



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 26, 2021

6:30pm

AGENDA

Note:

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

Board/Council Members: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris
 Catherine Godges, Vice Chair
 John Getter

Secretary: Carmen Hayes (702) 371-7911 chaves@yahoo.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Pledge of Allegiance, 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 October 12, 2021. (For possible action)
- IV. Approval of the Agenda for October 26, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **NZC-21-0468-HACIENDA ASSOCIATES LP:**
ZONE CHANGE to reclassify 4.8 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development (PUD).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the area of a PUD; **2)** reduce setbacks; **3)** increase wall height; **4)** reduce width of private streets; **5)** reduce street intersection off-set; and **6)** reduce back of curb radius.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**
- 2. **VS-21-0469-HACIENDA ASSOCIATES LP:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**
- 3. **TM-21-500139-HACIENDA ASSOCIATES LP:**
TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/jo (For possible action) **10/19/21 PC**
- 4. **VS-21-0494-ELDORA LAS VEGAS INVESTMENTS, LLC:**
VACATE AND ABANDON a portion of right-of-way being Eldora Avenue located between Pioneer Way (alignment) and Monte Cristo Way within Spring Valley (description on file). JJ/rk/jo (For possible action) **11/03/21 BCC**
- 5. **WS-21-0491-ELDORA LAS VEGAS INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced net lot area; **2)** increased wall height; **3)** increase driveway width; and **4)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** a proposed 10 lot single family residential subdivision; and **2)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action) **11/03/21 BCC**

6. **TM-21-500142-ELDORA LAS VEGAS INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-1) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action) 11/03/21 BCC

7. **WS-21-0526-PARDEE HOMES NEVADA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce street intersection off-set; **3)** allow a wall in the front yard; and **4)** establish alternative yards.
DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action) 11/03/21 BCC

8. **TM-21-500151-PARDEE HOMES NEVADA:**
TENTATIVE MAP consisting of 65 residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action) 11/03/21 BCC

9. **ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:**
ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) 11/03/21 BCC

10. **SC-21-0547-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Helen Toland Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) 11/16/21 PC

11. **SC-21-0548-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Michael Cherry Avenue as the official name for a private drive aisle within a mixed-use development on 24.0 acres in a C-2 (Commercial General) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) 11/16/21 PC

12. **SC-21-0549-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Rozita Lee Avenue as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) 11/16/21 PC

13. **SC-21-0550-MATTER UNCOMMONS, LLC:**
STREET NAME CHANGE to establish Ruby Duncan Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) 11/16/21 PC

14. **SC-21-0551-MATTER DURANGO, LLC:**
STREET NAME CHANGE to establish Tom Rodriguez Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action) 11/16/21 PC

15. **UC-21-0531-FORT APACHE PROFESSIONAL PARK, LLC:**
USE PERMITS for the following: 1) health club; and 2) personal services in conjunction with an approved office complex on 5.0 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/rk/jo (For possible action) 11/16/21 PC

16. **UC-21-0537-CARMEL II, LLC:**
USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action) 11/16/21 PC

17. **UC-21-0539-APACHE 3, LLC:**
USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) reduced separation; and 3) a hookah lounge.
DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with a proposed supper club in an existing shopping center on a portion of 4.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone. Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/nr/jo (For possible action) 11/16/21 PC

18. **VS-21-0535-PROJECT MINT REHAB, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Torrey Pines Drive (alignment) and Karms Park Court within Spring Valley (description on file). MN/jgh/jd (For possible action) 11/16/21 PC

19. **UC-21-0570-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**
USE PERMIT for modified residential development standards in conjunction with a single family subdivision.
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,000 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action) 11/17/21 BCC

20. **TM-21-500159-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS: TENTATIVE MAP** consisting of 40 residential lots and common lots on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community. Generally located on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action) 11/17/21 BCC
21. **WS-21-0536-JO FAM PROPERTY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for signage.
DESIGN REVIEWS for the following: 1) restaurant; 2) signage; and 3) lighting on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Maule Avenue and the east side of Fort Apache Road within Spring Valley. JJ/ja/jo (For possible action) 11/17/21 BCC
22. **WS-21-0544-JAMD, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office building; and 2) finished grade on a 3.8 acre portion of 13.6 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/ja/jo (For possible action) 11/17/21 BCC
23. **WS-21-0545-RAINBOW 26, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) establish an alternative parking requirement; 2) allow a modified driveway design; and 3) reduce driveway approach and departure distances from the intersection.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; 2) a proposed shopping center; and 3) finished grade on 3.8 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley. MN/rk/jo (For possible action) 11/17/21 BCC
24. **ZC-21-0555-RONALD MCDONALD HOUSE CHARITIES GREATER LV:**
ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for a quasi-public facility. Generally located on the north side of O'Bannon Drive and the west side of Edmond Street within the Spring Valley Land Use Plan area (description on file). JJ/jt/jd (For possible action) 11/17/21 BCC

VII. General Business

1. Spring Valley Town Board to discuss start time of the Town Board meetings. (For discussion only)

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: November 9, 2021.

X. Adjournment.

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



Spring Valley Town Advisory Board

October 12, 2021

MINUTES

Board Members:	Yvette Williams, Chair - PRESENT Rodney Bell - PRESENT Brian A. Morris - PRESENT	Catherine Godges, Vice Chair - EXCUSED John Getter - PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chaves@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 6:35 pm
Steven De Merritt, Senior Planner

II. Public Comment

Two attendees spoke in opposition of ZC-21-0490 which was Held at request of the applicant until October 26, 2021. Both speakers expressed concern with traffic, especially the Durango & Maule intersection, as well as proximity to both a school and hospital. One of the speakers expressed additional concern with diesel exhaust near the residential area.

III. Approval of **September 28, 2021** Minutes

Motion by: **Brian Morris**
Action: **APPROVE** as published
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **October 12, 2021** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**
Action: **APPROVE** as amended
Vote: **4/0 Unanimous**

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

- Neighborhood Meeting 6:00pm at Desert Breeze on October 18, 2021 regarding proposed Car Wash at Palmyra & Rainbow
- Trunk or Treat at Spring Valley Area Command on October 27, 2021

- Hall-O-Breeze Halloween event at Desert Breeze 6:00pm on October 28, 2021
- Enterprise Area Command Halloween event at the Crossing Church 6:00pm on October 28, 2021

VI. Planning & Zoning

1. **NZC-21-0468-HACIENDA ASSOCIATES LP:**

ZONE CHANGE to reclassify 4.8 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the area of a PUD; **2)** reduce setbacks; **3)** increase wall height; **4)** reduce width of private streets; **5)** reduce street intersection off-set; and **6)** reduce back of curb radius.

DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade in the CMA Design Overlay District. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

2. **VS-21-0469-HACIENDA ASSOCIATES LP:**

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road; and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jo (For possible action) **10/19/21 PC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

3. **TM-21-500139-HACIENDA ASSOCIATES LP:**

TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/jo (For possible action) **10/19/21 PC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

4. **WS-21-0471-GRAMERCY (MIXED-USE) OWNER, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an inverted street cross section; **2)** increase the number of dwelling units accessing a private drive; **3)** reduce curb radius; **4)** reduce driveway distance; **5)** reduce throat depth; **6)** increase animated sign area; **7)** allow video messaging; and **8)** reduce setbacks.

DESIGN REVIEWS for the following: **1)** single family attached (townhouse) development; **2)** retail/restaurant; **3)** signage; and **4)** finished grade on 21.0 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action) **10/20/21 BCC**

Motion by: **John Getter**

Action: **APPROVE** with staff conditions
Vote: **3/1 MORRIS - Nay**

5. **TM-21-500146-GRAMERCY (MIXED-USE) OWNER, LLC:**
TENTATIVE MAP consisting of 71 residential lots and common lots on 5.1 acres in a UV (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the north side of Oquendo Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action) **10/20/21 BCC**

Motion by: **John Getter**
Action: **APPROVE** with staff conditions
Vote: **3/1 MORRIS - Nay**

6. **NZC-21-0528-GRAGSON-CACTUS HIGHLAND, LLC:**
ZONE CHANGE to reclassify 4.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.
USE PERMIT for an attached (townhouse) planned unit development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the gross area of a planned unit development; **2)** reduce setbacks; **3)** reduce private street width; **4)** allow modified A-curb and ribbon curb with an inverted crown; **5)** reduce back of curb radii for private streets; **6)** allow modified private residential driveway design; and **7)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade. Generally located on the south side of Russell Road and the east side of Bonita Vista Street within Spring Valley (description on file). JJ/rk/jd (For possible action) **11/02/21 PC**

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

7. **VS-21-0530- GRAGSON-CACTUS HIGHLAND, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Oquendo Road, and between Durango Drive and Bonita Vista Street (alignment) and a portion of a right-of-way being Russell Road located between Durango Drive and Bonita Vista Street (alignment) within Spring Valley (description on file). JJ/rk/jd (For possible action) **11/02/21 PC**

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

8. **TM-21-500152-GRAGSON-CACTUS HIGHLAND, LLC:**
TENTATIVE MAP consisting of 78 single family residential lots and common lots on 4.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the south side of Russell Road and the east side of Bonita Vista Street (alignment) within Spring Valley. JJ/rk/jd (For possible action) **11/02/21 PC**

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

9. **VS-21-0504-UNLV RESEARCH FOUNDATION:**

VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Jim Rogers Way and Cimarron Road within Spring Valley (description on file). MN/jgh/jo (For possible action) **11/02/21 PC**

Motion by: **Rodney Bell**
Action: **APPROVE** as presented.
Vote: **3/0 GETTER - Not present for vote**

10. **VS-21-0514-SPIRITUAL ASSEMBLY OF THE BAHA'IS OF SPRING VALLEY:**
VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Patrick Lane and Post Road and a portion of right-of-way being Patrick Lane located between Jones Boulevard and Red Rock Street within Spring Valley (description on file). MN/jgh/jd (For possible action) **11/02/21 PC**

Motion by: **Rodney Bell**
Action: **APPROVE** as presented.
Vote: **4/0 Unanimous**

11. **WS-21-0505-FAR APARTMENTS OWNERS SPE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a freestanding sign where not allowed; and **2)** allow wall signs where not allowed.
DESIGN REVIEW for signage in conjunction with an apartment complex on 6.3 acres in an R-5 (Apartment Residential) Zone. Generally located on the north side of Reno Avenue, 180 feet west of Fort Apache Road within Spring Valley. JJ/jvm/jd (For possible action) **11/02/21 PC**

Motion by: **Brian Morris**
Action: **APPROVE** per staff conditions
Vote: **4/0 Unanimous**

12. **UC-21-0515-MIDDLEPOINT, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); **2)** reduced separation for a supper club from a residential use; and **3)** reduced separation for outside dining areas from a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** shopping center; **2)** alternative parking lot landscaping; and **3)** finished grade on 4.2 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the northwest corner of Tompkins Avenue and Fort Apache Road within Spring Valley. JJ/al/jo (For possible action) **11/03/21 BCC**

Motion by: **Brian Morris**
Action: **APPROVE** subject to staff conditions
Vote: **3/1 WILLIAMS - Nay**

13. **WC-21-400147 (ZC-1208-00)-5335 SFA PROPCO, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the following: **1)** landscaping consistent with plans with a 20 foot maximum distance between trees along street frontages; **2)** building elevations consistent with plans submitted (concrete, stone, stucco, tiled roofs, etc.); and **3)** landscaping along Fort Apache Road to exceed Title 29 requirements for A-2 landscaping in conjunction with a commercial building on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action) **11/03/21 BCC**

Motion by: **Rodney Bell**
Action: **APPROVE** as presented
Vote: **4/0 Unanimous**

14. **UC-21-0495-5335 SFA PROPCO, LLC:**
USE PERMIT for a cannabis establishment (cannabis retail store).
WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.
DESIGN REVIEWS for the following: **1)** commercial building; and **2)** finished grade on 0.4 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Fort Apache Road, 175 feet south of Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action) **11/03/21 BCC**

Motion by: **Rodney Bell**
Action: **APPROVE** as presented
Vote: **4/0 Unanimous**

15. **VS-21-0494-ELDORA LAS VEGAS INVESTMENTS, LLC:**
VACATE AND ABANDON a portion of right-of-way being Eldora Avenue located between Pioneer Way (alignment) and Monte Cristo Way within Spring Valley (description on file). JJ/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

16. **WS-21-0491-ELDORA LAS VEGAS INVESTMENTS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced net lot area; **2)** increased wall height; **3)** increase driveway width; and **4)** reduce street intersection off-set.
DESIGN REVIEWS for the following: **1)** a proposed 10 lot single family residential subdivision; and **2)** finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

17. **TM-21-500142-ELDORA LAS VEGAS INVESTMENTS, LLC:**
TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

18. **ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:**
ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.
WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.
DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade. Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action) **11/03/21 BCC**

The applicant requested a **HOLD** to the Spring Valley Town Advisory Board meeting on October 26, 2021.

VII General Business

1. None

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

- **John Getter requested an agenda item to discuss potentially changing start times of future Spring Valley Town Advisory Board meetings.**

IX. Next Meeting Date

The next regular meeting will be **October 26, 2021** at 6:30pm

X Adjournment

Motion by: **Brian Morris**

Action: **Adjourn**

Vote: **4/0 Unanimous**

The meeting was adjourned at 8:37 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/>

10/19/21 PC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

RUSSELL RD/JERRY TARKANIAN WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0468-HACIENDA ASSOCIATES LP:

ZONE CHANGE to reclassify 4.8 acres from a C-2 (General Commercial) Zone to an R-3 (Multiple Family Residential) Zone.

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the area of a PUD; 2) reduce setbacks; 3) increase wall height; 4) reduce width of private streets; 5) reduce street intersection off-set; and 6) reduce back of curb radius.

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

Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley (description on file) JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-29-401-018

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the area of a PUD to 4.8 acres where a minimum of 5 acres is required per Section 30.24.020 (a 4% reduction).
2. Reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD to 3 feet where a minimum of 10 feet is required per Section 30.24.080 (a 70% reduction).
3. Increase combined screen wall/retaining wall height up to 12 feet (6 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 33% increase).
4. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (an 18.9% reduction).
5. Reduce street intersection off-set to 104 feet where a minimum of 125 feet is required per Chapter 30.52 (a 16.8% reduction).
6. Reduce back of curb radius to 15 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 25% reduction).

DESIGN REVIEWS:

1. Attached single family residential planned unit development.
2. Increased finished grade up to 84 inches where a maximum of 18 inches is the standard per Section 30.32.04 (a 367% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9180 W. Russell Road
- Site Acreage: 4.8
- Number of Lots: 84
- Density (du/ac): 17.5
- Minimum/Maximum Lot Size (square feet): 951 (gross and net)/1,184 (gross and net)
- Project Type: Attached single family residential planned unit development
- Number of Stories: 2 to 3
- Building Height (feet): Up to 35
- Square Feet: 1,199 to 1,802
- Open Space Required/Provided: 21,127/32,384
- Parking Required/Provided: 185/190

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify 4.8 acres from a C-2 zoning district to an R-3 zoning district to allow an attached (townhouse) single family residential planned unit development. The applicant conducted a neighborhood meeting on June 3, 2021, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Three people attended the meeting and did not have any comments regarding the proposed development.

Site Plans

The plans depict a residential development consisting of 84 single family attached townhome lots and 30 common area lots on 4.8 acres. The density of the overall development is shown at 17.5 dwelling units per acre. The project is made up of 4 plex and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive, Catmint Street, a private street connecting to a loop featuring 4 internal private streets. Lot 13 through Lot 30, Lot 49 through Lot 66, and Lot 67 through Lot 84 are located along the east, north, and west perimeters of the project site. Lot 55 through Lot 66 are located on the south portion of the site, along Russell Road. Lot 36 through Lot 48 are centrally located within the project site, along the private street network. The development will be served by a single point of ingress/egress along the southwest portion of the site, adjacent to Russell Road. A 30 foot wide cross-access drive aisle is proposed at the southeast corner of the site, connecting to the existing commercial development to the east. A network of common open spaces are located throughout the development which includes a pool, spa, and cabana area located immediately to the south of Lot 36 and Lot 37, and an internal network of on-site pedestrian paths. The townhouse units do not include garages; therefore, all parking for the development is provided via unenclosed spaces equitably distributed throughout the site. Approximately 190 parking spaces are shown for residents and visitors where 185 spaces are required per Code. The minimum and maximum lot

areas are 951 square feet and 1,184 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 10 feet
- Interior Side Setback – zero feet (unit to unit), 5 feet from building to property line
- Side Street Corner Setback – 5 feet
- Perimeter Setback – 10 feet
- Roof Eave – extends a maximum of 2 feet from building

The plans indicate that an increase to finished grade to 84 inches is necessary due to the existing slope and future grading of the site. The increased fill will be generally located along the east side of the site where there is a grade difference from the adjacent commercial office development towards the north portion of the subject property.

Landscaping

Street landscaping consists of a 15 foot wide area, located behind an existing 5 foot wide attached sidewalk adjacent to Russell Road. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 6 foot high decorative block wall will be provided behind the street landscape area. Internal to the site, a network of on-site pedestrian paths and common open space areas, including a pool, spa, and cabana area, provide a total of 32,384 square feet of open space where 21,127 square feet of open space is required. Combined screen wall/retaining wall heights ranging between 9 feet to 12 feet in height are located along the north and east property lines of the site.

Elevations

The plans depict 4 plex and 6 plex residential units with 9 elevations. The buildings have a maximum height of 35 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of the units consisting of neutral, earth tone colors. The pool house measures 14 feet in height and consists of a pitched, concrete tile roof. The building is painted with neutral, earth tone colors.

Floor Plans

The plans depict 2 story to 3 story homes with floor plans ranging between 1,199 square feet to 1,802 square feet. The floor plans feature multiple bedrooms, dining room, living room, kitchen, bathrooms, and depending on the model selected, a loft area. Each unit features a private open courtyard area located in the rear of the unit. The pool house measures 499 square feet in area and includes restroom facilities and an equipment room.

Applicant's Justification

The applicant states the setback waiver request is appropriate because the reduced setbacks to the street are internal to the subdivision street and do not impact any adjacent properties with

setbacks less than the existing C-2 zoning. The reduction to the private street width is appropriate because the reduced street width is suitable since the streets function as a drive aisle, providing access to parking stalls similar to multiple family developments. There will be no on-site parking allowed other than in parking stalls. The reduction to the street intersection off-set will not create any issues as the internal street is functioning as a knuckle or bend more than a traditional intersection. This design will allow for the movement of traffic without a queueing issue onto the adjacent public street. There is cross-access to the east and access to a driveway to Russell Road through the adjacent site. Finally, the site is not gated which will assist with on-site traffic flow. The back of curb radii design will meet all fire access requirements and meet turning movement requirements. The grade difference along the east boundary will necessitate the need for a retaining wall up to a maximum of 6 feet in total height due to slope and necessary grading for the site. The additional fill area is primarily along the east side of the site where there is a grade difference from the adjacent commercial office development towards the north portion for the property. While the lot size is only 0.18 acres deficient in size, it meets all the requirements of a PUD as enumerated above. Most importantly, the site is in-fill development and the proposed PUD promotes the general health, safety, and welfare of the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0665-13	Reclassified the site from C-2 to R-2 zoning for a single family residential development	Withdrawn at PC	February 2014
VS-0666-13	Vacated easements and right-of-way	Withdrawn at PC	February 2014
TM-0181-13	Single family residential development	Withdrawn at PC	February 2014
UC-1309-07	Increased building height with a design review for a shopping center - expired	Approved by BCC	December 2007
UC-1075-06	Increased building height with a design review for a shopping center - expired	Approved by BCC	September 2006
UC-0415-05	A 6 story office and retail building with a waiver to reduce parking - expired	Approved by PC	April 2005
ZC-1484-02	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Improved drainage channel
South	Commercial General	U-V & C-2	Mixed-use development (Manhattan West) & office development
East	Commercial General	C-2	Animal hospital, offices & retail center
West	Commercial General	U-V	Mixed-use development (Russell Road condominiums)

Related Applications

Application Number	Request
VS-21-0469	A request to vacate and abandon easements and right-of-way is a companion item on this agenda.
TM-21-500139	A tentative map consisting of 86 attached single family residential lots on 4.8 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

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

The applicant indicates the Spring Valley Land Use Plan was last amended in October of 2014 and due to the COVID-19 pandemic, the recent update to the Spring Valley Land Use Plan was cancelled. Nonetheless, there have been major changes and developments occurring along the Russell Road corridor between the CC 215 and Fort Apache Road. One of the major changes includes the approval and development of an R-4 zoned, multiple family development to the west of the site (APN 163-29-412-004). Like the site, the approval of the R-4 zoned, multiple family property to the west is master planned CG; therefore, a request to R-3 zoning is consistent with recent zone changes in this corridor.

