Road within Spring Valley. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
176-04-111-003

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8363 Sunset Road
- Site Acreage: 3.7
- Project Type: Major training facility
- Number of Stories: 3
- Square Feet: 8,961 (second floor) 16,119 (third floor) 25,080 (total)
- Parking Required/Provided: 1,729/1,992 (entire complex)/210 (building 1)

Site Plan

The site plan shows a 58,248 square foot building that is part of a larger 25 acre office development. The 3 story building is oriented northeast to southwest with a connection to several internal driveways linking the complex with Sunset Road and Gagnier Boulevard. The proposed major training facility is located on the southeast 3.7 acre parcel of the 8 parcels that have office buildings. The proposed and existing uses in this building require 210 parking spaces. The required parking ratio includes 2 parking spaces per 1,000 square feet of classroom area (11,568 square feet) and 4 spaces per 1,000 square feet of office area (46,680 square feet). The total number of parking spaces available in the office complex is 1,992 spaces with 1,729 spaces required.

Landscaping

Landscaping is not required as part of this request.

Elevations

The building is a 3 story office structure built in 2004 with large windows and a flat parapet roofline.

Floor Plans

The applicant is using 8,961 square feet of floor space on the second floor and 16,119 square feet of floor space on the third floor of Building 1 for a total area of 25,080. Of the 25,080 square feet 11,568 square feet will be used as classroom space.

Signage

Signage is not a part of this request.

Applicant's Justification

Centra Point, LLC is requesting the special use permit to operate a major training facility for nurses on the second and third floors of the office building located at 8363 Sunset Road. The facility will operate in an existing office building that is 1 of several buildings in a developed complex. The applicant proposes to accommodate up to 404 nursing students in the training facility. General education courses will be taught in the late afternoon and evening. The proposed hours of operation are from 7:00 a.m. to 10:00 p.m. weekdays and 8:00 a.m. to 2:00 p.m. on Saturdays. The entire complex of 8 parcels has 1,992 total parking spaces. The use will take place in the existing building and no changes are being made to the existing ingress/egress, landscaping, parking, or other physical attributes of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1673-02	Reclassified from R-E to C-2 zoning for an office center	Approved by BCC	January 2003

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. A portion of the training classes will take place between 5:00 p.m. and 10:00 p.m. outside normal working hours. These alternative hours will relieve pressure on parking availability during the day. The proposed use has adequate parking and will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the Comprehensive Master Plan and of Title 30. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTRA POINT OWNER, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

DRAFT

4

11/03/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

SANTA MARGARITA ST POST RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0409-GLOBAL INVESTMENT GROUP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street and Rainbow Boulevard within Spring Valley (description on file). MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:
163-35-401-002

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon a 33 foot patent easement along the west and south property lines. The remaining 3 feet of patent easements located along Post Road and Santa Margarita Street will also be vacated with this application.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0018	Reclassified 2.5 acres from C-2 to M-D zoning, landscaping and driveway standards for office warehouse	Approved by BCC	May 2020
WS-0366-10	Communication and office building with waivers for off-sites and a parking reduction - expired	Approved by BCC	December 2010
DR-1066-05	Office complex consisting of 3 buildings - expired	Approved by PC	August 2005
ZC-1079-97	Reclassified this site to C-2 zoning for a mini-storage complex	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	C-2	Commercial building for the Greater Las Vegas Realtors
East	Commercial General	M-D	Undeveloped
West	Commercial General	C-1	Commercial complex

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Post Road, 30 feet for Santa Margarita Street, and associated spandrel;
- 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: GLOBAL INVESTMENT GROUP, LLC
CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135

DRAFT

11/04/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEACE WY/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC:

WAIVER OF CONDITIONS of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al /jd (For possible action)

RELATED INFORMATION:

APN:

163-20-701-003

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,649 to 2,002
- Open Space Required/Provided: 0/16,115 square feet

Request and Site Plan

The site was reclassified to the R-2 zone by ZC-0078-06 in February 2006 for a single family residential development. ZC-0078-06 was approved with a condition limiting the number of residential lots on the parcel to a maximum of 23 lots. The applicant has submitted an application to develop this site as a single family residential development consisting of 40 lots.