This site is adjacent to existing office and retail uses to the east and southeast. To the south and west are mixed-use developments which include commercial and residential components. The closest residential developments that are not part of mixed-used developments is the single family residential development located 70 feet to the north and an apartment complex located 700 feet to the west (NZC-17-0237). The abutting commercial and mixed-use developments were all approved prior to the adoption of the most recent Spring Valley Land Use Plan in 2014. Therefore, there have been no significant changes to the area that would make this zone boundary amendment appropriate.

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

The applicant states the site is located on Russell Road, a 100 foot wide arterial street, and near both the CC 215 off-ramp and Fort Apache Road, a 100 foot wide right-of-way. Both these streets are major corridors designed specifically to accommodate large volumes of traffic. Additionally, the site is located just west of the CC 215 off-ramp. Immediately to the west of the site is 1) an existing mixed-use development consisting of residential and condominium uses and an existing R-4 zoned, multiple family development; 2) immediately to the south is the Gramercy (a mixed-use development); 3) immediately to the north is a drainage channel that provides an ideal buffer to the single family development to the north of the drainage channel; and 4) to the east is existing office buildings. The Applicant is requesting a density of just less than 18 dwelling units per acre with a maximum height of 3 stories and 35 feet. The proposed density and height are consistent with the current development within the Russell Road corridor. Thus, overall, the site's proposed density and intensity are compatible with the area.

The mixed-use development project to the south, across Russell Road, was approved with a density of 33.2 dwelling units per acre. The mixed-used development immediately to the west of the project site was approved with a density of 25.2 dwelling units per acre. The single-family residential development to the north was approved at 8 dwelling units per acre. The commercial developments to the east and southeast are C-2 zoned developments which permit the most intense commercial uses. The planned unit development consists of 17.9 dwelling units per acre. The proposed project is a lower density and intensity than the existing and approved projects in the surrounding area. The lower density and intensity of this project are not compatible with the existing and approved land uses within the immediate area.

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

According to the applicant, the proposed zone change will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. This site is located on Russell Road, a 100 foot wide arterial street, and near the CC 215 and Fort Apache Road, another 100 foot wide arterial right-of-way. Further, the site will provide recreational amenities which will not burden Clark County recreation facilities. Finally, the applicant will mitigate any impacts the proposed development may have.

There has been no indication from service providers that this request will have an adverse or substantial effect on public facilities and services. The school district has indicated that this development would generate 14 additional elementary school, 8 middle school, and 11 high school students. The school district indicates Abston Elementary School, Fertitta Middle School, and Durango High School are under capacity by 154, 233, and 190 students, respectively.

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

The applicant states pursuant to the general policies of the new Urban Land Use Policies, Policy 10 "encourage[s] site design to be compatible with adjacent land use and off-site circulation patterns." Here, the site is located at Russell Road near the CC 215 off-ramp. It is located near

public facilities and mass transit stops necessary to support the development. Additionally, the proposed development is located near large scale employment/industrial centers along the CC 215. Not only is the proposed development compatible with the general policy of the Urban Land Use Policies, but it is also compatible with the more specific Multiple Family Residential (R-3 related zoning) policies of the Urban Land Use Policies, including, but not limited to the following policies: 1) encourage multiple family developments to be located near transit stops and road networks that can accommodate higher residential densities; 2) encourage spatial distribution rather than massing of buildings; 3) encourage multiple amenities within multiple family (or attached) projects; 4) encourage the arrangement of parking areas to avoid long concrete corridors of parking; and 5) encourage the use of drought tolerant landscaping.

Staff finds the location of the proposed development is incompatible with the existing commercial and mixed-use developments in the surrounding area. The proposed planned unit development is located within an area that is planned and zoned for various commercial uses. The subject parcel is appropriate for Commercial General uses. Therefore, the request does not conform to the policies in the Comprehensive Master Plan for development in this area. Furthermore, Urban Specific Policy 8 of the Comprehensive Master Plan discourages nonconforming zone changes.

Summary

Zone Change

Staff finds there has been no change in law, policies, and trends that make this request appropriate for the area. The existing developments and approved projects adjacent to this site were all approved prior to the adoption of the Spring Valley Land Use Plan in 2014. The project is a lower density and intensity than the existing and approved projects within the surrounding area, therefore making the proposed development incompatible with the adjacent land uses. The project is not consistent with the goals and policies within the Comprehensive Master Plan. Staff finds the applicant has not satisfied the compelling justification criteria; therefore, staff recommends denial.

Use Permit

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

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. Staff is particularly concerned with the proposed density and the totality of the waiver of development standards requests associated with the development. Staff finds the project site is being overbuilt and is not an appropriate development between the mixed-use development to the west and the commercial development to the east; therefore, recommends denial.

Waivers of Development Standards

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

Waiver of Development Standards #1

The request to reduce the overall area of the PUD, in conjunction with waiver requests 2 and 3, are for specific requirements for PUD projects per Section 30.24 of the Code. As stated above, staff finds that this site is not an appropriate location for a PUD project and is not supporting the use permit portion of the application. Therefore, since staff is not supporting the use permit to allow the site to be developed as a PUD, staff cannot support the request to waive this specific requirement for the project.

Waiver of Development Standards #2

The waiver request to reduce the required setback is a self-imposed burden that staff cannot support. The building setback adjacent to the private streets, consisting of 5 feet, may result in additional vehicles parking along the private streets; therefore, staff recommends denial.

Waiver of Development Standards #3

Staff finds the topography of the project site warrants an increase to the retaining wall height proposed for the development. The combined screen wall/retaining wall height ranges between 9 feet and 12 feet along the north and east property lines, respectively. The greatest increase to the wall height occurs along the east boundary of the project site, adjacent to the existing commercial development. The increased wall height along the north property line is adjacent to an improved drainage channel. However, since staff is not supporting the zone change, use permit, and waivers of development standards, staff cannot support this request.

Design Review #1

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including varying roof lines and exterior building materials such as stucco and decorative window trimming. However, since staff is not supporting the zone change, use permit, and waivers of development standards, staff cannot support this request and recommends denial.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #5

Staff has no objection to the reduction in the street intersection off-set between Russell Road and Purple Sand. Since Purple Sand follows the existing alignment of the access to the commercial

development to the east. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Waiver of Development Standards #6

Staff has no objection to the reduction in the radii for both sides of the entry street, Dwarf Iris Street. The location of the proposed street is an already existing commercial driveway for access to the subject site and the site to the east. As long as the driveway is in good condition, it would not need to be replaced. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Design Review #2

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

Department of Aviation

APN 163-29-401-018 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- 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 off-site improvement permits may be required.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: TOUCHSTONE LIVING, INC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

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10/19/21 PC AGENDA SHEET

EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

RUSSELL RD/JERRY TARKANIAN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0469-HACIENDA ASSOCIATES LP:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Diablo Drive, and between Jerry Tarkanian Way and Fort Apache Road, and a portion of a right-of-way being Russell Road located between Jerry Tarkanian Way and Fort Apache Road within Spring Valley (description on file). JJ/md/jc (For possible action)

RELATED INFORMATION:

APN:

163-29-401-018

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

This is a request to vacate a portion of right-of-way being Russell Road, previously recorded via document number 20000721:01114. The portion of right-of-way being vacated measures 4,331 square feet and is no longer needed as Russell Road is fully dedicated. The second portion of this request is for the vacation of an existing slope easement previously recorded via document number 20000721:01114, located on the south portion of the project site. The slope easement measures 30 feet in width with an area of 10,252 square feet. The slope easement is no longer needed as Russell Road is fully dedicated.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0665-13	Reclassified the site from C-2 to R-2 zoning for a single family residential development	Withdrawn at PC	February 2014
VS-0666-13	Vacated easements and right-of-way	Withdrawn at PC	February 2014
TM-0181-13	Single family residential development	Withdrawn at PC	February 2014
UC-1309-07	Increased building height with a design review for a shopping center - expired	Approved by BCC	December 2007
UC-1075-06	Increased building height with a design review for a shopping center - expired	Approved by BCC	September 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0415-05	A 6 story office and retail building with a waiver to reduce parking - expired	Approved by PC	April 2005
ZC-1484-02	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Improved drainage channel
South	Commercial General	U-V & C-2	Mixed-use development (Manhattan West) & office development
East	Commercial General	C-2	Animal hospital, offices & retail center
West	Commercial General	U-V	Mixed-use development (Russell Road condominiums)

Related Applications

Application Number	Request
NZC-21-0468	A nonconforming zone change to reclassify 4.8 acres from a C-2 zone to an R-3 zone for an attached single family residential planned unit development is a companion item on this agenda.
TM-21-500139	A tentative map consisting of 86 attached single family residential lots on 4.8 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of the slope easement and a portion of the Russell Road right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC

CONTACT: ANN PIERCE-KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135

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10/19/21 PC AGENDA SHEET

RUSSELL & 215
(TITLE 30)

RUSSELL RD/JERRY TARKAMIAN WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500139-HACIENDA ASSOCIATES LP:

TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkamian Way within Spring Valley. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-29-401-018

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 9180 W. Russell Road
- Site Acreage: 4.8
- Number of Units: 84
- Density (du/ac): 17.5
- Minimum/Maximum Lot Size (square feet): 951 (gross and net)/1,184 (gross and net)
- Project Type: Attached single family residential planned unit development
- Open Space Required/Provided: 21,127/32,384

The plans depict a residential development consisting of 84 single family attached townhome lots and 30 common area lots on 4.8 acres. The density of the overall development is shown at 17.5 dwelling units per acre. The project is made up of 4 plex and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive, Catmint Street, a private street connecting to a loop featuring 4 internal private streets. Lot 13 through Lot 30, Lot 49 through Lot 66, and Lot 67 through Lot 84 are located along the east, north, and west perimeters of the project site. Lot 55 through Lot 66 are located on the south portion of the site, along Russell Road. Lot 36 through Lot 48 are centrally located within the project site, along the private street network. The development will be served by a single point of ingress/egress along the southwest portion of the site, adjacent to Russell Road. A 30 foot wide cross-access drive aisle is proposed at the southeast corner of the site, connecting to the existing commercial development to the east. A network of common open spaces are located throughout the development which includes a pool, spa, and cabana area located immediately to the south of Lot 36 and Lot 37, and an internal network of on-site pedestrian paths. The townhouse units do not

include garages; therefore, all parking for the development is provided via unenclosed spaces equitably distributed throughout the site. Approximately 190 parking spaces are shown for residents and visitors where 185 parking spaces are required per Code. The minimum and maximum lot areas are 951 square feet and 1,184 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 10 feet
- Interior Side Setback – zero feet (unit to unit), 5 feet from building to property line
- Side Street Corner Setback – 5 feet
- Perimeter Setback – 10 feet
- Roof Eave – extends a maximum of 2 feet from building

Landscaping

Street landscaping consists of a 15 foot wide area, located behind an existing 5 foot wide attached sidewalk adjacent to Russell Road. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 6 foot high decorative block wall will be provided behind the street landscape area. Internal to the site, a network of on-site pedestrian paths and common open space areas, including a pool, spa, and cabana area provide a total of 32,384 square feet of open space where 21,127 square feet of open space is required. Combined screen wall/retaining wall heights ranging between 9 feet to 12 feet in height are located along the north and east property lines of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0665-13	Reclassified the site from C-2 to R-2 zoning for a single family residential development	Withdrawn at PC	February 2014
VS-0666-13	Vacated easements and right-of-way	Withdrawn at PC	February 2014
TM-0181-13	Single family residential development	Withdrawn at PC	February 2014
UC-1309-07	Increased building height with a design review for a shopping center - expired	Approved by BCC	December 2007
UC-1075-06	Increased building height with a design review for a shopping center - expired	Approved by BCC	September 2006
UC-0415-05	A 6 story office and retail building with a waiver to reduce parking - expired	Approved by PC	April 2005
ZC-1484-02	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Improved drainage channel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	U-V & C-2	Mixed-use development (Manhattan West) & office development
East	Commercial General	C-2	Animal hospital, offices & retail center
West	Commercial General	U-V	Mixed-use development (Russell Road condominiums)

Related Applications

Application Number	Request
NZC-21-0468	A nonconforming zone change to reclassify 4.8 acres from a C-2 zone to an R-3 zone for an attached single family residential planned unit development is a companion item on this agenda.
VS-21-0469	A request to vacate right-of-way and 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 Title 30.

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. Approval of this request is contingent upon approval of NZC-21-0468. However, since staff is not supporting NZC-21-0468, staff cannot support this request.

Department of Aviation

APN 163-29-401-018 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- 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 off-site improvement permits may be required.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Verbena, Bell Flower, Catmint are previously recorded and shall have an approved street name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE
650, LAS VEGAS, NV 89135

DRAFT

11/03/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

ELDORA AVE/PIONEER WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0494-ELDORA LAS VEGAS INVESTMENTS, LLC:

VACATE AND ABANDON a portion of right-of-way being Eldora Avenue located between Pioneer Way (alignment) and Monte Cristo Way within Spring Valley (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-10-106-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of the Eldora Avenue right-of-way which was previously dedicated as a public access entrance for a previously approved development. A newly configured access point will be depicted as an easement with the proposed single family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0211-16	Vacated and abandoned a portion of Eldora Avenue right-of-way - expired	Approved by BCC	May 2016
WS-0122-16	Waivers for reduced net lot area and increased block wall height with a design review for finished grade - expired	Approved by BCC	May 2016
TM-0025-16	10 single family residential lots on 5 acres - expired	Approved by BCC	May 2016
WS-1947-04	Waivers for reduced net lot area for a 10 lot residential development - expired	Approved by PC	December 2004
VS-1945-04	Vacated and abandoned easements - recorded	Approved by PC	December 2004

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0650-04	10 single family residential lots on 5 acres - expired	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Mini-warehouse facility
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
WS-21-0491	A waiver of development standards for reduced net lot area, increased wall height, and modified off-site improvements for a single family residential development is a companion item on this agenda.
TM-21-500142	A tentative map for 10 single family residential lots on 5 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way 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 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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

DRAFT

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11/03/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

ELDORA AVE/PIONEER WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0491-ELDORA LAS VEGAS INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced net lot area; 2) increased wall height; 3) increase driveway width; and 4) reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) a proposed 10 lot single family residential subdivision; and 2) finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-10-106-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the net lot area to 15,370 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 15% reduction).
2. Increase block wall heights to 12 feet (6 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is allowed per Section 30.64.050 (a 33% increase).
3. Increase private driveway width to 38 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 36% increase).
4. Reduce street intersection off-set to 117 feet where a minimum of 125 feet is required per Chapter 30.52 (a 7% reduction).

DESIGN REVIEWS:

1. A proposed 10 lot single family residential development.
2. Increase finished grade up to 84 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 366% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 10
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 20,000/20,079 (gross); 15,370/18,494 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 22
- Square Feet: 3,599/4,150

Site Plans

The plans depict a proposed single family residential development consisting of 10 lots on 5 acres for a density of 2 dwelling units per acre. All the lots will have access from a private cul-de-sac that connects to Eldora Avenue to the south. The private street is 37 feet wide and does not include sidewalks. Access to the subdivision will be controlled by an access gate. Cross sections submitted with this request indicate pad sites for some of the proposed residences will require the finished grade to be increased by a maximum of 7 feet (84 inches) above the finished grade of the adjacent properties. The maximum grade difference of 84 inches occurs along the east boundary. The reduction in street intersection off-set occurs on Eldora Avenue between the entry street of the subdivision and Pioneer Way.

Landscaping

Street landscaping consists of a 6 foot wide landscape area with an attached sidewalk along Laredo Street to the north and Eldora Avenue to the south. The landscape areas are depicted as easements and a part of the overall lot sizes. The applicant is also requesting increased block wall heights along portions of the east property line, up to a height of 12 feet.

Elevations

This development will offer 1 story homes with a maximum height of up to 22 feet. The elevations reveal stucco finished walls with decorative accents, window enhancements, and concrete tile roofs. There are a total of 5 models with 3 distinct elevation plans.

Floor Plans

The subject models range in size from 3,599 square feet to 4,150 square feet. Each model is anticipated to have different options and have 3 and 4 car garages.

Applicant's Justification

This property had a previously approved tentative map (TM-0025-16) and final map (NFM-0147-16), which have both expired. Civil plans for this site were approved and partially constructed (HTE#16-25417). They are submitting a new tentative map matching the prior tentative map, so the property can be officially subdivided matching the approved and partial constructed civil improvement plans. The final map was not recorded due to an ownership issue on the recorded reversionary map (RM-0179-08); therefore, the assessor's office never

recognized the reversionary map and the property still has assessor's parcel numbers reflected on the original final map (NFM-0499-05). Through a discussion with the mapping team, it was determined a certificate of amendment can be completed on the reversionary map to correct the ownership issue and the assessor's office will work the reversionary map to remove the property lines. It is the developer's intent to record a new final map on this property, matching the property lines on the approved civil plans. To allow for unimpeded vehicular ingress and egress for homes with 3 or more garages, a waiver of driveway widths is being requested to allow driveway widths to exceed the 28 foot maximum allowed per Code.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0122-16	Waivers for reduced net lot area and increased block wall height with a design review for finished grade - expired	Approved by BCC	May 2016
VS-0211-16	Vacated and abandoned a portion of Eldora Avenue right-of-way - expired	Approved by BCC	May 2016
TM-0025-16	10 single family residential lots on 5 acres - expired	Approved by BCC	May 2016
WS-1947-04	Waivers for reduced net lot area for a 10 lot residential development - expired	Approved by PC	December 2004
VS-1945-04	Vacated and abandoned easements - recorded	Approved by PC	December 2004
TM-0650-04	10 single family residential lots on 5 acres - expired	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Mini-warehouse facility
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
TM-21-500142	A tentative map for 10 single family residential lots on 5 acres is a companion item on this agenda.
VS-21-0494	A vacation and abandonment of easement on the property is a companion item on the agenda.

Clark County Public Response Office (CCPRO)

There is an active CCPRO violation on the property for vehicle storage (CE21-16649).

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

The applicant is requesting approval for similar waivers from previous approvals which also corresponds with the same lot layout as the project directly to the west. The applicant is submitting a new tentative map matching the prior tentative map, so that the property can be officially subdivided matching the approved and partial constructed civil improvement plans. Therefore, staff can support this portion of the request.

Waiver of Development Standards #2 & Design Review #1

The increased height of the retaining wall is necessary to provide positive drainage for the proposed development. Staff finds that the proposed single family residential development is consistent and compatible with approved and planned land uses in the area and complies with Land Use Element Goal 5 of the Comprehensive Master Plan which encourages, in part, providing opportunities for developing low density residential areas as a lifestyle choice. Therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #3

Staff can support the request for the additional driveway width since there will be no impact to any public streets.

Waiver of Development Standards #4

Staff has no objection to the request to reduce the street intersection off-set between Pioneer Way and Pioneer Estates Court since the private street was already constructed in its current location by a previously approved subdivision map. Additionally, the proposed 10 lot subdivision should see a low volume of traffic.

Design Review #2

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

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 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;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

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

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11/03/21 BCC AGENDA SHEET

ELDORA & PIONEER
(TITLE 30)

ELDORA AVE/PIONEER WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500142-ELDORA LAS VEGAS INVESTMENTS, LLC:

TENTATIVE MAP consisting of 10 single family residential lots and common lots on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Eldora Avenue and the east side of Pioneer Way (alignment) within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
163-10-106-011

LAND USE PLAN:
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 10
- Density (du/ac): 2.0
- Minimum/Maximum Lot Size (square feet): 20,000/20,079 (gross); 15,370/18,494 (net)
- Project Type: Single family residential development

The plans depict a proposed single family residential development consisting of 10 lots on 5 acres for a density of 2 dwelling units per acre. All the lots will have access from a private cul-de-sac that connects to Eldora Avenue to the south. The private street is 37 feet wide and does not include sidewalks. Access to the subdivision will be controlled by an access gate.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0122-16	Waivers for reduced net lot area and increased block wall height with a design review for finished grade - expired	Approved by BCC	May 2016
VS-0211-16	Vacated and abandoned a portion of Eldora Avenue right-of-way - expired	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0025-16	10 single family residential lots on 5 acres - expired	Approved by BCC	May 2016
WS-1947-04	Waivers for reduced net lot area for a 10 lot residential development - expired	Approved by PC	December 2004
VS-1945-04	Vacated and abandoned easements - recorded	Approved by PC	December 2004
TM-0650-04	10 single family residential lots on 5 acres - expired	Approved by PC	December 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Neighborhood	C-1	Mini-warehouse facility
South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Mixture of developed & undeveloped single family residential

Related Applications

Application Number	Request
WS-21-0491	A waiver of development standards for reduced net lot area, increased block wall height, increased driveway width, street off-set distance with a design review for finish grade is a companion item on this agenda.
VS-21-0494	A vacation and abandonment of easement on the property is a companion item on the agenda.

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning**

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

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0205-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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

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11/03/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

HUALAPAI WY/PATRICK LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0526-PARDEE HOMES NEVADA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce street intersection off-set; 3) allow a wall in the front yard; and 4) establish alternative yards.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 9.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action)

RELATED INFORMATION:

APN:
163-31-301-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 13 feet (7 feet of retaining wall plus 6 feet of screen wall) where 9 feet (3 feet of retaining wall plus 6 feet of screen wall) is the maximum per Section 30.64.050 (a 44% increase).
2. Reduce street intersection off-set to 90 feet where 125 feet is required per Chapter 30.52 (a 28% reduction).
3. Allow solid block wall up to 5 feet in height within the front yard where a decorative fence is permitted per Table 30.64-1.
4. Establish alternative yards for 8 residential lots where yards are established per Section 30.56.040.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase the finished grade to 12.9 feet where 1.5 feet is the standard per Section 30.32.040 (a 760% increase).

LAND USE PLAN:

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

• **BACKGROUND:**

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots/Units: 65
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,487/7,745
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 2,014 up to 2,666
- Open Space Required/Provided: none/20,699
- Parking Required/Provided: 143/260

Site Plans

The plans depict a single family residential development consisting of 65 lots and 9 common lots. The site is narrow, approximately 180 feet wide along Patrick Lane and approximately 2,000 feet along Hualapai Way. Access to the subdivision is from 2 private drives, both accessed from Hualapai Way. A long private drive runs north and south within the development, with a single row of lots on each side. The private drive terminates in a turnaround on the northern end and a stub street on the southern end. The 42 foot private drive has 4 foot wide sidewalks on 1 side of the street. In addition, a drainage easement is centrally located along Hualapai Way between lots 22 and 23, and another located at the southern end of the subdivision, providing pedestrian access into the subdivision from Hualapai Way.

Courtyards in the front yard are an option for homebuyers. A block wall up to 5 feet tall is located in front of the house to enclose a courtyard and is set back 10 feet from the street. In addition, eight lots on the east side of the private drive are designed with a side loaded garage which necessitates a waiver of development standards for alternative yards. The homes are set back 10 feet from the street (side yard) and range from 14 feet up to 21 feet set back from the residential development to the east. A request for increased finished grade across most of the site is included in this application.

Landscaping

A detached sidewalk including 5 feet of landscaping on both sides of the sidewalk is provided along Hualapai Way and Patrick Lane. Large trees are provided on both sides of the detached sidewalks, along with shrubs and groundcover as required per Code. Landscaping is provided within the common lots, including an area around the turnaround and additional drainage easements. Up to 7 foot high retaining walls, with 6 foot wall or wrought iron fence on top, are located along the perimeter of the subdivision. A 5 foot landscape easement is provided along the eastern property line.

Elevations

Three different elevations are provided for the 4 models. Some elevations show contemporary styles with angled roofs and others are a combination of a tradition tile roof with an angled roof, with grey and earth tones. A prominent contemporary decorative feature is shown on the front elevations. The buildings are 2 stories, and up to 27 feet tall.

Floor Plans

The floor plans range from 2,014 square feet to 2,666 square feet, including bedroom, kitchen, dining room, and great rooms. Options, such as additional bedrooms or lofts are also provided.

Applicant's Justification

This proposed project is a redesign of a previously approved project (UC-19-0872). The applicant indicates the revisions have reduced the number of lots, all of which meet the minimum lot sizes. The waiver for the reduced intersection off-set, as well as the alternative yards are necessary due to the narrowness of the lot. The retaining walls are required due to the drainage issues and the 11 foot slope across the site. The previous approval allowed retaining walls up to 8 feet. A 5 foot wide landscape area is shown along the eastern property line to mitigate the impact of the wall from the existing neighbors. Finally, the increased wall height in the front yard is to create a courtyard for additional outdoor living for the residents.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0872	Single family attached and detached subdivision with waivers for reduced lot size, increased wall height, modified setbacks, intersection off-set, and increased finished grade	Approved by BCC	March 2020
TM-19-500230	85 single family residential lots and common lots	Approved by BCC	March 2020
VS-19-0873	Vacated and abandoned easements and right-of-way	Approved by BCC	March 2020
WS-0500-16	Waivers and design review for a single family residential development - expired	No action	N/A
VS-0502-16	Vacated and abandoned 5 feet of right-of-way and drainage easement - expired	No action	N/A
TM-0164-13	85 lot single family residential subdivision - expired	Approved by BCC	November 2013
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way - expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 and C-P zoning for an office development in the Southwest Ranch Concept Plan Area - expired	Approved by BCC	September 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community - expired	Approved by BCC	April 2000
MP-0063-00	Public Facilities Needs Assessment for the Southwest Ranch Community - expired	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial Neighborhood	C-2	Retail complex
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Summerlin Single Family Residential (up to 10 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
TM-21-500151	A tentative map for 65 single family residential lots 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

Due to the existing conditions and the drainage constraints of the site, staff can support the request to increase the retaining wall height. In addition, the applicant has provided a 5 foot landscape area along the eastern boundary to mitigate the impacts to the adjacent neighbors.

Waiver of Development Standards #3

The request for a 5 foot high wall within the front yard is to enclose a courtyard on some models. This courtyard will not extend closer than 10 feet to the front property line, which is similar to the allowance per Code for 50% of the width of the house to be set back 10 feet from the front

property line. Since this provides a decorative element and varied street view, staff can support this request.

Waiver of Development Standards #4

Due to the narrowness of the lots, staff can support the request for alternative yards. The lots will be parallel to the adjacent existing residential lots, with the side yards of the proposed lots next to the side yards of the existing lots. The plans show a minimum 14 foot setback to the eastern property line. Staff can support this request.

Design Review #1

The design of the subdivision takes into consideration the narrowness of the site, but still provides a single family detached neighborhood with pedestrian connections and some open space. The lots with alternative yards are larger in area, consistent with the existing lots to the east of the subdivision. The variety of the models provides visual interest along the streetscape. Staff can support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection off-set between Hualapai Way and Redstone Hills Drive. The proposed 65 lot subdivision should see a low volume of traffic because of the limited number of lots.

Design Review #2

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

Staff Recommendation

Approval.

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

- Expunge UC-19-0872, TM-21-500230, and VS-19-0873;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of

time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 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.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

**APPLICANT: TRIPOINTE HOMES NEVADA
CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146**

7



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0526</u> DATE FILED: <u>9/15/2021</u> PLANNER ASSIGNED: <u>LMN</u> TAB/CAC: <u>SPRING VALLEY</u> TAB/CAC DATE: <u>10/12/2021</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/3/2021</u> FEE: <u>\$1325.00</u>
	PROPERTY OWNER NAME: <u>Pardee Homes of Nevada</u> ADDRESS: <u>4675 West Teco Ave. #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1400</u> CELL: _____ E-MAIL: <u>dan.hale@tripointehomes.com</u>
	APPLICANT NAME: <u>Tri Pointe Homes Nevada, Inc.</u> ADDRESS: <u>4675 West Teco Ave. #115</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-614-1400</u> CELL: _____ E-MAIL: <u>dan.hale@tripointehomes.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>GCW, Inc. / Brandi Reid</u> ADDRESS: <u>1555 S. Rainbow Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u> E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 163-31-301-022

PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of South Hualapai Way and West Patrick Lane

PROJECT DESCRIPTION: 65 Lot Residential Subdivision

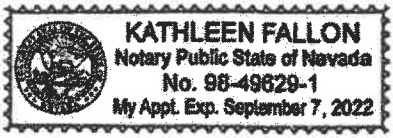
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.



 Property Owner (Signature)* Dan Hale

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 2/22/21 (DATE)
 By Dan Hale
 NOTARY PUBLIC: Kathleen Fallon



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



Tri Pointe Homes



5523-A080

September 2, 2021

**PLANNER
COPY**

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

WS-21-0526

**RE: Hualapai & Patrick
Justification Letter for Land Use Application
APNs 163-31-301-022
(1) Design Reviews
(2) Waivers of Development Standards**

Dear Staff:

GCW, Inc. respectfully submits the attached Land Use package on behalf of our client and applicant, Tri Pointe Homes Nevada, Inc. formerly known as Pardee Homes of Nevada. The property is located on the southeast corner of Hualapai Way and Patrick Lane. The site contains approximately 9.27 gross acres with an R-2 zoning.

The current land use/zoning designations surrounding the project are as follows:

	Landuse	Zoning
North	RS-Residential Suburban	R-2
South	CN-Commercial Neighborhood	C-2
West	PC	R-2
East	RS-Residential Suburban	R-2

Project History:

This site was previous approved with the following:

- a. VS-19-0873 – Vacating public drainage easement on the east side of the site, and 5 feet wide right-of-way on Hualapai Way fronting the property.
- b. UC-19-0872 – Reduce lot size to 2,418 square feet where 3,000 square feet is required; increase wall height to 14 feet (6-foot screen wall with 8 foot retaining wall) where 9 feet (6-foot screen wall with 3 foot retaining wall) is required; Reduce the setback to the visitor call box for access control gates; and reduce street intersection off-set to 93 feet where 125 feet is required.
- c. Design Review – Increase the finished grade up to 78 inches where 18 inches is allowed
- d. TM-19-500230 – Single family residential subdivision consisting of 85 single family residential lots and 3 common lots.

Current Application:

Tri Pointe recently acquired this property and would like to develop 65 single family residential homes on this site. We narrowed the two entry streets from 61 feet to 42 feet. The 42 feet wide street meets

the minimum private standards for Clark County Public Works (37 feet wide with "L" type curb on both sides, and a 5 feet wide sidewalk on one side).

The site is over 2,000 feet long and only 180 feet wide, which makes it very difficult to develop. The revised site plan and tentative map shows two ingress and egress with access from Hualapai Way. The lot sizes range from 3,487 SF to 7,745 SF. The average lot size is 4,101 SF. The site contains approximately 9.27 acres. This gives a gross density of 7.01 du/ac, which is less than the allowable R-2 zoning (8.0 dwelling units or less).

Please note the current Site Plan and Tentative Map shows 20 fewer lots than what was previously approved back in March 2020.

Design Reviews:

Tri Pointe Homes requests the following design review for the Property:

1. Floor Plans and Elevations – Tri Pointe would like to offer four distinct plans each with 3 different elevations:
 - a. Elevation A – Modern Spanish
 - b. Elevation B – Desert Contemporary
 - c. Elevation C – Nevada Living

The size of the plans range from 2,014 square feet to 2,666 square feet. We also offer an option for a front courtyard.

2. Increase Fill per Title 30.32.040.9.b

"Any request to increase the finished grade over 18 inches shall be considered by the Board through a Design Review as a public hearing".

As mentioned above, the site is long and narrow, and it has drainage issues. The flows in Hualapai Way need to be contained in Hualapai Way. Therefore, both entries need highpoints/humps in order to contain the flows. The grade at one intersection of the proposed entries at the centerline of Hualapai Way is a little over 11 feet higher than the existing pads elevation. With the added highpoints/humps to contain the flow, this will result in a fill of 12.2 feet from pad to existing grade, which is higher than the allowable 18 inches.

The previous UC-19-0872 was approved with increased finished grade of 78 inches with condition that "the drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 32.32.040 are needed to mitigate the drainage through the site". GCW has prepared the preliminary grading plan and has determined that to keep the flows in Hualapai Way, an increase of the proposed grade to existing grade of 12.2 feet is needed.

Waivers of Development Standards:

Tri Pointe Homes requests the following waivers of development standards for the Property:

1. Waiver #1: To allow street intersection offset of 90 feet where 125 feet is required => Previously, this site was approved with a street intersection offset reduction of 93 feet under UC-19-0872. The narrowness of this site imposes restrictions on the ability to meet the offset criteria. We propose two ingress and egress out onto Hualapai Way for the 65 single family residential development. This would mitigate the stacking impact and street throat depth requirements.
2. Waiver #2: To allow a 7 feet high retaining wall with 6 feet high screen wall on top of retaining for a maximum of 13 feet high total where 3 feet high retaining wall with 6 feet high screen wall

on top of retaining is allowed per Title 30.64.050(a)(4). The site slopes from west to east, from Hualapai Way to the existing development, and that Hualapai Way is approximately 11 feet higher than the existing development pads. Tri Pointe is required to keep the flow in Hualapai Way from entering the site and flood the existing development downstream. Due to this restriction, we must raise the site, and therefore require a higher retaining wall.

Please note the previous waiver, UC-19-0872, was approved for 8 feet high retaining wall with 6 feet high screen wall on top of retaining. We are requesting a little less retaining wall than what was previously approved. We prepared the preliminary grading plan, and only need 7 feet high retaining instead of 8 feet high retaining.

3. Waiver #3: Per Title 30.64.020.1.A, Fences and walls may be up to 6 feet in height except if within 15 feet of the front property line or private street/easement => We are requesting a wall height of up to 5 feet to be installed within 10 feet of the front property line to enclose a private front yard/courtyard. By allowing this request, this will allow Tri Pointe to offer future homeowners additional outdoor living space, which has been a popular amenity for the home buyers. Tri Pointe has built a similar product through the valley and it has been received favorably. The enclosed front courtyard will be offered as an option and the precise location of the wall(s) will be determined at the plot plan stage when building permit is filed. See exhibit attached.
4. Waiver #4: To allow 19 feet front setback to garage where 20 feet is required per Title 30 Table 30.40-2.
5. Waiver #4a: To allow 19 feet front setback to living space for the entire length of the building where 20' is required per Title 30 Table 30.40-2.
6. Waiver #4b: To allow 12 feet front setback to porch where 20' is required per Title 30 Table 30.40-2.

We are requesting this reduction due to hardships associated with the Property's geometry or narrowness and drainage issues. We're also trying to be mindful of the existing residences abutting the Property to east. A 19-foot front setback is only a 5% reduction from the required 20-foot setback and helps mitigate the narrowness of the site. In addition to the front setback, we are requesting to allow 19' front setback to the entire width of the building in order to allow for the possibility that the front setback reduction width might exceed the 50% allowed by code. Lastly, we are requesting a reduction to the porch setback to 12'. The porch typically intrudes into the setback per Title 30.56.040.d.(1)

We also voluntarily provided a 5-foot landscape and drainage easement along a portion of the Property's eastern boundary to help mitigate the grade difference of our pads to the existing residential pads abutting the site to the east, so those existing homeowners don't have to look at a tall solid wall. We're requesting this setback reduction to help offset the 5-feet we've given up in the rear of these lots for the benefit of the existing adjacent homeowners. Moreover, the requested reduction is the norm on the west side of Hualapai, where Summerlin's The Cliffs Village only requires a 19-foot setback to front facing garages of lots as large as 50x100.

7. Waiver #5: Modified Setbacks to allow Alternative Site Development Standards 30.56.3
The proposed Site Plan and Tentative Map show 8 lots (Lots 51, 52, and 60 thru 65) parallel to the proposed street (Redstone Hills Drive). We are requesting that the front of the houses and garages face the adjacent lots and the side of the house face the street.

Due to the narrowness of the site, these lots have to be turned 90 degrees. These lots are the biggest in square footage as compared to all the lots in this project. By turning them 90 degrees, the footprints fit nicely onto these lots. Please see Exhibit A, B, & C included with this application. We are not asking to reduce any of the required setbacks for these lots.

We appreciate your consideration and approval of the above request. Please call me at 702-804-2118 if you have any concerns.

Cordially,

GCW, INC.

A handwritten signature in black ink, appearing to read 'Gia D. Nguyen', written in a cursive style.

Gia D. Nguyen, P.E.
Sr. Vice President

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11/03/21 BCC AGENDA SHEET

TRI POINTE HOMES NEVADA AT
HUALAPAI WAY AND PATRICK LANE
(TITLE 30)

HUALAPAI WY/PATRICK LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500151-PARDEE HOMES NEVADA:

TENTATIVE MAP consisting of 65 residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action)

RELATED INFORMATION:

APN:
163-31-301-022

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 65
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,487/7,745
- Project Type: Single family residential

The plans depict a single family residential development consisting of 65 lots and 9 common lots. The site is narrow, approximately 180 feet wide along Patrick Lane and approximately 2,000 feet along Hualapai Way. Access to the subdivision is from 2 private drives, both accessed from Hualapai Way. A long private drive runs north and south within the development, with a single row of lots on each side. The private drive terminates in a turnaround on the northern end and a stub street on the southern end. The 42 foot private drive has 4 foot wide sidewalks on 1 side of the street. In addition, a drainage easement centrally located along Hualapai Way between lots 22 and 23, and another located at the southern end of the subdivision provides pedestrian access into the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0872	Single family attached and detached subdivision with waivers for reduced lot size, increased wall height, modified setbacks, intersection off-set, and increased finished grade	Approved by BCC	March 2020
TM-19-500230	85 single family residential lots and common lots	Approved by BCC	March 2020
VS-19-0873	Vacated and abandoned easements and right-of-way	Approved by BCC	March 2020
WS-0500-16	Waivers and design review for a single family residential development - expired	No action	N/A
VS-0502-16	Vacated and abandoned 5 feet of right-of-way and drainage easement - expired	No action	N/A
TM-0164-13	85 lot single family residential subdivision - expired	Approved by BCC	November 2013
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way - expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 zoning and C-P zoning for an office development in the Southwest Ranch Concept Plan Area - expired	Approved by BCC	September 2003
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community - expired	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial Neighborhood	C-2	Retail complex
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Summerlin Single Family Residential (up to 10 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
WS-21-0526	A waiver of development standards for increased wall height, intersection off-set, and finished grade for a 65 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

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

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0478-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA

CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT

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TENTATIVE MAP APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500151</u>	DATE FILED: <u>9/15/2021</u>
		PLANNER ASSIGNED: <u>LMN</u>	TAB/CAC DATE: <u>10/12/2021</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>SPRING VALLEY</u>	
		PC MEETING DATE: _____	
		BCC MEETING DATE: <u>11/3/2021</u>	
		FEE: <u>\$ 750</u>	

PROPERTY OWNER	NAME: <u>Pardee Homes of Nevada</u>
	ADDRESS: <u>4675 West Teco Ave. #115</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-614-1400</u> CELL: _____
	E-MAIL: <u>dan.hale@tripointehomes.com</u>

APPLICANT	NAME: <u>Tri Pointe Homes Nevada, Inc.</u>
	ADDRESS: <u>4675 West Teco Ave. #115</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-614-1400</u> CELL: _____
	E-MAIL: <u>dan.hale@tripointehomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>QCW, Inc. / Brandi Reid</u>
	ADDRESS: <u>1555 S. Rainbow Blvd.</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u>
	TELEPHONE: <u>702-804-2109</u> CELL: <u>702-780-9188</u>
	E-MAIL: <u>breid@gcwengineering.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-31-301-022

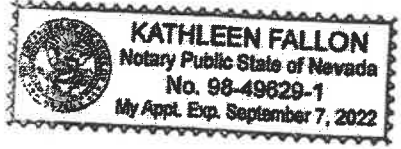
PROPERTY ADDRESS and/or CROSS STREETS: Southeast corner of South Hualapai Way and West Patrick Lane

TENTATIVE MAP NAME: Hualapai/Patrick

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Dan Hale Dan Hale
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 10/21/21 (DATE)
 By Dan Hale
 NOTARY PUBLIC: Kathleen Fallon



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

8



5523-A080

April 23, 2021

Clark County Development Service
500 South Grand Central Parkway
Las Vegas, NV 89155-1744

**RE: Hualapai and Patrick
APN: 163-31-301-022
Tentative Map Hold Letter**

Tri-21-500151

Dear Sir/Madam:

On behalf of Tri Pointe Homes Nevada (TPHN), GCW, Inc. (GCW), respectfully requests to submit a new Tentative Map application for the subject parcels located at Hualapai Way and Patrick Lane. This Tentative Map is submitted with applications for a Design Review and Waiver of Development Standards. We respectfully request the Tentative Map be held to be heard at public hearings concurrently with the aforementioned land use actions.