The plan for the proposed project depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

Landscaping

A minimum 15 foot wide landscape area with a detached sidewalk is depicted along Peace Way. The landscape areas will consist of trees, shrubs, and groundcover. Along the side street of the corner lots within the development a minimum 6 foot wide landscape area will be provided consisting of trees, shrubs, and groundcover.

Elevations

The proposed homes will be 2 stories with a maximum height of approximately 25 feet. Each home model has a pitched roof with concrete tile roofing material with the exterior of the homes having a stucco finish painted in earth tone colors. There are options to also provide a stone or brick veneer to the exterior of the homes.

Floor Plans

The homes will be between 1,649 square feet and 2,002 square feet in area. Each home will have a 2 car garage and 3 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0078-06:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.
- Maximum of 23 lots;
- Work with neighbors on the wall for the south property line to address the look of the wall.

Civil Engineering

- Right-of-way dedication to include 40 feet for Peace Way;
- Drainage study and compliance;
- Full off-site improvements;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

Applicant's Justification

The applicant indicates that development trends within this portion of the Spring Valley Township have changed in the 14 years since the above referenced zone change was approved, with an emphasis toward affordable single family residential development. There are similar existing R-2 small lot developments surrounding the adjacent Tiburon subdivision: to the west (Tiburon 2 Phase 2), east (Day Spring and Daysprings 2, Day Star), and south (Bridgeport Townhomes and Travina 2 Phase 1). There is a similar existing development to the north (Durango Rochelle West Unit 1) which is adjacent to the school site. The Tiburon subdivision is also adjacent to R-3, commercial and public facility zoning, which could be more intensive than the proposed R-2. This community will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of affordable transitional single family residential development. This proposed community will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots in the southwest portion of the Las Vegas Valley.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off-set is a companion item on this agenda.
WS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
TM-20-500141	Tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

This site was reclassified to the R-2 zone by ZC-0078-06 in February 2006. The Board of County Commissioners (BCC) approved this zone change with a condition to limit the number of lots on this site to a maximum of 23. This condition was placed on the site by the BCC due to concerns with how development on this site would impact the adjacent R-1 zoned single family residential developments located along 3 sides of the site. The limit on the number of lots on this site was intended to provide a development that was more compatible and in character with the existing adjacent development. Staff finds that this condition has not changed and does not support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**Public Works - Development Review**

- No comment.

TAB/CAC:**APPROVALS:****PROTEST:****APPLICANT:** WILLIAM LYON HOMES**CONTACT:** KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

6

11/04/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEACE WY/JULIANO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0414-MONESTAR DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-20-701-003

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate 33 foot wide patent easements located along the boundaries of the parcel. The applicant indicates these easements are not necessary for the development of the site and that any required dedications for rights-of-way or utility easements will be provided with the future subdivision map for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off-set is a companion item on this agenda.
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.
TM-20-500141	Tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

PW/DR

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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 35 feet to the back of curb for Peace Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent

Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES

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

DRAFT

11/04/20 BCC AGENDA SHEET

4

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEACE WY/JULIANO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0411-MONTESTAR DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduced street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; 2) allow hammerhead streets; and 3) increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-20-701-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height up to 19 feet (6 foot screen wall with a 13 foot retaining wall) where a maximum of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 111% increase)
2. Reduce the street intersection off-set to 113 feet where a minimum of 125 feet is required per Section 30.52.052 (a 9.6% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Permit the use of hammerhead streets where the radius bulb cul-de-sac design is the County preferred turnaround per Section 30.56.080.
3. Increased finished grade for lots within a single family residential development to 156 inches (13 feet) where a maximum increase of 18 inches (1.5 feet) is permitted per Section 30.52.040 (a 1,100% increase)

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,649 to 2,002
- Open Space Required/Provided: 0/16,115 square feet

Site Plans

The plan depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

Landscaping

A minimum 15 foot wide landscape area with a detached sidewalk is depicted along Peace Way. The landscape areas will consist of trees, shrubs, and groundcover. Along the side street of the corner lots within the development a minimum 6 foot wide landscape area will be provided consisting of trees, shrubs, and groundcover.