If you have any questions or need additional information, please call me at 702-804-2109.

Cordially,

GCW, Inc.

Brandi Reid
Project Coordinator
breid@gcwengineering.com





11/03/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

CIMARRON RD/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:

ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEWS for the following: 1) distribution center, 2) alternative parking lot landscaping; and 3) finished grade.

Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jc (For possible action)

RELATED INFORMATION:

APN:

176-04-301-011; 176-04-301-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for the driveways along Badura Avenue, Cimarron Road, Arby Avenue, and Gagnier Boulevard to a minimum of 6.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 94% reduction).

DESIGN REVIEWS:

1. A distribution center.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase the finished grade to 87 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 383% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 26.8
- Project Type: Distribution center

- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 526,510 (total of 6 buildings)
- Parking Required/Provided: 486/602

Site Plan

The plan depicts a distribution center consisting of 6 buildings that are orientated in both north/south, and east/west directions. The perimeter of the site is bounded by public right-of-way on the north, south, and east sides of the project site. Gagnier Boulevard is shown as a through street and divides the site into east and west portions. The plans depict 4 proposed driveways on Badura Avenue and Arby Avenue, 1 proposed driveway on Cimarron Avenue, and 2 proposed driveways on Gagnier Boulevard, all of which require a waiver of development standards to reduce throat depth. The loading docks for the distribution center are internal to the development and are not facing public street frontage or visible from the residential development. Parking for the facility is generally located around the perimeter of the site.

Landscaping

The street landscaping consists of a 10 foot to 20 foot wide area with proposed attached and detached sidewalks. A 6 foot wide landscape buffer per Figure 30.64-11 is proposed along the west property line. Most of the parking lot and interior landscaping is equitably distributed throughout the site. Along a few portions of the project the applicant is proposing to install half landscape diamonds every other finger in lieu of landscape fingers every 6 spaces.

Elevations

The buildings will be 39 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines, and color changes. The height of the building varies slightly from 35 feet to 39 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading deck area will be located interior to the site and screened from public view by walls and perimeter street landscaping.

Floor Plans

The plans depict a 526,510 square foot distribution/warehouse shell with 6 potential building lease spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

This is a request for a conforming zone change that is mostly surrounded by planned light industrial uses. The applicant indicates this site has been designed to be compatible with the surrounding area as well as most of the objectives of Title 30 and the Comprehensive Master Plan. Furthermore, the waiver of development standards to reduce throat depth has been broken-up into separate driveways site wide. The applicant indicates that portions of some of the driveways (either the ingress or egress sides) will minimally have 25 foot throat depths. In addition, the applicant also indicates that the industrial uses will not generate a high volume of traffic; therefore, will have adequate space on the site for vehicles to stack.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D, R-E, & U-V	Undeveloped
South	Public Facilities & Business and Design/Research Park	C-P, C-2, & U-V	St. Rose Dominican Hospital, assisted living facility, & undeveloped
East	Business and Design/Research Park	R-E	Private school
West	Business and Design/Research Park	C-2	Shopping 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

The request is a conforming zone boundary amendment to the Winchester/Paradise Land Use Plan. The project complies with Urban Land Use Policy 99 of the Comprehensive Master Plan which promotes ensuring that Business and Design/Research Park developments are complementary with abutting uses through site planning and building design. Furthermore, most of the area is planned for light industrial uses and a number of properties in the area are zoned M-D and developed with similar uses which makes this site harmonious with the existing development in the area. 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.

Design Reviews #1 & #2

Urban Specific Policy 97 encourages Business and Design/Research Park uses to orient less intensive uses and landscaping adjacent to public right-of-way on the perimeter of the development. This improves the visual quality and buffering and maintains view corridors to the storefronts. The proposed development is consistent with this policy since the storefronts are oriented to the north and south towards the adjacent public rights-of-way, and the loading docks are oriented inwards between the buildings. In addition, the design and layout include adequate landscaping, buffering, and parking to accommodate the use. Furthermore, within portions of the parking lot the site is not meeting Code by having a landscape finger every 6 spaces and some areas will provide parking lot landscape diamonds instead of the fingers. To mitigate the elimination of a couple of landscape fingers, the applicant is proposing to install half landscape

diamonds every other finger in lieu of landscape fingers every 6 spaces; therefore, staff supports the design reviews.

Public Works - Development Review

Waiver of Development Standards

Staff worked with the applicant to reduce the potential conflicts at the driveways by removing parking spaces and providing extra landscape planters. This will provide drivers more distance before they encounter any conflicting parking spaces.

Design Review #3

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

Staff Recommendation

Approval.

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;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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 60 feet for Gagnier Boulevard and associated spandrels.
- 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 the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Ensure all points of structure are within 250 feet of fire department access for sprinklered buildings.

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 #0228-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHELAN DEVELOPMENT

CONTACT: KAEMPFER CROWELL, BOB GRONAUER, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE


APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input checked="" type="checkbox"/> ZONE CHANGE <input checked="" type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ZC-21-0490</u> DATE FILED: <u>8-31-21</u> PLANNER ASSIGNED: <u>RK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10.12.21</u> PC MEETING DATE: <u>—</u> RE to M.D BCC MEETING DATE: <u>11.3.21</u> BDRP CMA FEE: <u>\$2,025.00</u> MN
	PROPERTY OWNER NAME: <u>Alan J. Arnold Trust</u> ADDRESS: <u>8311 W Sunset Road #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Phelan Development</u> ADDRESS: <u>450 Newport Center Drive, Suite 405</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: <u>303-949-6665</u> CELL: _____ E-MAIL: <u>lcorral@phelandevco.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Bob Gronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>rgronauer@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-04-301-011 and 013

PROPERTY ADDRESS and/or CROSS STREETS: Cimmaron Road / Badura Avenue

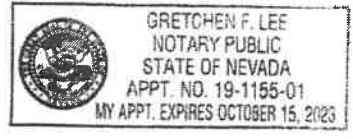
PROJECT DESCRIPTION: Conforming zone change and design review

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)*
Charles Wallace
 Property Owner (Print)

STATE OF NV
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON March 10, 2021 (DATE)
 By Charles Wallace
 NOTARY PUBLIC: [Signature]



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

1



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	PROPERTY OWNER	NAME: Henry W. & Charlotte Besuden Revocable Trust ADDRESS: 5054 Scenic Ridge Drive CITY: Las Vegas STATE: NV ZIP: 89148 TELEPHONE: _____ CELL: 702 429 7525 E-MAIL: WBESUDEN@aol.com
	APPLICANT	NAME: Phelan Development ADDRESS: 450 Newport Center Drive, Suite 405 CITY: Newport Beach STATE: CA ZIP: 92660 TELEPHONE: 303-949-6665 CELL: _____ E-MAIL: tcorral@phelandevco.com REF CONTACT ID #: _____
CORRESPONDENT	NAME: Bob Gronauer - Kaempfer Crowell ADDRESS: 1980 Festival Plaza Drive, Suite 650 CITY: Las Vegas STATE: NV ZIP: 89135 TELEPHONE: 702-792-7000 CELL: _____ E-MAIL: rgronauer@kcnvlaw.com REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-04-301-011 and 013

PROPERTY ADDRESS and/or CROSS STREETS: Cimmaron Road / Badura Avenue

PROJECT DESCRIPTION: Conforming zone change and design review

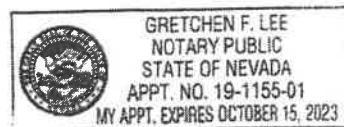
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Henry Besuden
Property Owner (Signature)*
HENRY BESUDEN TRUSTEE
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 3/8/2021 (DATE)
By Henry Besuden

NOTARY PUBLIC: Gretchen F. Lee



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



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	PROPERTY OWNER NAME: <u>Gragson-Badura</u> ADDRESS: <u>8311 W Sunset Road #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Phelan Development</u> ADDRESS: <u>450 Newport Center Drive, Suite 405</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: <u>303-949-6665</u> CELL: _____ E-MAIL: <u>tcorral@phelandevco.com</u> REF CONTACT ID #: _____
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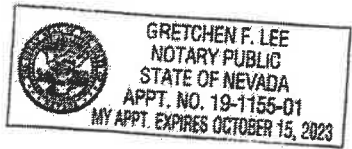
PROPERTY ADDRESS and/or CROSS STREETS: Cimmaron Road / Badura Avenue

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Robert Torres Property Owner (Signature)*
Robert Torres Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 2, 2021 (DATE)
 By Robert Torres
 NOTARY PUBLIC: Gretchen Lee



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	PROPERTY OWNER NAME: S&J Gragson Family Trust ADDRESS: 8311 W. Sunset Road, Suite 110 CITY: Las Vegas STATE: NV ZIP: 89113 TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: Phelan Development ADDRESS: 450 Newport Center Drive, Suite 405 CITY: Newport Beach STATE: CA ZIP: 92660 TELEPHONE: 303-949-6665 CELL: _____ E-MAIL: tcorral@phelandevco.com REF CONTACT ID #: _____
	CORRESPONDENT NAME: Bob Gronauer - Kaempfer Crowell ADDRESS: 1980 Festival Plaza Drive, Suite 650 CITY: Las Vegas STATE: NV ZIP: 89135 TELEPHONE: 702-792-7000 CELL: _____ E-MAIL: rgronauer@kcnvlaw.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 176-04-301-011 and 013

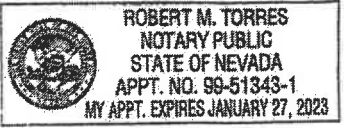
PROPERTY ADDRESS and/or CROSS STREETS: Cimmaron Road / Badura Avenue

PROJECT DESCRIPTION: Conforming zone change and design review

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[Signature] Property Owner (Signature)*
Jill Gragson Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON MARCH 10, 2021 (DATE)
 By Jill Gragson
 NOTARY PUBLIC: [Signature]



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LAND USE APPLICATION

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	PROPERTY OWNER NAME: <u>GK Acquisitions, LLC</u> ADDRESS: <u>8311 W Sunset Road #110</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Phelan Development</u> ADDRESS: <u>450 Newport Center Drive, Suite 405</u> CITY: <u>Newport Beach</u> STATE: <u>CA</u> ZIP: <u>92660</u> TELEPHONE: <u>303-949-6665</u> CELL: _____ E-MAIL: <u>lcorral@phelandevco.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Bob Gronauer - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>rgronauer@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 176-04-301-011 and 013

PROPERTY ADDRESS and/or CROSS STREETS: Cimmaron Road / Badura Avenue

PROJECT DESCRIPTION: Conforming zone change and design review

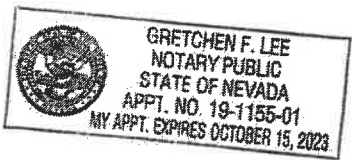
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Robert Torres Property Owner (Signature)*
Robert Torres Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 2, 2021 (DATE)
By Robert Torres

NOTARY PUBLIC: Gretchen Lee



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August 26,, 2021

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.864.8300
Fax: 775.862.0257

VIA ELECTRONIC SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

***RE: Revised Justification Letter – Conforming Zone Change, Design Review and
Waivers of Development Standards
Phelan Development Company
APNs: 176-04-301-011 and 013***

To Whom It May Concern:

This firm represents Phelan Development Company (the "Applicant") in the above-referenced matter. The proposed project is located on approximately 27.93 gross acres located on the southwest corner of Badura Avenue and Cimarron Road, more particularly described as APNs: 176-04-301-011 and 176-04-301-013 (the "Site"). The Applicant is proposing a zone change, design review and waivers of developments standards to allow for a distribution center with offices as an ancillary use.

Conforming Zone Change

The property is currently zoned Rural Estates Residential (R-E) and has a master plan designation of Business and Design/Research Park (BDRP). Per the Spring Valley Land Use Plan, the BDRP Category applies areas where commercial, professional or manufacturing developments are designed to assure minimal impact on the surrounding area. The Applicant requests a conforming zone change from (R-E) to Designed Manufacturing (M-D). Per Title 30, M-D zoning is designed to provide area suitable for the development of light manufacturing establishments. The property is proximate to the Durango/215 Interchange, and is adjacent to a C-2 development to its west, has vacant land and an M-D development across Badura to its north, and a mix of commercial, office and vacant land to the east and south. For these reasons, the Site as proposed is compatible and harmonious with the surrounding area, and a zone change to M-D is appropriate.

Waiver of Development Standards

Reduced Throat Depth for Parking Areas

"Where a 75' throat depth is required, the applicant is requesting a 12'-10" throat depth on Driveway #1 (Westernmost driveway on Badura accessing parking area), a 13'-2" throat depth on Driveway #2 (Western driveway on Gagnier accessing parking area), a 6'-5" throat depth on Driveway #11 (Westernmost driveway on Arby accessing parking area), an 18' throat depth on Driveway #4 (Middle driveway on Badura accessing parking area), a 33'-8" throat depth on Driveway #8 (Easternmost driveway on Arby accessing parking area), and a 14'-3" throat depth on Driveway #6 (Driveway on Cimarron accessing Parking Area).

Where a 100' throat depth is required, the applicant is requesting a 19'-5" throat depth on Driveway #10 (Eastern driveway on Gagnier accessing parking area)."

While the throat depth requirements are Site-wide, the Site is broken up into separate parking areas. The parking areas on Badura Avenue and Arby Avenue each have two entrances, providing for twice the capacity and justifying a reduction in those throat depths. The entry on Cimarron Road will be the least used of the access points for the Site. A reduced throat depth has been approved for other M-D zoned properties in the area (WS-19-0488; ZC-18-0348), as well as for the U-V zoned property across Arby Avenue (ZC-20-0094). Therefore, this request is consistent with other similarly situated properties in the area.

The applicant is also requesting a waiver of development standard to deviate from code requirement 30.64-14 and is requesting to install landscaping diamonds every other finger in lieu of landscape fingers every 6 spaces.

Design Review

The Applicant is proposing a six (6) five building distribution center development. The primary access points for each building will be from the less-travelled Badura Avenue and Arby Avenue, with only one vehicle entrance (no truck access) located on Cimarron Road. The buildings are designed to orient the less intensive uses and landscaping adjacent to the public right-of-ways on the perimeter of the development, with the more intensive docking areas hidden between the buildings, in harmony with Urban Land Use Policy 97.

The project will include six (6) buildings, with a total of 526, 510 square feet of building area. The six (6) buildings range in size from 82,125 to 90,565 square feet. The tallest portion of any building is 39'6" where up to 50' is allowed within M-D zoning. The height of each building is in compliance with the height and set back ratios per Figure 30.56-4. All buildings will have knock-out panels designed at the dock line so that each building can be configured for use by 1-8 tenants. The buildings on the Site will be composed of typical tilt-up concrete wall

panels consisting of white and various gray tones. The design for the Site is consistent and compatible to the industrial and commercial design in the area. The project is providing 588 parking spaces total over four parking areas where 486 spaces are required. The drive aisles have been configured to allow for separate entrances for truck traffic to enter the dock areas at the back of each building. The Applicant is providing ten feet of landscaping along the perimeter of the Site as well as required parking area landscaping throughout the development.

The Site is within the Cooperative Management Agreement (CMA) area overlay district. The Site meets the CMA development standards and guidelines under Title 30, which apply to all new non-residential development.

Finally, the Applicant is requesting a design review to allow for increased grade above 18-inches. The maximum increase to the existing grade is 7.2', 5.7' over the allowed 18-inches as indicated in the cross section exhibit provided with the application. This request is typical when the property is impacted by its topography and grading is necessary to balance the Site. Similar requests under similar circumstances have been approved in the past. The drainage study will confirm the final balancing of the Site.

Thanks you in advance for your time and consideration. Please do not hesitate to contact us with any additional questions or concerns.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer

11/16/21 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

MAULE AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-21-0547-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Helen Toland Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-211-002 through 176-04-211-008

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: 8506, 8512, 8518, 8524, 8530, 8536, 8542, 8548, 8556, 8562, 8590 W. Maule Avenue
- Project Type: Name a private drive aisle

Applicant's Justification

The applicant is requesting to name the private drive aisles within a mixed-use development after individuals who had an impact to the community. Helen Toland was the first African American female school principal in the Clark County School District. The applicant states naming the drive aisles will eliminate safety concerns for emergency services and help residents and guests easily identify the buildings within the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mixed-use
South	Residential Urban Center (18 to 32 du/ac) & Business and Design/Research Park	R-4 & R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General & Business and Design/Research Park	C-2 & R-E	Mixed-use
West	Limited Resort and Apartment	H-1	Undeveloped

Related Applications

Application Number	Request
SC-21-0548	A street name change to establish Michael Cherry Avenue is a companion item on this agenda.
SC-21-0549	A street name change to establish Rozita Lee Avenue is a companion item on this agenda.
SC-21-0550	A street name change to establish Ruby Duncan Street is a companion item on this agenda.
SC-21-0551	A street name change to establish Tom Rodriguez Street 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

Helen Toland Street is a proposed north/south alignment located in the Uncommons mixed-use project on the north side of Maule Avenue between the theater and parking structure #2. The recorded final map PB 165-37 did not record the boundaries of private streets within the project; therefore, the vehicular access is considered to be drive aisles as labeled on the off-site drawings PW20-13383. Drive aisles are defined as "the principal means of vehicular access, other than a street". Therefore, they do not meet the criteria to be named in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy.

The addresses for this project are assigned per the Preferred Addressing System that states, "when there are sufficient numbers available for all building and appurtenant structures, the Building Address shall be assigned to the primary dedicated street from which the major ingress and egress occurs, and any private streets within the development may not be recognized". The primary dedicated street is Maule Avenue and there are sufficient address numbers available. The Las Vegas Valley Street Naming and Address Assignment Policy has address display requirements which include directional signs and additional signs to ensure the general public and emergency services can efficiently navigate the project.

Of the 2 examples in the justification letter, Town Square's addressing is similar to this project. The building addresses in Town Square are assigned to Las Vegas Boulevard South which is the primary dedicated street. The street names displayed on the signs throughout the private drive aisles were not approved through a street naming process and are not recognized by Clark County. In contrast to this application, Downtown Summerlin Mall recorded the vehicular

access as private streets on the Record of Survey File 191 Page 66, Document Number 20140331:03434.

The Combined Fire Communication Center recommendation only includes the approval of the proposed name. They do not review the request in accordance with Title 30. It has been determined this application is not consistent with the purpose of the Las Vegas Valley Street Naming and Address Assignment Policy.

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:

- Subject to Helen Toland Street;
- An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.
- Applicant is advised that they are responsible for the installation of street signs per Public Works requirements; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES STUART

CONTACT: LEBENE OHENE, 520 S. 4TH STREET, LAS VEGAS, NV 89101

11

11/16/21 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

MAULE AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-21-0548-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Michael Cherry Avenue as the official name for a private drive aisle within a mixed-use development on 24.0 acres in a C-2 (Commercial General) Zone.

Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-211-002 through 176-04-211-008

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8506, 8512, 8518, 8524, 8530, 8536, 8542, 8548, 8556, 8562, 8590 W. Maule Avenue
- Project Type: Name a private drive aisle

Applicant's Justification

The applicant is requesting to name the private drive aisles within a mixed-use development after individuals who had an impact to the community. Michael Cherry has been a Justice for the Nevada Supreme Court since 2006 and has served as District President and International Vice President of B'nai B'rith, Vice President of Temple Beth Shalom, President of Congregation Ner Tamid, and chairman of the Anti-Defamation League. The applicant states naming the drive aisles will eliminate safety concerns for emergency services and help residents and guests easily identify the buildings within the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mixed-use

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Urban Center (18 to 32 du/acre), & Business and Design/Research Park	R-4 & R-E	Undeveloped
East	Commercial General, & Business and Design/Research Park	C-2 & R-E	Mixed-use
West	Limited Resort and Apartment	H-1	Undeveloped

Related Applications

Application Number	Request
SC-21-0547	A street name change to establish Helen Toland Street is a companion item on this agenda.
SC-21-0549	A street name change to establish Rozita Lee Avenue is a companion item on this agenda.
SC-21-0550	A street name change to establish Ruby Duncan Street is a companion item on this agenda.
SC-21-0551	A street name change to establish Tom Rodriguez Street 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

Michael Cherry Avenue is a proposed east/west alignment located in the Uncommons mixed-use project on the north side of Maule Avenue between parking structure #3 and the residential building #2. The recorded final map PB 165-37 did not record the boundaries of private streets within the project; therefore, the vehicular access is considered to be drive aisles as labeled on the off-site drawings RW20-13383. Drive aisles are defined as "the principal means of vehicular access other than a street". Therefore, they do not meet the criteria to be named in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy.

The addresses for this project are assigned per the Preferred Addressing System that states, "when there are sufficient numbers available for all building and appurtenant structures, the Building Address shall be assigned to the primary dedicated street from which the major ingress and egress occurs, and any private streets within the development may not be recognized". The primary dedicated street is Maule Avenue and there are sufficient address numbers available. The Las Vegas Valley Street Naming and Address Assignment Policy has address display requirements which include directional signs and additional signs to ensure the general public and emergency services can efficiently navigate the project.

Of the 2 examples in the justification letter, Town Square's addressing is similar to this project. The building addresses in Town Square are assigned to Las Vegas Boulevard South which is the

primary dedicated street. The street names displayed on the signs throughout the private drive aisles were not approved through a street naming process and are not recognized by Clark County. In contrast to this application, Downtown Summerlin Mall recorded the vehicular access as private streets on the Record of Survey File 191 Page 66, Document Number 20140331:03434.

The Combined Fire Communication Center recommendation only includes the approval of the proposed name. They do not review the request in accordance with Title 30. It has been determined this application is not consistent with the purpose of the Las Vegas Valley Street Naming and Address Assignment Policy.

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:

- Subject to Michael Cherry Avenue;
- An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES STUART

CONTACT: LEBENE OHENE, 520 S. 4TH STREET, LAS VEGAS, NV 89101

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11/16/21 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

MAULE AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-21-0549-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Rozita Lee Avenue as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-211-002 through 176-04-211-008

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: 8506, 8512, 8518, 8524, 8530, 8536, 8542, 8548, 8556, 8562, 8590 W. Maule Avenue
- Project Type: Name a private drive aisle

Applicant's Justification

The applicant is requesting to name the private drive aisles within a mixed-use development after individuals who had an impact to the community. Rozita Lee has been a Board of Governor member of NaF/AA since 1997 and has held positions as State Chair, Regional Chair and National Vice-Chair. The applicant states naming the drive aisles will eliminate safety concerns for emergency services and help residents and guests easily identify the buildings within the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mixed-use
South	Residential Urban Center (18 to 32 du/ac) & Business and Design/Research Park	R-4 & R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General & Business and Design/Research Park	C-2 & R-E	Mixed-use
West	Limited Resort and Apartment	H-1	Undeveloped

Related Applications

Application Number	Request
SC-21-0548	A street name change to establish Michael Cherry Avenue is a companion item on this agenda.
SC-21-0547	A street name change to establish Helen Toland Street is a companion item on this agenda.
SC-21-0550	A street name change to establish Ruby Duncan Street is a companion item on this agenda.
SC-21-0551	A street name change to establish Tom Rodriguez Street 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

Rozita Lee Avenue is a proposed east/west alignment located in the Uncommons mixed-use project on the north side of Maule Avenue between parking structure #4 and residential building #3. The recorded final map PB 165-47 did not record the boundaries of private streets within the project; therefore, the vehicular access is considered to be drive aisles as labeled on the off-site drawings PW20-13383. Drive aisles are defined as "the principal means of vehicular access, other than a street". Therefore, they do not meet the criteria to be named in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy.

The addresses for this project are assigned per the Preferred Addressing System that states, "when there are sufficient numbers available for all building and appurtenant structures, the Building Address shall be assigned to the primary dedicated street from which the major ingress and egress occurs, and any private streets within the development may not be recognized". The primary dedicated street is Maule Avenue and there are sufficient address numbers available. The Las Vegas Valley Street Naming and Address Assignment Policy has address display requirements which include directional signs and additional signs to ensure the general public and emergency services can efficiently navigate the project.

Of the 2 examples in the justification letter, Town Square's addressing is similar to this project. The building addresses in Town Square are assigned to Las Vegas Boulevard South which is the primary dedicated street. The street names displayed on the signs throughout the private drive aisles were not approved through a street naming process and are not recognized by Clark County. In contrast to this application, Downtown Summerlin Mall recorded the vehicular

access as private streets on the Record of Survey File 191 Page 66, Document Number 20140331:03434.

The Combined Fire Communication Center recommendation only includes the approval of the proposed name. They do not review the request in accordance with Title 30. It has been determined this application is not consistent with the purpose of the Las Vegas Valley Street Naming and Address Assignment Policy.

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:

- Subject to Rozita Lee Avenue;
- An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES STUART

CONTACT: LEBENE OHENE, 520 S. 4TH STREET, LAS VEGAS, NV 89101

11/16/21 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

MAULE AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SC-21-0550-MATTER UNCOMMONS, LLC:

STREET NAME CHANGE to establish Ruby Duncan Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-211-002 through 176-04-211-008

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8506, 8512, 8518, 8524, 8530, 8536, 8542, 8548, 8556, 8562, 8590 W. Maule Avenue
- Project Type: Name a private drive aisle

Applicant's Justification

The applicant is requesting to name the private drive aisles within a mixed-use development after individuals who had an impact to the community. Ruby Duncan was the co-founder of Operation Life, an activist for welfare rights for the poor in Las Vegas, Nevada and President of the Clark County Welfare Rights Organization. The applicant states naming the drive aisles will eliminate safety concerns for emergency services and help residents and guests easily identify the buildings within the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mixed-use
South	Residential Urban Center (18 to 32 du/ac) & Business and Design/Research Park	R-4 & R-E	Undeveloped

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General, & Business and Design/Research Park	C-2 & R-E	Mixed-use
West	Limited Resort and Apartment	H-1	Undeveloped

Related Applications

Application Number	Request
SC-21-0548	A street name change to establish Michael Cherry Avenue is a companion item on this agenda.
SC-21-0549	A street name change to establish Rozita Lee Avenue is a companion item on this agenda.
SC-21-0547	A street name change to establish Helen Toland Street is a companion item on this agenda.
SC-21-0551	A street name change to establish Tom Rodriguez Street 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

Ruby Duncan Street is a proposed north/south alignment between Roy Horn Way and Maule Avenue along the west side of residential building #3. The recorded final map PB 165-37 did not record the boundaries of private streets within the project; therefore, the vehicular access is considered to be drive aisles as labeled on the off-site drawings PW20-13383. Drive aisles are defined as "the principal means of vehicular access, other than a street". Therefore, they do not meet the criteria to be named in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy.

The addresses for this project are assigned per the Preferred Addressing System that states, "when there are sufficient numbers available for all building and appurtenant structures, the Building Address shall be assigned to the primary dedicated street from which the major ingress and egress occurs, and any private streets within the development may not be recognized". The primary dedicated street is Maule Avenue and there are sufficient address numbers available. The Las Vegas Valley Street Naming and Address Assignment Policy has address display requirements which include directional signs and additional signs to ensure the general public and emergency services can efficiently navigate the project.

Of the two examples in the justification letter, Town Square's addressing is similar to this project. The building addresses in Town Square are assigned to Las Vegas Boulevard South which is the primary dedicated street. The street names displayed on the signs throughout the private drive aisles were not approved through a street naming process and are not recognized by Clark County. In contrast to this application, Downtown Summerlin Mall recorded the vehicular

access as private streets on the Record of Survey File 191 Page 66, Document Number 20140331:03434.

The Combined Fire Communication Center recommendation only includes the approval of the proposed name. They do not review the request in accordance with Title 30. It has been determined this application is not consistent with the purpose of the Las Vegas Valley Street Naming and Address Assignment Policy.

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:

- Subject to Ruby Duncan Street;
- An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES STUART

CONTACT: LEBENE OHENE, 520 S. 4TH STREET, LAS VEGAS, NV 89101

11/16/21 PC AGENDA SHEET

STREET NAME CHANGE
(TITLE 30)

MAULE AVE/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-21-0551-MATTER DURANGO, LLC:

STREET NAME CHANGE to establish Tom Rodriguez Street as the official name for a private drive aisle at the entrance to a mixed-use project on 24.0 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Maule Avenue and the east side of Durango Drive within Spring Valley. MN/dm/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-211-002 through 176-04-211-008

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8506, 8512, 8518, 8524, 8530, 8536, 8542, 8548, 8556, 8562, 8590 W. Maule Avenue
- Project Type: Name a private drive aisle

Applicant's Justification

The applicant is requesting to name the private drive aisles within a mixed-use development after individuals who had an impact to the community. Tom Rodriguez was the first Manager for Diversity and Affirmative Action Programs with the Clark County School District. He also co-founded the Latino Youth Leadership Conference, which is still in existence after 28 consecutive years. The applicant states naming the drive aisles will eliminate safety concerns for emergency services and help residents and guests easily identify the buildings within the development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mixed-use
South	Residential Urban Center (18 to 32 du/ac) & Business and Design/Research Park	R-4 & R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial General, & Business and Design/Research Park	C-2 & R-E	Mixed-use
West	Limited Resort and Apartment	H-1	Undeveloped

Related Applications

Application Number	Request
SC-21-0548	A street name change to establish Michael Cherry Avenue is a companion item on this agenda.
SC-21-0549	A street name change to establish Rozita Lee Avenue is a companion item on this agenda.
SC-21-0550	A street name change to establish Ruby Duncan Street is a companion item on this agenda.
SC-21-0547	A street name change to establish Helen Toland Street 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

Tom Rodriguez Street is a proposed north/south alignment located in the Uncommons mixed-use project on the north side of Maule Avenue between parking structure #2 and residential building #2.

The recorded final map PB 165-37 did not record the boundaries of private streets within the project; therefore, the vehicular access is considered to be drive aisles as labeled on the off-site drawings PW20-13383. Drive aisles are defined as "the principal means of vehicular access, other than a street". Therefore, they do not meet the criteria to be named in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy.

The proposed alignment is an extension of Butler Street which has dedicated right-of-way south of Maule Avenue. The Las Vegas Valley Street Naming and Address Assignment Policy states, "Once a name is assigned to any alignment, it may not change anywhere along the extension of that alignment regardless of jurisdiction unless the subject segment does not and cannot in the future connect to an existing street segment along the alignment". Changing names at an intersection can cause confusion for drivers when they are not expecting an alignment to have 2 different street names. They may miss their turn and be forced to find a safe place turn around to avoid impeding traffic causing them to be delayed.

The addresses for this project are assigned per the Preferred Addressing System that states, "when there are sufficient numbers available for all building and appurtenant structures, the Building Address shall be assigned to the primary dedicated street from which the major ingress

and egress occurs, and any private streets within the development may not be recognized". The primary dedicated street is Maule Avenue and there are sufficient address numbers available. The Las Vegas Valley Street Naming and Address Assignment Policy has address display requirements which include directional signs and additional signs to ensure the general public and emergency services can efficiently navigate the project.

Of the 2 examples in the justification letter, Town Square's addressing is similar to this project. The building addresses in Town Square are assigned to Las Vegas Boulevard South which is the primary dedicated street. The street names displayed on the signs throughout the private drive aisles were not approved through a street naming process and are not recognized by Clark County. In contrast to this application, Downtown Summerlin Mall recorded the vehicular access as private streets on the Record of Survey File 191 Page 66, Document Number 20140331:03434.

The Combined Fire Communication Center recommendation only includes the approval of the proposed name. They do not review the request in accordance with Title 30. It has been determined this application is not consistent with the purpose of the Las Vegas Valley Street Naming and Address Assignment Policy.

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:

- Subject to Tom Rodriguez Street;
- An address change application shall be required to change the address for each building that has been assigned to this project at the time of approval.
- Applicant is advised they are responsible for the installation of street signs per Public Works requirements; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES STUART

CONTACT: LEBENE OHENE, 520 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT

15

11/16/21 PC AGENDA SHEET

HEALTH CLUB/PERSONAL SERVICES
(TITLE 30)

FORT APACHE RD/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0531-FORT APACHE PROFESSIONAL PARK, LLC:

USE PERMITS for the following: 1) health club; and 2) personal services in conjunction with an approved office complex on 5.0 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-05-227-002 through 176-05-227-007

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6710 Fort Apache Road (multiple addresses)
- Site Acreage: 5
- Project Type: Health Club with ancillary personal services
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 49,452
- Parking Required/Provided: 198/231

Site Plans

The plans depict a proposed office complex consisting of 6 buildings with parking shown around the perimeter of the site. The proposed health club (pilates studio) with ancillary personal services is in a suite in Building D located on the southern portion of the site. No changes are proposed or required for the building, landscaping, or parking area. Access to the site is from both Fort Apache Road and Martin Avenue.

Landscaping

No additional landscaping is proposed or required with this application.

Elevations

Each office building consists of painted stucco, parapet walls along the roofline at various heights up to 24 feet high, and store front window systems.

Floor Plans

The 7,156 square foot lease area includes 3 separate pilates rooms, a cardio room, weight room, restrooms, waiting area, office, storage, and 128 square foot ancillary facial and massage room offered as a complimentary service to their clients.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed pilates studio will be harmonious and compatible with the approved office complex and will provide a high end training experience within a clean and safe environment.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0057	Reclassified this site to C-P zoning for an office complex	Approved by BCC	May 2020
TM-20-500017	1 lot commercial subdivision on 5 acres	Approved by BCC	May 2020
VS-20-0060	Vacated and abandoned easements on the property	Approved by BCC	May 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-storage facility
South	Residential Suburban (up to 8 du/ac) & Commercial General	C-2	Shopping center, convenience store, & gasoline station
East	Major Development Project (Rhodes Ranch)	R-2	Single family subdivision
West	Office Professional	R-2	Single family subdivision

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.

Health club facilities with personal services in other parts of Clark County have shown to be appropriate and compatible with office developments. Therefore, since the site has parking available for all tenants, staff does not anticipate any adverse impacts and finds that the use is compatible with the existing development and surrounding area. Therefore, staff can support the 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 the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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: CORE PILATES
CONTACT: CORE PILATES, 3721 VIA CORSO AVE, HENDERSON, NV 89052



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>9-16-21</u> PLANNER ASSIGNED: <u>RK</u> ACCEPTED BY: _____ FEE: <u>\$675.00</u> CHECK #: <u>ON-LINE</u> COMMISSIONER: <u>JJ</u> OVERLAY(S)? <u>—</u> PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-21-0531</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC MTG DATE: <u>10/26</u> TIME: <u>6:30</u> PC MEETING DATE: <u>11/16</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-P</u> PLANNED LAND USE: <u>RS</u> NOTIFICATION RADIUS: <u>500^{FT}</u> SIGN? <input checked="" type="checkbox"/> Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: <u>NZC 20-0057</u> COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Fort Apache Professional Park, LLC - Joseph Desimone Jr., Manager</u> ADDRESS: <u>1742 W. Horizon Ridge Parkway, #100</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89012</u> TELEPHONE: <u>702-990-8660</u> CELL: _____ E-MAIL: _____	
	APPLICANT NAME: <u>Core Pilates, LLC - Jessica Rabbo, Manager</u> ADDRESS: <u>3721 Via Corso Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-413-4291</u> CELL: _____ E-MAIL: <u>jessica@mycorestudios.com</u> REF CONTACT ID #: _____	
CORRESPONDENT NAME: <u>Jessica Rabbo</u> ADDRESS: <u>3721 Via Corso Ave</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>702-413-4291</u> CELL: _____ E-MAIL: <u>jessica@mycorestudios.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 176-05-227-001 Now 176-05-227-002, 003, 004, 005, 006, & 007
 PROPERTY ADDRESS and/or CROSS STREETS: 6780 South Fort Apache Road #110 (Building D) - SEC Fort Apache Rd & Martin Ave
 PROJECT DESCRIPTION: To construct a Pilates Studio within a new single story office park currently under construction in a CP zone

(I, We) the undersigned swear and say that (I, am, We, are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Joseph Desimone Jr.
 Property Owner (Signature)*
Joseph Desimone Jr., Manager
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON July 16, 2021 (DATE)
 By Joseph M. Desimone Jr.
 NOTARY PUBLIC: K. Huger



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



Core Pilates

June 22, 2021

Jessica Rabbo
Core Pilates
3721 Via Corso Ave
Henderson NV 89052
www.mycorestudios.com
702-413-4291

RE: Core Pilates at Fort Apache Professional Park, Parcel #176-05-227-001 Now: 002; 003; 004; 005
006; & 007

To Whom It May Concern,

This letter is requesting a use permit to have a Pilates Reformer studio with or without a Massage and Estheticians room inside, at the address 6780 Fort Apache Rd, Las Vegas NV 89148. It is currently zoned for Medical use.

We have been in operation for over 10+ years with 3 locations throughout Las Vegas. We have currently outgrown our space and looking to stay within the same area to avoid any loss of clients due to distance. We also currently have a mobile massage room that we use for our clients going through our rehab-based Pilates programs and would like to continue to offer that service at our newest location at Fort Apache professional Park.