Elevations

The proposed homes will be 2 stories with a maximum height of approximately 25 feet. Each home model has a pitched roof with concrete tile roofing material with the exterior of the homes having a stucco finish painted in earth tone colors. There are options to also provide a stone or brick veneer to the exterior of the homes.

Floor Plans

The homes will be between 1,649 square feet and 2,002 square feet in area. Each home will have a 2 car garage and 3 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is in compliance with the density and intensity of the planned land use for the area, Residential Suburban up to 8 dwelling units per acre. The design uses hammerhead streets as opposed to the County's preferred radius bulb cul-de-sac because the large bulb on a cul-de sac is not conducive to the small lot product proposed.

Additionally there are other residential developments in this area that use the hammerhead street design. Increased fill is needed for the finished grade within the development to provide property drainage and sanitary sewer. The increased retaining wall height is necessary in order to retain the fill necessary to raise the finish grade of the site. The reduction in the street intersection off-set is needed due to the narrowness of the site; however, the reduction is to a street within the subdivision with limited traffic and will not have a negative impact on the adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
VS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.
TM-20-500141	Tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

There is an existing single family residential development located on three sides of this site and a middle school located to the north across Peace Way. These existing developments make this site an in-fill development which is impacted by conditions created by these developments. These existing developments have established off-site improvements, drainage, and utilities for this area and this site has to be designed to work with these existing conditions. Increasing the height of the retaining walls in order to provide additional fill to allow this site to connect into the existing off-site improvements, utilities, and drainage is a unique circumstance for this site to justify a waiver of development standards, and staff could support this request. However, since staff does not support the waiver of conditions to increase the number of lots on this site and staff does not support the design review to allow the use of hammerhead streets, staff recommends denial of this request.

Design Reviews #1 & #2

This site was reclassified to the R-2 zone by ZC-0078-06 in February 2006. The Board of County Commissioners (BCC) approved this zone change with a condition to limit the number of lots on this site to a maximum of 23. This condition was placed on the site by the BCC due to concerns with how development on this site would impact the adjacent R-1 zoned single family residential development located along 3 sides of the site. The limit on the number of lots on this site was intended to provide a development that was more compatible with the existing adjacent development. The applicant has filed a request for a waiver of this condition, which is a companion item on this agenda that staff is not supporting. Additionally, the design of this project is using hammerhead streets which is not the preferred design for a turnaround at the end of a street. However, there are other developments that have the hammerhead street design in this area. The preferred turnaround is the radius bulb cul-de-sac which is used in the adjacent single family residential development; therefore, staff finds that the use of a hammerhead street design would be compatible with the existing abutting development. Since staff does not support the waiver of conditions to increase the number of lots on this site and staff does not support the design review to allow the use of hammerhead streets, staff recommends denial of the design reviews.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection offset between Peace Way and Street "B". The proposed 40 lot subdivision should see a low volume of traffic because of the limited number of lots. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #3

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 4 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 35 feet to the back of curb for Peace Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- 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 #0369-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES

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

DRAFT

8

11/04/20 BCC AGENDA SHEET

PEACE & JULIANO
(TITLE 30)

PEACE WY/JULIANO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500141-MONTESTAR DEVELOPMENT, LLC:

TENTATIVE MAP consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al /jd (For possible action)

RELATED INFORMATION:

APN:
163-20-701-003

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development

Site Plans

The plan depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off-set is a companion item on this agenda.
VS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, staff does not support the companion items WC-20-400114 (ZC-00078-06) or WS-20-0411 that are necessary to allow the proposed layout of the subdivision; therefore, staff cannot support the tentative map.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Peace Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0369-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: WILLIAM LYON HOMES

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