The majority of our business, 99 percent of our business is group Pilates Reformer classes this will take up almost the entirety of our square footage and we would like to add one or two small rooms approximately 128 Sq feet each for massage and facials to offer as a complimentary service. Being two rooms total and each of their square feet being 128 sq feet. The reason we would like to add these services to our studio is because they fit into our philosophy of all around wellness, health and beauty. This will allow us to have a competitive edge and set us apart from other Pilates studios in the city. We currently are offering rehab based massage, and sports recovery to clients now in our current location up the street and hope to continue that in our new space.

We will have three separate rooms for Pilates that consist of private rehab-based pilates sessions we have a Physical Therapist who teaches these, group athletic based reformer Pilates classes taught by certified Pilates instructors, and a Pilates Cadillac studio. These will not run simultaneously but alternate hour by hour so clients have different class

CORE PILATES HENDERSON, SOUTH SUMMERLIN, CENTENNIAL HILLS

options each hour. Our Private pilates sessions are by appointment only. We will also have a small room with free weights for personal training sessions that will also be by appointment only.

If you have any questions please feel free to reach out to me at anytime.

Thank you,

Jessica Rabbo

702.413.4291

jessica@mycorestudios.com

16

11/16/21 PC AGENDA SHEET

PERSONAL SERVICES
(TITLE 30)

JONES BLVD/VIKING RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0537-CARMEL II, LLC:

USE PERMIT for personal services (skin care) within an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the east side of Jones Boulevard, approximately 550 feet north of Viking Road within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

163-13-301-005 ptn

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3824 Jones Boulevard
- Site Acreage: 1 (portion)
- Project Type: Personal Services
- Number of Stories: 1
- Square Feet: 349
- Parking Required/Provided: 63/63

Site Plan

The site plan depicts a 1 acre parcel with a 14,686 square foot building located in the middle of the parcel. Access to Jones Boulevard is available at the southwest corner of the lot. There are 63 parking spaces located on the east and west sides of the existing building. Jones Boulevard is to the west of the building and single family residential homes are located to the east of the building. Suite E is located in the northwest corner of the building.

Landscaping

The property has existing perimeter and parking lot landscaping. No additional landscaping is proposed with this request.

Elevations

The elevations depict a commercial building with flat roof and several store front entrances and façade treatments including columns, covered entries with tile roofs, and concrete and stucco walls.

Floor Plan

The floor plan depicts Suite E with 349 square feet of office and client space in a building with 14,686 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to operate a medical aesthetician (skin care) at 3824 South Jones Boulevard, Suite E. The existing building is currently used by medical doctors for office space and services. The offices will operate during daylight hours. The proposed use is compatible with the existing medical uses in the surrounding office buildings and will not generate negative impacts.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1694-00	Place of worship	Approved by PC	December 2000
ZC-0103-98	Reclassified from R-E to C-P zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Office & medical
South	Office Professional	C-P	Offices
East	Residential Suburban (up to 8 du/acre)	R-1	Single family residential
West	Office Professional	C-P	Offices

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. The

proposed skin care business will take place in an area less than 400 square feet in the central part of the building and will not impact the surrounding property in a negative way.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

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: ADRIANA SARGU

CONTACT: ADRIANA SARGU, 3824 S. JONES BLVD, SUITE E, LAS VEGAS, NV 89103



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-21-0537</u> DATE FILED: <u>9-21-2021</u> PLANNER ASSIGNED: <u>888</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10-26-2021</u> PC MEETING DATE: <u>11-16-2021</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Carmel II LLC.</u> ADDRESS: <u>9500 Hillwood Drive Suite #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-823-2300</u> CELL: _____ E-MAIL: <u>parvezrohani@yahoo.com</u>
	APPLICANT NAME: <u>Adriana Sargu</u> ADDRESS: <u>3824 South Jones Blvd Suite E.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-890-2662</u> CELL: <u>347-740-2772</u> E-MAIL: <u>info@azclinic.us</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Adriana Sargu</u> ADDRESS: <u>3824 South Jones Blvd., Suite</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-890-2662</u> CELL: <u>347-740-2772</u> E-MAIL: <u>info@azclinic.us</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-13-301-005

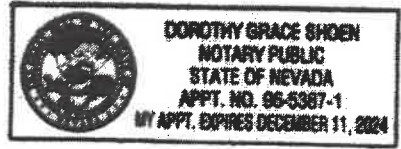
PROPERTY ADDRESS and/or CROSS STREETS: 3824 South Jones Blvd., Suite E., Las Vegas, NV 89103

PROJECT DESCRIPTION: Esthetician Office for Skin Care & Aesthetics

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

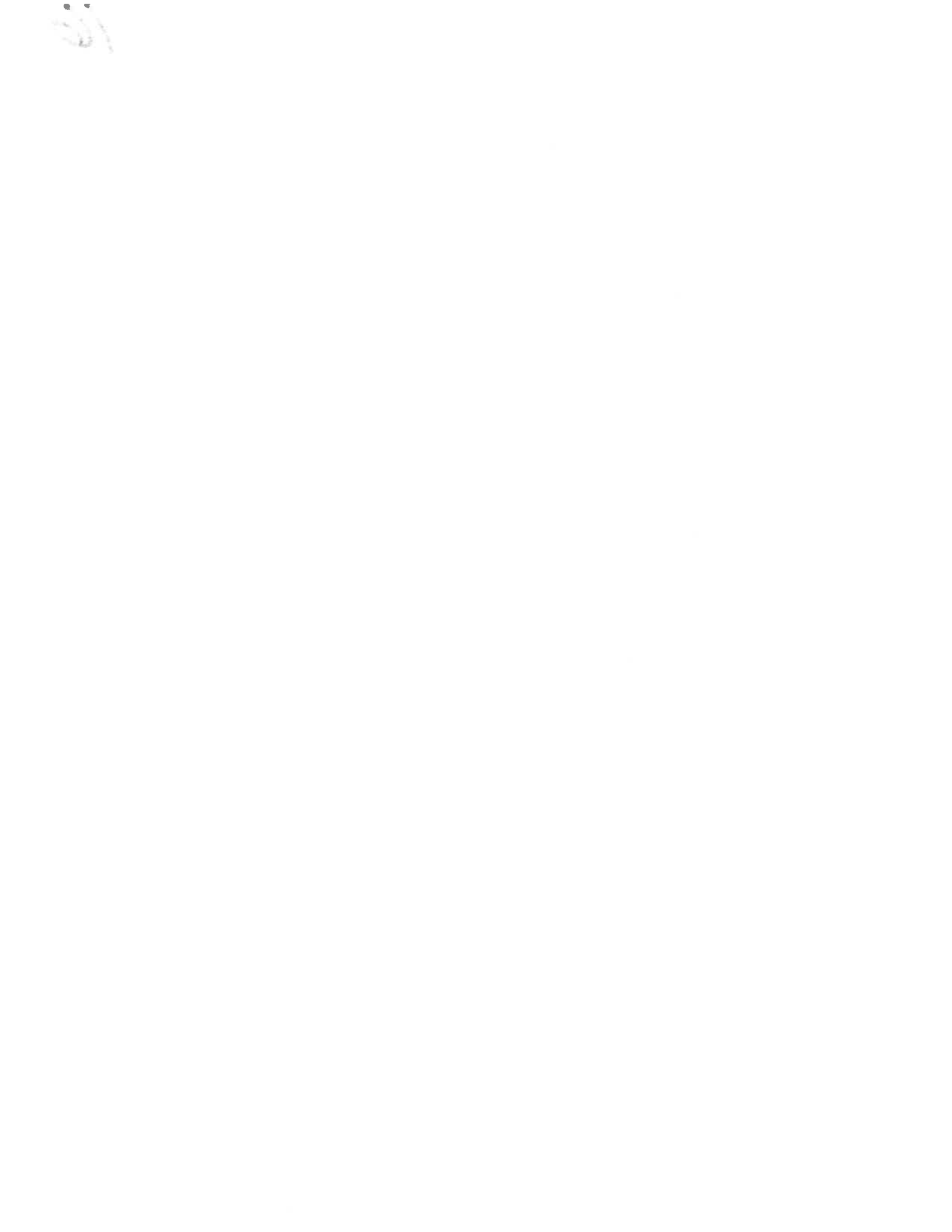
Parvez Rohani CARMEL II LLC
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON August 3, 2021 (DATE)
 By Parvez Rohani
 NOTARY PUBLIC: Dorothy Grace Shoen



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

APR-21-101092



UC-21-0537

Adriana Sargu
(702) 890-2662
info@azclinic.us

3824 S Jones Blvd.,
Suite E, Las Vegas NV 89103

PLANNING
COPY

August 10, 2021

Re: Justification Letter for APR-21-101092

Dear Planning Staff,

The following is to describe the nature of the request and required Land Use Applications for Special Use Permit.

I am requesting a Special Use permit to be able to operate as a Medical Aesthetics at the 3824 S Jones Blvd., Suite E Las Vegas, NV 89135 location. I am a licensed Cosmetologist with extensive knowledge and experience in Skin Health - I am planning to offer aesthetic services to help improve one's skin health - such as facials, derma planing, hydrafacials, microdermabrasion, managing acne and how to pick the right regiment for at home skin care, etc.,

Per my studies of the existing area and surrounding clinics and businesses, I highly believe that my services will be beneficial to the local community in the area.

The current building is being occupied by the medical offices and family physicians. I consider my services an extension to the branch of the Dermatology and skin health - therefore as result my services are inlined with the medical services provided at this location.

Aside from its physiological benefits (prevention over correction, reversing the effects of skin aging and photo-damage) skin health and its maintenance has tremendous psychological benefits as well such as ones self esteem and



confidence which are the pillars for overall happiness and wellbeing

Thank you very much for your consideration and time.

Sincerely yours,

Adriana Sargu



UC-21-0537

PLANNER
COPY

17

11/16/21 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

RENO AVE/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0539-APACHE 3, LLC:

USE PERMITS for the following: 1) on-premises consumption of alcohol (supper club); 2) reduced separation; and 3) a hookah lounge.

DESIGN REVIEW for a proposed outside dining and drinking area in conjunction with a proposed supper club in an existing shopping center on a portion of 4.0 acres in a C-1 (Local Business) Zone and a C-2 (General Commercial) Zone.

Generally located on the south side of Reno Avenue and the west side of Fort Apache Road within Spring Valley. JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-30-601-010

USE PERMITS:

1. On-premises consumption of alcohol (supper club).
2.
 - a. Reduce the separation of a supper club to a residential use to 40 feet where 200 is required per Table 30.44-1 (a 80% decrease).
 - b. Reduce the separation of a proposed outside dining and drinking area in conjunction with an existing restaurant to a residential use to 80 feet where 200 feet is required per Table 30.44-1 (a 60% decrease).
3. A hookah lounge.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5135 S. Fort Apache Road, Suite 100
- Site Acreage: 4
- Project Type: Supper club
- Number of Stories: 1
- Square Feet: 2,564 (supper club)/ 465 (outside dining area)
- Parking Required/Provided: 170/175

Site Plan

The existing shopping center is located south of Reno Avenue and west of Fort Apache Road. Access to the shopping center is located via commercial driveways along the north property line (Reno Avenue) and the east property line (Fort Apache Road). The parcel was reclassified from R-E zoning to C-2 zoning on the north half of the parcel and to C-1 zoning on the south half of the site via ZC-1287-01. Buildings A and B are 2 in-line retail buildings along the west property line, that are oriented north to south with the front of the buildings facing east toward Fort Apache Road. In addition, the northeast and southeast corners of the shopping center have identical designed retail buildings (Buildings C and D). There is an existing drive aisle and landscape strip along the west property line in between the existing residences to the west and Buildings A and B.

The applicant is requesting a supper club with outside dining, drinking, and a hookah lounge in an existing leased space on the southernmost portion of Building A. UC-0378-12 (Streets of New York) was previously approved for the same location related to this application. UC-0378-12 reduced the separation from a supper club to a residential use and reduced the separation from an outside dining area to a residential use for a proposed supper club, this application has since expired. The proposed outside dining and drinking area has a 40 foot separation distance, where 200 feet is required from the existing residential use to the west.

Landscaping

Landscaping is located throughout the site and changes to the landscaping are neither required nor a part of this request. The proposed outside dining and drinking area is directly adjacent to an existing landscape area which includes palm trees, medium size trees, shrubs, and groundcover.

Elevations

The submitted photos depict stucco exterior walls, stone veneer columns, and black aluminum storefront and window systems. The proposed outside dining and drinking area is located within an existing walkway adjacent to the south facing elevation of the lease space.

Floor Plan

The floor plan depicts a proposed outside dining and drinking area with an overall area of 465 square feet. The applicant is proposing a 4 foot high black metal fence around the proposed outside area that includes an access gate on the southeast side in addition there is an entrance/exit door from the lease space (south facing elevation) into the proposed outside area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed requests are consistent with the uses existing within the shopping center. The applicant states that the proposed uses would be in compliance with Code requirements and requests approval.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0151	Reduced separation for outside dining	Approved by PC	May 2018
UC-0320-16	Allowed on-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (C-1 portion of the site)	Approved by PC	June 2016
UC-0378-12	Allowed on-premises consumption of alcohol (supper club) and a waiver to reduce the separation from on-premises consumption of alcohol (supper club) to a residential use (C-1 portion of the site) - expired	Approved by PC	September 2012
UC-0485-11	Reduced the separation from on-premises consumption of alcohol (supper club) to a residential use, and reduced separation from outside dining to a residential use (C-2 portion of the site) - expired	Approved by PC	December 2011
UC-0107-09	Allowed on-premises consumption of alcohol (service bar) and reduced the separation of an outdoor dining area from a residential use (C-1 portion of the site)	Approved by PC	March 2009
UC-0203-08	Reduced the separation between a convenience store and a residential use (C-2 portion of the site)	Approved by PC	April 2008
VS-1098-06	Vacated and abandoned government patent easements - recorded	Approved by PC	September 2006
DR-0548-06	Design review for an office and retail center, and a waiver of conditions of a zone change (ZC-1287-01) requiring right-of-way dedication to include 25.5 feet for Ali Baba Lane	Approved by BCC	May 2006
ZC-1287-01 (ET-0304-04)	First extension of time of a zone change from R-E to C-2 zoning for a proposed shopping center	Approved by BCC	November 2004
TM-0089-03	1 lot commercial subdivision	Approved by PC	April 2003
VS-0285-03	Vacated government patent easements - expired	Approved by PC	April 2003
ZC-1287-01	Reclassified the site from R-E to C-2 zoning for the northern portion of the site, and C-1 zoning for the southern half of site for a proposed shopping center	Approved by BCC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Retail building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Commercial General	U-V	Multiple family residential & commercial pad sites
East	Commercial General	C-2	Shopping center
West	Residential Suburban (up to 8 du/ac)	R-2	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

Use Permits & Design Review

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 previous application approved in this site location and several applications within the existing shopping center have been approved for reduced separation for supper clubs and outside dining and drinking. The hookah lounge would be a permitted use without a use permit on the northern portion of the site. Staff does not oppose the reduced separation request to 40 feet where 200 feet is required for a supper club and 80 feet for an outside dining and drinking area in conjunction with a supper club. The site plan depicts existing landscaping with trees and shrubs and a 32 foot wide drive aisle along the west property line of the site which provides a physical barrier between the proposed outside dining and drinking area and the residences to the west. Staff does not anticipate any negative impacts from reducing the separation from residential uses and the allowance of a hookah lounge in an existing shopping center. Staff supports the design review of the proposed outside dining and drinking area since the proposed area is compatible to the existing building and the overall shopping center. Therefore, staff supports these requests.

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 approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; that the County is currently rewriting Title 30 and future land use applications, including applications for

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

Public Works - Development Review

- No comment.

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: TUSHIL SINGH

CONTACT: TUSHIL SINGH, LAS VEGAS, 5135 S. FORT APACHE RD, STE A-100, LAS VEGAS, NV 89148

11/16/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

KARMS PARK CT/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0535-PROJECT MINT REHAB, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Torrey Pines Drive (alignment) and Karms Park Court within Spring Valley (description on file). MN/jgh/jd (For possible action)

RELATED INFORMATION:

APN:
163-35-801-006; 163-35-801-012; 163-35-801-027; 163-35-812-010

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

BACKGROUND:

Project Description

The subject parcels are located along Karms Park Court and Post Road. The applicant indicates this request is for patent and pedestrian access easements on parcels 163-35-812-010, 163-35-801-006 and 163-35-801-012. The plans indicate on the parcel to the north, along Post Road, there is a 10 foot pedestrian access, roadway, and utility easement being relinquished as well as a 5 foot utility, streetlight, and traffic control easement. The parcels along Karms Park Court have 13 foot and 33 foot wide patent easements being vacated. Due to the development of the site, the easements are no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0039	Reclassified 2.5 acres from R-E to M-D zoning	Approved by BCC	March 2021
ZC-20-0321	Reclassified a 2.5 acre portion of the project site from R-E to M-D zoning for future industrial development	Approved by BCC	September 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Place of worship & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse & warehouse buildings
West	Business and Design/Research Park	M-D	Distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 60 feet for Sunset Road, 20 feet for Karms Park Court, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Grant new easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARGO GAGLIANO

CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING NV, 1895 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

DRAFT

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VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- VACATION & ABANDONMENT (vs)
- EASEMENT(S)
- RIGHT(S)-OF-WAY
- EXTENSION OF TIME (ET)
(ORIGINAL APPLICATION #):

DEPARTMENT USE

APP. NUMBER: VS-21-0535
 PLANNER ASSIGNED: JG-H
 TAB/CAC: Spring Valley
 PC MEETING DATE: 11/16/21
 BCC MEETING DATE: _____
 FEE: \$ 875

DATE FILED: 9/20/2021
 TAB/CAC DATE: 10/26/21
6:30 PM

PROPERTY OWNER

NAME: Project Mint Rehab, LLC / Project Mint Land, LLC
 ADDRESS: 3930 Howard Hughes Pkwy., Suite 360
 CITY: Las Vegas STATE: NV ZIP: 89169
 TELEPHONE: 702-802-7830 CELL: 702-809-4493
 E-MAIL: MArgier@panattoni.com

APPLICANT

NAME: Heritage Surveying Nevada, Inc. (Margo Gagliano)
 ADDRESS: 1895 Village Center Circle
 CITY: Las Vegas STATE: Nevada ZIP: 89134
 TELEPHONE: 702-312-4016 CELL: 702-810-0115
 E-MAIL: Mgagliano@hsvni.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Heritage Surveying Nevada, Inc. (Margo Gagliano)
 ADDRESS: 1895 Village Center Circle
 CITY: Las Vegas STATE: Nevada ZIP: 89134
 TELEPHONE: 702-312-4016 CELL: 702-810-0115
 E-MAIL: Mgagliano@hsvni.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-35-801-006 + 163-35-801-012

PROPERTY ADDRESS and/or CROSS STREETS: Sunset Road at Karms Park Court

I, (We) the undersigned swear and say that I (am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, we) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted.

Property Owner (Signature)*

Property Owner (Print)

STATE OF NEVADA
COUNTY OF Washoe

SUBSCRIBED AND SWORN BEFORE ME ON June 28, 2021 (DATE)

By Doug Roberts

NOTARY PUBLIC: Jillie Morrison



JILLIE MORRISON
 Notary Public - State of Nevada
 Appointment Recorded in Washoe County
 No: 15-4407-2 - Expires December 2, 2024

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

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VS-21-0535

Kimley»Horn

July 6, 2021
Project No. 092719012

Via Email

Clark County
Current Planning
500 S. Grand Central Pkwy.
Las Vegas, Nevada 89155

RE: JUSTIFICATION FOR PATENT EASEMENT VACATION (NORTH & SOUTH PARCEL), 10' VACATION, & 5' VACATION FOR PROJECT MINT

To Whom It May Concern:

This letter is to provide justification, for the request by Project Mint Land LLC and Project Mint Rehab LLC, for the following vacations on the proposed commercial development (APN:163-35-801-006, 163-35-812-010, & 163-35-801-012):

- Patent Easements on both properties.
- 10' Pedestrian access, roadway, & utility easement to be relinquished.
- 5' utility, streetlight, & traffic control easements to be relinquished

We are requesting that the patent easements on the North & South property are both vacated, located on the northwest corner of Karms Park Court & Sunset Road & Karms Park North.

We are requesting to vacate the 10' right-of-way easement for pedestrian access, roadway & utility purposes, located along the north line of the remaining portion of lot 1 of the "post Industrial Park". As well as vacating the 5' wide utility, streetlight, & traffic control easement located along the north line of the remaining portion of lot 1 of the "Post-Industrial Park".

Due to the development of the site, the patent easements are not needed, and access & utilities will come from Sunset Road.

We look forward to working with Clark County on this vacation and moving forward with the development in this area. Please do not hesitate to contact me if you should have any questions.

Sincerely,
Kimley-Horn



Matt McAuley, P.E.
Project Manager

**PLANNER
COPY**

11/17/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLES 29 & 30)

FORT APACHE RD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0570-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

USE PERMIT for modified residential development standards in conjunction with a single family subdivision.

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Wigwam Avenue, 1,000 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-701-004

USE PERMIT:

Increase combined screen wall and retaining wall height to 10 feet when 9 feet is allowed.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street intersection off-sets to a minimum of 122 feet where a minimum of 125 feet is required per Section 30.52.052 (a 2% reduction).

DESIGN REVIEWS:

1. A single family residential development.
2. Increased finished grade to 39 inches where a maximum of 18 inches is the standard (a 116% increase).

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - SINGLE
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - MULTIPLE
FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.2
- Number of Lots/Units: 40
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,430/4,925
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,052 to 2,300

Site Plans

The plans depict a single family residential development consisting of 40 lots on 5.2 acres with a density of 7.5 dwelling units per acre. The minimum and maximum lot sizes are 3,403 square feet and 4,925 square feet, respectively. The ingress and egress to the proposed development is by way of a 48 foot wide public right-of-way on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road. The internal street network consists of 48 foot wide public streets with 5 foot wide sidewalks and parking on both sides, including 2 streets terminating in a cul-de-sac on the west side and stub streets on the east side of the north-south entry street. The west side of the property will have a 6 foot high block wall along the perimeter with the grade falling to the east with retaining walls (1.5 feet to 4 feet) separating lots. The interior 4 foot retaining wall combined with a 6 foot screen wall requires a use permit to modify Rhodes Ranch standards. The east property line will have a 6 foot screen wall on top of a 3.5 foot retaining wall. The north side of the property adjacent to Wigwam Avenue will have a 6 foot wall adjacent to the perimeter landscaping with grades increasing to the south, including three, 1.2 foot retaining walls between properties on the southern half of the development. An existing 6 foot high screen wall is located on the south property line.

Landscaping

The plans depict a 15 foot wide landscape area and 5 foot wide attached sidewalk adjacent to Wigwam Avenue. The 10 feet of landscape area on both sides of the entry road extends into the development adjacent to Lot 1 and Lot 40.

Elevations

The plans depict 3 two story models, each with 3 elevations, including first level stone veneer options and/or stucco siding. Window treatments and wall treatments are provided on each elevation. Wall returns and treatments, and tile roofs are included with covered entryways and decorative garage doors included in the elevation options. The elevations show staggered first floor windows that would not permit direct viewing from house to house, with the exception of the 2,300 square foot home side entry window. The lot depths range from 98 feet to 115 feet for homes that are either 56 feet (91 feet required after setbacks) or 60 feet (95 feet required after setbacks) in depth. The builder should be able to off-set the windows and avoid direct views on both the first and second floors.

Floor Plans

The 2,052 square foot floor plan depicts a 3 bedroom, 2.5 bathroom home, with a 2 car garage. The 2,150 and 2,300 square foot floor plans depict 4 bedroom, 2.5 bathroom homes, with a 2 car garage. The 2,300 square foot home has a side entrance and no entry door facing the street.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to build 40 single family homes on 5.2 acres for a density of 7.5 dwelling units per acre. The homes will include 3 distinct elevations per plan, including tile roofs, desert colors, stone veneer options, and be 2 story homes that are up to 26 feet in height. The development has a single entrance from Wigwam Avenue and is surrounded on 3 sides by single family development. Each house will include a 2 car garage and 2 car driveway that is at least 20 feet deep. The plans depict an increased finished grade up to 52 inches for drainage purposes and not enhanced views. A waiver for minimal 1 foot increase in the maximum 3 foot retaining wall height, combined with a 6 foot screen wall, will result in a 10 foot high wall where a maximum 9 feet is allowed per Code. The entry street requires an off-set road intersection of less than 3 feet to accommodate lot design.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1025-08	Easements	Approved by BCC	December 2008
ZC-0630-08	Reclassified 84 acres to R-2 and R-3 zoning	Approved by BCC	August 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential	R-2	Single family residential
South & West	Major Development Project (Rhodes Ranch) - Single Family Residential & Multiple Family Residential	R-3, R-2, & P-C	Single family residential
East	Major Development Project - Single Family Residential	R-E	Undeveloped

Related Applications

Application Number	Request
TM-21-500159	A tentative map for 40 single family residential lots 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 29 & 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 increased retaining wall height and 6 foot screen wall will be lower than the grade of the surrounding properties, and will not be detrimental to the surrounding neighborhoods when considering an approved drainage plan is required and the screen wall will not create a visual barrier beyond the normal 6 foot wall that is allowed per Code. Staff can support the increased combined wall height.

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 #1

The proposed design and layout of the residential subdivision is consistent and compatible with the past approval for this site. The design and layout of the proposed subdivision is also consistent with the existing single family residential developments that abut this site. Therefore, staff can support this design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to reduce the street intersection offset between Wigwam Avenue and Street "B". The reduction is minimal and the proposed 40 lot subdivision should see a low volume of traffic.

Design Review #2

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

Staff Recommendation
Approval.

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, Titles 29 & 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning and landscape inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Wigwam Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

11/17/21 BCC AGENDA SHEET

WIGWAM-FORT APACHE
(TITLE 30)

FORT APACHE RD/WIGWAM AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500159-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 40 residential lots and common lots on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-701-004

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.2
- Number of Lots/Units: 40
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,430/4,925
- Project Type: Single Family Development

The plans depict a single family residential development consisting of 40 lots on 5.2 acres with a density of 7.5 dwelling units per acre. The minimum and maximum lot sizes are 3,403 square feet and 4,925 square feet, respectively. The primary ingress and egress to the proposed development is by way of a 48 foot wide public right-of-way on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road. The internal street network consists of 48 foot wide public streets with 5 foot wide sidewalks on both sides. The west side of the property will have a 6 foot block wall along the perimeter with the grade falling to the east with retaining walls (1.5 feet to 4 feet) separating lots. The interior 4 foot retaining wall combined with a 6 foot CMU wall, is the subject of a waiver on the related WS-21-0570 application. The east property line will have a 6 foot CMU wall on top of a 3.5 foot retaining wall. The north side of the property adjacent to Wigwam Avenue will have a 6 foot high wall adjacent to the perimeter

landscaping with grades increasing to the south, including three, 1.2 foot retaining walls between properties on the southern half of the development. An existing 6 foot high CMU wall is located on the south property line.

Landscaping

The plans depict a 15 foot wide landscape area and a 5 foot wide attached sidewalk adjacent to Wigwam Avenue. The 10 feet of landscape area on both sides of the entry road extends into the development adjacent to Lot 1 and Lot 40.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1025-08	Easements	Approved by BCC	December 2008
ZC-0630-08	Reclassified 84 acres to R-2 and R-3 zoning	Approved by BCC	August 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential	R-2	Single family residential
South & West	Major Development Project (Rhodes Ranch) - Single Family Residential	R-3, R-2, & P/C	Single family residential
East	Major Development Project - Single Family Residential	R-E	Undeveloped

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-21-0570	A use permit for modifications for a single family residential development with increased finished grade and a 10 foot high combined retaining and CMU wall is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Wigwam Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

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 #0301-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

11/17/21 BCC AGENDA SHEET

RESTAURANT/SIGNAGE/LIGHTING
(TITLE 30)

FORT APACHE RD/MAULE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0536-JO FAM PROPERTY, LLC:

WAIVER OF DEVELOPMENT STANDARDS for signage.
DESIGN REVIEWS for the following: 1) restaurant; 2) signage; and 3) lighting on a portion of 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Maule Avenue and the east side of Fort Apache Road within Spring Valley. JJ/ja/jo (For possible action)

RELATED INFORMATION:

APN:
176-05-226-005 ptn

WAIVER OF DEVELOPMENT STANDARDS

1. a. Allow a monument sign to advertise businesses which are not located on the same pad site where not permitted per Table 30.72-1.
- b. Allow a wall sign to project 4 feet from the building where a maximum of 3 feet is allowed per Table 30.72-1 (a 33% increase).
- c. Allow a wall sign to face residential development where not permitted per Table 30.72-1.

DESIGN REVIEWS:

1. Restaurant building (Proposed Restaurant B).
2. Signage for 3 retail/restaurant buildings (Proposed Restaurant B, Restaurant A, and Retail A).
3. Lighting (Proposed Restaurant B).

LAND USE PLAN:

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

BACKGROUND:

Project Description
General Summary

- Site Address: 6870 Fort Apache Road
- Site Acreage: 4.3 (portion)
- Project Type: Restaurant/signage (3 pads)/lighting (Proposed Restaurant B)

- 12
- Building Height (feet): 22
 - Square Feet: 4,100
 - Parking Required/Provided: 168/159 (approved via WS-20-0580)

Request

There are 3 components of this request. First, is a design review for a pad site within an approved shopping center on the northeast corner of Fort Apache Road and Maule Avenue. The proposed restaurant is located on the northwestern portion of the site (Proposed Restaurant B). Second, is a design review for lighting for the proposed restaurant building. Third, signage is being reviewed for the restaurant, the previously approved restaurant (McDonalds) located south of the proposed restaurant, and the future retail building along the eastern property line.

Site Plan

The plan depicts an approved shopping center consisting of an existing daycare facility with outdoor play area at the northeast corner of the site, and a convenience store with gasoline station on the southwest corner of the site. A future retail building is shown on the southeast portion of the site, adjacent to the multiple family residential development to the east. Access to the site is from an existing driveway entrance on Maule Avenue and 2 existing driveway entrances on Fort Apache Road. Per WS-20-0580, the northerly driveway entrance along Fort Apache Road was redesigned to accommodate the McDonald's pad and drive-thru lanes located on the north and west sides of the building. Dual drive-thru lanes run along the north of the building with a pick-up window along the west side, as well as a pass through lane.

The proposed restaurant building (Proposed Restaurant B) is located on the northwestern portion of the site, between Fort Apache Road and the daycare facility. The pad site is surrounded by a drive aisle, with parking along the western elevation.

Landscaping

The plans depict existing 20 foot wide landscape areas along the street frontages that will not be impacted by the proposed construction. There is additional required existing landscaping along the east property line per prior conditions of approval of WC-18-400196 (UC-0667-17). Parking lot landscaping is provided throughout the parking lot. Landscaping is also shown around the restaurant. No other changes to the approved landscaping plan have been proposed.

Elevations

The plans for the proposed restaurant building depict a 22 foot tall building with a flat roof surrounded by parapet walls. Varied rooflines break-up the mass of the building, along with stone and wood accent elements over the white and grey concrete facades. Storefront windows and doors are located along the west and northern elevations. Elevations for the future retail building on the eastern property line, as well as the McDonalds on the western side of the site have already been approved. LED downlight module light fixtures used on the convenience store and daycare will also be located on the restaurant.

Floor Plans

The plans depict a 4,100 square foot open floor plan for future tenant improvement.

Signage

Signage for the proposed restaurant (Proposed Restaurant B), the McDonalds and retail building are part of this request.

- 1) Proposed restaurant: Wall signs are located along the western elevation, above the windows, which may also be for future tenants. The signs consist of channel letters, both facelit or reverse lit. The signs range in area up to 50 square feet per sign. The wall signs are well within the maximum area allowed by Code.
- 2) Future retail building (eastern side of the site): Wall signs similar in size to the proposed restaurant are shown on the north, south, and west elevations. No signage is proposed for the eastern elevation.
- 3) McDonalds: The standard franchise signage is shown around the building, such as wall signs, menu boards, drive-thru and freestanding. On both the west and south elevations the letters are attached to a raceway, which extends 4 feet from the wall, necessitating the waiver request. These signs are approximately 34 square feet each. In addition, the plans show 3 illuminated "arch" signs, approximately 4 foot wide by 3.5 feet tall, 1 on the north elevation, 1 on the south elevation and 1 on the eastern elevation. The sign on the eastern elevation is facing residential, which necessitates the waiver request. Finally, a freestanding sign for McDonalds is located to the northwest of the pad, near the northernmost driveway to the shopping center and set back 21 feet from Fort Apache Road. The pole sign stands 22 feet tall with the top 8 feet being the McDonald's "arch." The decorative pole cover is painted in grey tones to match the buildings within the shopping center.
- 4) Monument sign: A 60 square foot monument sign is at the southernmost driveway to the shopping center from Fort Apache Road, between the McDonalds and existing convenience store pad site. The monument sign contains tenant panels, which are not located on the same pad as the sign, necessitating the waiver request. The sign is painted grey to match the buildings within the center.

Existing monument signs for the convenience store are located on the corner of Fort Apache Road and Maule Avenue, and farther east on Maule Avenue.

Applicant's Justification

The applicant indicates the design of the proposed restaurant is consistent with the remainder of the shopping center, as is the light fixture. The monument sign is appropriate being that it is located at the driveway to the commercial center, which has cross access to all the parcels. The signs are compatible with the site and are an asset to the community.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0580	Drive-thru restaurant with reduced parking and driveway modifications and design review for lighting	Approved by BCC	February 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0581	Vacated and abandoned easement	Approved by BCC	February 2021
DR-19-0600	Signage in conjunction with a convenience store with gasoline station	Approved by BCC	October 2019
WS-18-0655	Allowed alternative landscaping with design review for proposed lighting, signage (wall signs for The Learning Experience), and modified landscaping in conjunction with a shopping center	Approved by BCC	October 2018
WC-18-400196 (UC-0667-17)	Waived conditions of a use permit regarding phasing of construction and landscaping	Approved by BCC	October 2018
WS-1003-17	Allowed modified driveway design standards in conjunction with a shopping center	Approved by BCC	January 2018
VS-1004-17	Vacated and abandoned a portion of right-of-way	Approved by BCC	January 2018
TM-0198-17	1 lot commercial subdivision	Approved by BCC	January 2018
UC-0667-17	Shopping center with convenience store, gasoline station, daycare facility, and future restaurants, reduced the separation between a convenience store and a residential use and reduced the separation between a gasoline station and a residential use	Approved by BCC	September 2017
ZC-0017-01	Reclassified the site to C-2 zoning for a proposed shopping center	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	C-P	Developing office complex
South	Major Development Project	R-2 & P-F	Single family residential development & Faiss Middle School
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential
West	Commercial Neighborhood	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the

property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1a

The proposed monument sign is the overall sign for the shopping center, which will advertise all tenants on site. This sign is not competing with other signs in the shopping center, which is why the restriction for advertising to only those tenants on the pad site is in place. If the proposed pole sign was not included in the request, this monument sign would be permitted. The monument sign is compatible and a preferred option to freestanding pole signs. Staff recommends approval.

Waiver of Development Standards #1b & #1c

The proposed signage is the typical franchise signage associated with the restaurant (McDonalds). The extension of the sign 4 feet from the wall is intended to provide a decorative element to the sign and building. The signs will be facing the streets and will not have an impact to the neighborhood. The sign on the east elevation of the approved restaurant, facing the residential is approximately 12 square feet. The redesign of the pad site has set the building farther to the west than originally planned, approximately 200 feet from the residential development. In addition, a majority of the sign will be facing the drive aisle of the residential development to the east. Staff does not find that these signs will have a negative impact on the surrounding area; therefore, staff recommends approval.

Design Reviews #1 & #3

The proposed restaurant and related lighting are appropriate in scale and the elevations are decorative and compatible with the other buildings within the shopping center. Staff recommends approval.

Design Review #2

Staff finds that the proposed wall signs and monument sign are compatible with the shopping center, and will not have a negative impact on the surrounding area. However, the single tenant pole sign is out of character for the area. There is residential zoning south of the shopping center along with a school and water park. There are no freestanding signs in this area. North from the shopping center, there is additional residential development, a C-P zoned development and a mini storage without a freestanding sign. Staff believes the pole sign will contribute to visual clutter along this portion of Fort Apache Road and does not support the proposed freestanding sign. Per Urban Specific Policy 20, a monument sign is more appropriate at this location. Staff can recommend approval of the design reviews subject to the pole sign being redesigned as a monument sign.

**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

- Redesign the freestanding pole sign as a monument sign;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW17-56783;
- Coordinate with Public Works - Design Division for the Fort Apache Road improvement project;
- Dedicate any right-of-way and easements required for the Fort Apache Road improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Fort Apache Road improvement project.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: JO FAM PROPERTY, LLC

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 STE 577, LAS VEGAS, NV 89134**

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

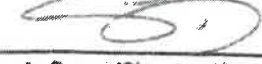
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>WS-21-0534</u> DATE FILED: <u>9/21/2021</u> PLANNER ASSIGNED: <u>LMW</u> TAB/CAC: <u>SV</u> TAB/CAC DATE: <u>10/20/21</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11/17/2021</u> FEE: <u>\$1150</u>
	PROPERTY OWNER NAME: <u>Jo Fam Property, LLC</u> ADDRESS: <u>8945 W. Russell Road, Ste 330</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: _____ CELL: <u>424-218-9210</u> E-MAIL: <u>sean@ospreyrec.com</u>
	APPLICANT NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

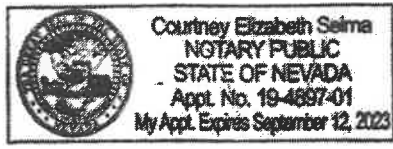
ASSESSOR'S PARCEL NUMBER(S): 176-05-226-003, 004 & 005

PROPERTY ADDRESS and/or CROSS STREETS: Maule & Ft. Apache

PROJECT DESCRIPTION: design review for a sign package & pad site elevation

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also warrant to the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)* Sean Dalesandro
 Property Owner (Print)
 STATE OF Nevada Clark
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON April 5, 2021 (DATE)
 By Sean Dalesandro
 NOTARY PUBLIC: _____



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

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LAS Consulting, Inc.
1930 Village Center Circle, Bldg 3, Suite 577
Las Vegas, NV 89134
(702) 499-6469-cell
(702) 946-0837-fax

September 17, 2021

WS-21-0536

Ms. Lorna Phegley, Senior Planner
Clark County Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Justification letter, APR21-100493

Dear Ms. Phegley:

Please accept this letter as our justification for a design review for the signage package and restaurant B building. The project is as follows:

Project Description:

The subject property three parcels developed as a shopping center. Attached to the application are the deed restrictions authorizing the applicant to provide signage and elevations for the center. The property is currently zoned:

Current Zoning: General Commercial (C-2)

Planned Land Use: Residential Suburban (RS)

Request:

This request is for the sign package for a retail development. The signage and lighting for the day care and convenience store were previously approved. The parking lots have been installed and the parking lot lighting have been installed as well. Pad B was shown as future, and no plans were included. The floor plan and elevations for pad B are included in this

request. The building remains at 4100 square feet. The exterior is consistent with the remainder of the center. Attached is a picture of the existing light fixture that is installed on both the 7-11 and the day care center, and will be used on Pad B. Wall mounted signs are included in this request.

The pad site for 7-11 was the first development on the site. The signs for 7-11 are monument signs, with a neutral base and backlit signage consisting of the 7-11 logo and the fuel prices (see attached photo). In addition, a free-standing sign for McDonald's, 22 feet in height, and a freestanding monument sign with tenant panels. The monument sign is 10 feet in height, and 6 feet in width. There are tenant panels included and decorative neutral base that matches the character of the buildings. While it does not match the 7-11 monument sign, it is more in keeping with the center. The sign is placed between the convenience store and the McDonald's, adjacent to Ft. Apache Road. The monument sign is located on the 7-11 pad site creating two monument signs on a pad where one is allowed, therefore, necessitating a waiver. While technically 7-11 is an out parcel, there is cross access between all the lots, and the monument sign with tenant panels is appropriate at the entrance to the center's driveway.

McDonald's signage is shown as a free-standing sign at 22 feet in height. The base is covered with matching material to the base of the monument sign and the appearance of the buildings. The following are our requests:

Waiver of Development Standards:

Allow a multi-tenant monument sign on a pad where not allowed per Table 30.72-1. *This is the signage for the shopping center and is most appropriate at the driveway location. There are cross access easements between all the parcels.*

Design Review

Plans for the signage -the paint colors on monument and base of the free-standing signage to be similar grey color tone and match the buildings.

-Design of elevation/floor plan and lighting for restaurant B – this restaurant was shown on previous plans as future, they are now indicating the appearance of the building as similar in design and color as the remainder of the center.

We believe this request will be an asset to the community and respectfully request approval of this application.

Yours truly,

Lucy Stewart

Lucy Stewart

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11/17/21 BCC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

CIMARRON RD/ARBY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0544-JAMD, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) office building; and 2) finished grade on a 3.8 acre portion of 13.6 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:
176-04-810-002 through 176-04-810-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for a driveway on Arby Avenue to 13.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (an 87% reduction).
- b. Reduce the throat depth for the northern driveway on Cimarron Road to 18.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (an 82% reduction).

DESIGN REVIEWS:

1. Office building.
2. Increase finished grade to 80 inches where a maximum of 18 inches is the standard per Section 0.32.040 (a 344% increase).

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description
General Summary

- Site Address: 7150 Cimarron Road
- Site Acreage: 3.8 (portion)
- Project Type: Office building
- Number of Stories: 2

- Building Height (feet): 35
- Square Feet: 75,280
- Parking Required/Provided: 757/809

History

The overall complex is 15 acres (gross) and consists of a 3 story office building, 2 retail buildings and a pad building on Cimarron Road and a pad building on Warm Springs Road. The original zoning request was to C-2 zoning for a commercial complex, however, the zoning was approved to C-1 for the southern 10 acres of the site, and C-P for the northern 5 acres. The subject site for this application is for the northern 5 acres (gross) in the C-P zone. In 2004, a design review was approved for the complex, which included a 3 story, 71,000 square foot office building on this pad, which was never constructed.

Site Plans

The plans depict a 2 story office building on the northwest portion of the site. The building is set back 47 feet from Arby Avenue, approximately 80 feet from Cimarron Road and approximately 75 feet from the eastern property line, adjacent to the residential development. Parking is located around the building, abutting the building, and the perimeter of the development, with additional parking south of the building. Carports are shown along the eastern property line. Bicycle parking is located in the front of the building, facing Cimarron Road. A new trash enclosure and a relocated trash enclosure are located within a parking court south of the building, approximately 60 feet west of the residential development along the eastern property line. Access to this portion of the site is from a driveway off Arby Avenue on the northeast corner of the site, and off Cimarron Road on the northwest portion of the site. Both driveways do not meet the required throat depth. Cross access is provided to the remainder of the office complex. The increase in grade is predominantly near the driveway along Arby Avenue.

Landscaping

Existing street landscaping is located along Arby Avenue and Cimarron Road. Fifteen foot of landscaping behind an attached sidewalk is located along Arby Avenue and a 15 foot wide landscape area, including a meandering sidewalk is located along Cimarron Road. An intense landscape buffer per Figure 30.64-12, including 2 rows of trees, is located along the eastern property line, adjacent to the residential development. Parking lot landscaping is provided per Code. Landscaping is also shown around the building footprint.

Elevations

The building is 2 stories with a maximum height of 35 feet. A decorative metal mechanical equipment screen is included within the 35 feet. The exterior is composed of white EIFS system with decorative stone accents on the first story, and dual glazed windows with aluminum frames are shown on both stories. Decorative shade canopies are incorporated into the design.

Floor Plans

The plans show an open floor plan with a lobby and restrooms. The first floor measures 38,135 square and the second floor measures 37,145 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the development is architecturally compatible with the existing center, including similar hue tones, entranceway canopies, and window systems. The 2 story building is less intrusive to the residential neighbors to the east. Regarding the throat depth, the applicant anticipates a great deal of consistent traffic for the overall development that will be entering/exiting by way of the southern 3 driveways, and not as frequently as the northern 2 driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1077-08	Reclassified 1 retail building to C-2 zoning for a tavern	Approved by BCC	February 2009
WS-0385-08	Comprehensive sign plan	Approved by BCC	July 2008
DR-1160-07	Modifications to the office and retail commercial development, with a waiver of conditions for landscaping	Approved by BCC	November 2007
WS-1825-04	Increased height in conjunction with 2 office buildings, 3 retail buildings, and 2 future pad sites	Approved by BCC	November 2004
ZC-0243-03	Reclassified the site to C-P zoning for the northern 5 acres and C-1 zoning for the southern 10 acres	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Private school
South	Commercial Neighborhood	C-1 & C-2	Retail portion of the complex
East	Business and Design/Research Park	R-2	Single family residential
West	Public Facility - Schools, Churches, Public Facilities	C-P	St. Rose Dominican Hospital/San Martin

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

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

substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review #1

Although the building is not required to meet the CMA Design Overlay standards, many elements of the building meet the intent of the overlay. For example, the facades include enhanced window fenestration and pedestrian scale elements such as decorative shade canopies on the first floor. The original building was approved for 3 stories. The new 2 story design, with a maximum height of 35 feet is more appropriate with the 2 story residences to the east. The overall design and placement of the building are aesthetically pleasing, functional and compatible with the existing commercial complex. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards

Staff worked with the applicant on the throat depths to provide an increased distance between the driveways and parking spaces to reduce the potential for collisions. Therefore, staff can support this request.

Design Review #2

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

Staff Recommendation

Approval.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- 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 #0375-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: JAMD, LLC

CONTACT: JAMD LLC, 840 S. RANCHO DRIVE # 4-433, LAS VEGAS, NV 89106

DRAFT

11/17/21 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0545-RAINBOW 26, LLC:

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

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

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish an alternative parking requirement in accordance with Section 30.60.040.
2.
 - a. Reduce throat depth for the driveway along Rainbow Boulevard to 63 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 37% reduction).
 - b. Reduce throat depth for the driveway along Oquendo Road to 82 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 18% reduction).
3.
 - a. Reduce the approach distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 102 feet along Oquendo Road where 150 feet is the minimum per Chapter 30.52 (a 32% reduction).
 - b. Reduce the departure distance from a driveway to a street intersection (Uniform Standard Drawing 222.1) to 189 feet along Oquendo Road where 190 feet is the minimum per Chapter 30.52 (a 0.01% reduction).

DESIGN REVIEWS:

1. Alternative parking lot landscaping where landscaping per 30.64-14 is required.
2. For a proposed shopping center.
3. Increase the finished grade up to 66 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 267% increase).



LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Shopping center with 2 future retail pad sites
- Number of Stories: 1 & 2
- Building Height (feet): Up to 35
- Square Feet: 48,090 (in-line shopping center)/7,000 (future retail pads)
- Parking Required/Provided: 235/179 (surface)/58 (lifts)

Site Plan

The project consists of 2, in-line retail buildings totaling 48,090 square feet and 2 future retail pad sites. The larger in-line retail building is located near the eastern portion of the site which faces west towards Rainbow Boulevard and another smaller in-line retail building is located near the northern portion of the site, towards Quail Avenue, and faces south towards Oquendo Road. The 2 future retail pad site buildings along with a majority of the parking for the site are in front of the larger building. Additionally, with this application the applicant is requesting to allow 58 parking lifts in front of Building B to satisfy parking requirements. The shopping center will provide parking attendants during the business hours of operation. By including the parking lifts, the project will provide 237 parking spaces where 235 parking spaces are required. The buildings are set back a minimum of 10.5 feet from the east property line and 10 feet from the north property line. There is 1 main entrance into the development from Rainbow Boulevard with a secondary entrance into the development from Oquendo Road. This request also includes waiver of development standards to reduce driveway approach and departure distances from the intersection and reduce the driveway throat depth along Rainbow Boulevard and Oquendo Road.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached 5 foot wide sidewalk along Rainbow Boulevard, and a 20 foot wide landscape area behind an attached 5 foot wide sidewalk along Quail Avenue and Oquendo Road. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. There are some areas in the parking lot that do not provided a landscape finger every 6 spaces thus, requiring the design review for alternative parking lot landscaping.

Elevations

The buildings are generally 25 foot high with architectural roof treatments reaching a height of 35 feet. Building B is 1 story; Building C is 2 stories. The buildings have a contemporary architectural design consisting of painted concrete tilt-up panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are slightly off-set with contrasting design schemes. The height of the

buildings vary and have been designed to break-up the roofline and enhance the overall look of the buildings.

Floor Plans

The plans depict a total building area, including the future pad sites, of 55,090 square feet. The plans indicate that the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the general design and layout have not changed significantly from a prior M-D nonconforming zoning request in 2020 (this application was withdrawn at the Board of County Commissioners meeting). The applicant now believes this conforming retail development will provide additional commercial amenities to the area and should be a welcomed addition to the neighborhood. The applicant indicates the proposed project will enhance the surrounding neighborhood by providing services for the residents in the area and will not negatively impact adjacent roadways or traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0427	Reclassified to M-D zoning for an office/warehouse complex with a use permit for future retail uses in a manufacturing zone	Withdrawn by applicant	N/A
DR-0439-05	Retail center on the northern parcel - expired	Approved by PC	May 2005
ZC-1936-03	Reclassified the northern parcel to C-1 zoning for future commercial development	Approved by BCC	January 2003
ZC-0181-97	Reclassified the southern parcel to C-1 zoning for an office/retail complex	Approved by BCC	April 1997
UC-1905-97	Convenience store, gas station, and car wash	Approved by BCC	January 1997

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The request depicts a total of 237 parking spaces on-site (58 mechanical lifts and 179 surface parking spaces). Staff finds the mechanical parking lifts in a commercial shopping center will not be utilized, nor will this alleviate any parking issues on-site. Most visitors to the commercial center will not be on-site long enough to ever contemplate using this service. So, if the parking lift were never utilized that means the site would be 56 spaces short on the required parking and could cause issues in the future. Therefore, staff finds the applicant has not met requirements to establish alternative parking of 58 parking spaces per Section 30.60.040.

Design Reviews #1 & #2

The proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break-up the horizontal roofline. The buildings will have architectural enhancements such as cornice moldings, pop-outs, aluminum storefront systems, and stone veneer to enhance the visual appearance of the buildings. The request complies with Urban Land Use Policy 78 of the Comprehensive Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality. The design of the parking lot will not have a landscape finger every 6 spaces in some areas of the parking lot; however, the plant material is essentially distributed in other areas of the site (along the east property line) to compensate for the landscape fingers. Although staff supports this alternative parking lot design and the overall design of the shopping center, since staff is recommending denial of the parking waiver, staff recommends denial of the design reviews.

Public Works - Development Review

Waiver of Development Standards #2a

Staff does not object to the request to reduce the throat depth for the driveway on Rainbow Boulevard as the applicant has reduced potential vehicular conflicts by providing extra landscape planters creating a lengthy main entry drive aisle. However, since the overall design of the site is not supported by Planning, staff cannot support this request.

Waiver of Development Standards #2b

Although staff does not object to the request to reduce the throat depth for the driveway on Oquendo Road, staff is unable to support the applicant's request to have a driveway on Oquendo Road as described in the analysis for waiver of development standards #3a. Therefore, staff cannot support this request.

Waiver of Development Standards #3a

Staff finds that any full movement driveway on Oquendo Road will create conflicts with the driveway directly east of the subject site and the driveway on the south side of Oquendo Road as left turn movements may result in vehicular collisions. Due to the existence of those 2 driveways and the limited frontage on Oquendo Road, staff finds that a driveway on Oquendo Road will be unsafe. Therefore, staff cannot support this request.

Waiver of Development Standards #3b

Staff has no objection to the departure distance for the driveway on Rainbow Boulevard as the location is only 1 foot shorter than the minimum standard and the applicant indicates that existing utility poles necessitate having the driveway in the proposed location. However, since the overall design of the site is not supported by Planning, staff cannot support this request.

Design Review #3

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Design review as a public hearing for the 2 future pad sites;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has

been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- 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 an additional 5 feet to the back of curb for Rainbow Boulevard, 30 feet for Oquendo Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0376-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: REZA R. ALAIE

CONTACT: REZA ALAIE, P.O. BOX 81873, LAS VEGAS, NV 89180

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11/17/21 BCC AGENDA SHEET

QUASI-PUBLIC FACILITY
(TITLE 30)

O'BANNON DR/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0555-RONALD MCDONALD HOUSE CHARITIES GREATER LV:

ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for a quasi-public facility.

Generally located on the north side of O'Bannon Drive and the west side of Edmond Street within the Spring Valley Land Use Plan area (description on file). JJ/ujd (For possible action)

RELATED INFORMATION:

APN:

163-01-706-008; 163-01-706-009

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway approach distance on Edmond Street to 83 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 45% reduction).
- b. Allow a gated entrance without a turnaround where a turnaround is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Quasi-public facility
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 13,375
- Parking Required/Provided: 14/14

Overview

This application is for a zone boundary amendment to P-F zoning for a quasi-public facility, which consists of a Ronald McDonald House. The facility will provide non-cost temporary housing, meals, and support for families that must travel far from home to access medical care for their child. Design standards in Title 30 are not applicable to development in the P-F zone, instead, the standards are based on the plans approved by the Board of County Commissioners with this application.

Site Plan

The site plan depicts 2 buildings near the center of the site with an open courtyard between the buildings. Overall setbacks include 14 feet to the front of the property along O'Bannon Drive, 16 feet to the east side property line along Edmond Street, 38 feet to the west property line, and 41 feet to the north property line. The site currently consists of 2 parcels; however, the applicant will combine the lots into 1 parcel. Also, setbacks from the internal property line are not required since the site will be zoned P-F.

Vehicular access to the site is provided by a one-way gated driveway entrance on the west side of the site. The entry gate is set back 50 feet from O'Bannon Drive, and a waiver of development standards is necessary to allow the gated access without a turnaround. The one-way drive continues north along the west side of the site and then runs east along the north side of the site. Fourteen, 45 degree angled parking spaces are provided along the north property line, and a gate is set back 33 feet from the east property line before the one-way drive exits onto Edmond Street.

A trash enclosure is in the northwest portion of the site, and the trash enclosure is set back 50 feet from both the north and west property lines, which are adjacent to single family residences. A basketball hoop is provided for outdoor recreation near the trash enclosure, and bicycle racks are provided on the west side of the basketball hoop.

Landscaping

Landscaping along O'Bannon Drive ranges in width from 16 feet to 20 feet wide behind a new attached sidewalk. Along Edmond Street, landscaping width is 18 feet behind a new attached sidewalk, and along the west side of the site, the landscaping strip is 15 feet wide. The landscaping along the north property line is a minimum of 3 feet wide between the property line wall and proposed carports over the parking spaces. The landscaping width increases to 16 feet wide for 2 parking lot half diamond shaped planters with landscape fingers, and the landscaping width increases to 22 feet wide on the east and west sides of the north property line. A waiver of development standards is not necessary to reduce the landscaping width along the north property line since the site is zoned P-F. Landscaping is also provided around the base of the buildings and within the courtyard.

Elevations

The buildings consist of painted stucco, stone veneer accents, and pitched barrel tile roofs. Decorative roof elements extend up to approximately 30 feet in height; however, most of the buildings are 22 feet in height. Metal shade structures are provided over certain windows. Portions of the building around certain windows resemble the outline of a house, and this outline

consists of a yellow gold accent color that is consistent with the branding of the organization. A wrought iron gated entrance door provides access from O'Bannon Drive to the courtyard between the buildings.

Floor Plans

Both buildings combined total 13,375 square feet, and a total of 8 apartment units are provided. Other portions of the buildings include a family services lobby, offices, mailroom, and a multi-purpose room.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the use and P-F zoning are appropriate at this location, and the design alternatives will not create any negative impacts. For example, the angled parking spaces along the north property line reduces the landscape width to 3 feet in some areas, but the landscaping is increased in width to over 9 feet wide in other areas. This configuration allows the building to be placed farther south from the north property line while also allowing adequate room along O'Bannon Drive for street landscaping. This reduction should not create any negative impacts to the single family residences to the north.

Regarding the waiver of development standards to reduce the approach distance from the driveway to the intersection of Edmond Street and O'Bannon Drive, this reduction is due to the size of the site. The driveway is placed as far away from the intersection as possible. Also, the driveway is gated and exit only, which will decrease the number of vehicles impacting the traffic flow on Edmond Street.

Similarly, the applicant indicates that the entrance driveway without a turnaround will not create any impacts to traffic flow on O'Bannon Drive. A call box will be provided at the entry gate, and a staff member will monitor the entry gate 24 hours a day. All vehicles will be allowed to enter the facility, and those vehicles that enter the driveway by mistake will be asked to drive through the site and exit onto Edmond Street without the need to back out onto O'Bannon Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	City of Las Vegas	R-1	Single family residential
East	City of Las Vegas	R-PD18	Multiple family residential complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

P-F zoning is a conforming zone boundary amendment in all land use plan categories. The purpose of this zoning district is to allow for the location and development of public buildings, structures, and accessory uses, and related private buildings, structures, and accessory uses. Public facilities provide critical amenities to a community such as police and fire protection, education, and healthcare. In this case, the P-F zoning will allow for an independent nonprofit organization to develop a facility that provides non-cost housing to families traveling for medical care for their children.

Multiple family residential developments are located to the east and southeast of the site, and the site is located approximately 1,300 feet west of Decatur Boulevard and 1,300 feet north of Sahara Avenue. As a result, P-F zoning is appropriate at this location. However, staff recommends a resolution of intent so the zoning will remain R-E zoning in case the facility is not constructed.

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

The height, scale, and materials of the buildings are appropriate for this residential area. In addition, the building fronts both O'Bannon Drive and Edmond Street, and the drive aisle and parking spaces are provided behind the buildings. This improves the visual appeal from the street, and it increases the residential compatibility. The site layout is also consistent with Urban Specific Policy 19, which encourages varying building height, breaking-up the mass of the building, and shifting building placement to provide appropriate transitions between building scales and intensities.

Furthermore, landscaping is provided around the perimeter of the site, which improves the aesthetics and provides a visual buffer. Although the landscaping width along the north property line is reduced, the location of the angled parking spaces, carports, and building setbacks will reduce any potential negative impacts to the single family residences to the north. As a result, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection to the reduction in the approach distance for the Edmond Street commercial driveway. The applicant placed the commercial driveway as far north as the site frontage will allow.

Waiver of Development Standards #1b

Staff finds that a gated entrance without a turnaround can create serious safety issues. Any vehicle that tries to enter the commercial driveway by mistake would have to back out into the right-of-way which may cause collisions. Therefore, staff cannot support this request.

Staff Recommendation

Approval of the zone change, waiver of development standards #1a and #1b, and design reviews; denial of waiver of development standards #1b.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RONALD MCDONALD HOUSE CHARITIES OF GREATER LAS VEGAS
CONTACT: MARCO GONZALEZ, NOVUS ARCHITECTURE, 8 E. CHARLESTON
BLVD., LAS VEGAS, NV 89104

DRAFT