



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 27, 2020

6:30pm

AGENDA

Note:

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

Board/Council Members: Darby Johnson, Jr. – Chair
Angie Heath Younce
Rodney Bell

Yvette Williams – Vice Chair
Catherine Godges

Secretary Carmen Hayes, 702-371-7991 chayes70@yahoo.com

County Liaison(s): Mike Shannon 702-455-8338 mds@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for October 13, 2020. (For possible action)

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

IV. Approval of the Agenda for October 27, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

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

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

VI. Planning and Zoning

1. **UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T: USE PERMITS** for the following: **1)** place of worship; and **2)** increase the height of ornamental spires and domes.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) **11/03/20 PC**
2. **VS-20-0414-MONTESTAR DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action) **11/04/20 BCC**
3. **WS-20-0411-MONTESTAR DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** reduced street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** allow hammerhead streets; and **3)** increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**
4. **WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

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

6. **VS-20-0433-DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX CHURCH:**
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action) **11/17/20 PC**

7. **NZC-20-0427-RAINBOW 26, LLC:**
ZONE CHANGE to reclassify 3.9 acres from C-1 (Local Business) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMIT for retail as a primary use.
DESIGN REVIEW for an office/warehouse complex with 2 future retail pad sites 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 (description on file). MN/rk/jd (For possible action) **11/17/20 PC**

8. **UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate an on-site walkway; 2) reduce landscaping; 3) allow non-standard improvements in the right-of-way; and 4) alternative driveway geometrics.
DESIGN REVIEW for a mini-warehouse facility on 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/jd (For possible action) **11/18/20 BCC**

9. **VS-20-0389-SILVAGGIO ALBERT A & I W TRS:**
VACATE AND ABANDON a portion of a right-of-way being Monte Cristo Way located between Sahara Avenue and Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action) **11/18/20 BCC**

VII. General Business

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

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

IX. Next Meeting Date: November 10, 2020.

X. Adjournment.

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

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



Spring Valley Town Advisory Board

October 13, 2020

MINUTES

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

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

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

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

Yvette Williams called the meeting to order at 6:30 pm
Jared Tasko, Current Planning

II. Public Comment

- None

III. Approval of **September 29, 2020 Minutes**

Motion by: **Angie Heath Younce**
Action: **Approve** as published.
Vote: **4/0 Unanimous**

IV. Approval of Agenda for **October 13, 2020.**

Motion by: **Yvette Williams**
Action: **Approve** as amended
Vote: **4/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **Mike Shannon announced applications are available until November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2021.**

VI Planning & Zoning

1. **UC-20-0404-DECATUR 3466, LLC:**
USE PERMIT to allow alcohol sales, liquor - packaged only (liquor store) not in conjunction with a grocery store on 1.8 acres in a C-1 (Local Business) Zone. Generally located on the west side of Decatur Boulevard and the north side of Twain Avenue within Spring Valley. JJ/jor/jd (For possible action) **11/03/20 PC**

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

2. **UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**
USE PERMITS for the following: 1) place of worship; and 2) **increase** the height of ornamental spires and domes. **WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards. **DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) **11/03/20 PC**

Motion by: **Yvette Williams**
Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.
Vote: **4/0 Unanimous**

3. **UC-20-0419-CENTRA POINT OWNER, LLC:**
USE PERMIT for a major training facility on a 3.7 acre portion of a 25.0 acre office complex in a C-2 (General Commercial) Zone. Generally located on the southeast corner of Gagnier Boulevard (alignment) and Pitching Avenue (alignment), 730 feet south of Sunset Road within Spring Valley. MN/bb/jd (For possible action) **11/03/20 PC**

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

4. **VS-20-0409-GLOBAL INVESTMENT GROUP, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street and Rainbow Boulevard within Spring Valley (description on file). MN/bb/jd (For possible action) **11/03/20 PC**

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

5. **WC-20-400114 (ZC-0078-06)-MONTESTAR DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

Motion by: **Angie Heath Younce**
Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.
Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**

Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.

Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**

Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.

Vote: **4/0 Unanimous**

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

Motion by: **Angie Heath Younce**

Action: **HOLD** to the October 27, 2020 Spring Valley Town Advisory Board meeting per applicant's request.

Vote: **4/0 Unanimous**

VII General Business

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

HOLD to the October 27, 2020 Spring Valley Town Advisory Board meeting.

VIII Public Comment

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

Yvette Williams informed the Board of progress with the Transform Clark County Committee indicating preserving neighborhoods was the number one core value of respondents. Yvette requested a formal presentation at the October 27, 2020 Spring Valley Town Advisory Board meeting.

IX. Next Meeting Date

The next regular meeting will be **October 27, 2020** at 6:30pm

X Adjournment

Motion: by **Yvette Williams**

Action: **Adjourn**

Vote: **4-0 / Unanimous**

The meeting was adjourned at 7:55 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/>

DRAFT

11/03/20 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

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

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

RELATED INFORMATION:

APN:

163-35-101-010

USE PERMITS:

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

WAIVER OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

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

Site Plans

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

Landscaping

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

Elevations

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

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

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

Floor Plans

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

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

Signage

Signage is not a part of this request.

Applicant's Justification

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

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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

Use Permit #1

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

Use Permit #2

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

Waiver of Development Standards

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

Design Review

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

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

Waiver of Development Standards

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

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

DRAFT

11/04/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEACE WY/JULIANO RD

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

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

RELATED INFORMATION:

APN:
163-20-701-003

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

BACKGROUND:
Project Description

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

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

PW/DR

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

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

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES

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

DRAFT

11/04/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEACE WY/JULIANO RD

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

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

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

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

RELATED INFORMATION:

APN:
163-20-701-003

WAIVERS OF DEVELOPMENT STANDARDS:

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

DESIGN REVIEWS:

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

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

BACKGROUND:

Project Description

General Summary

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

Site Plans

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

Landscaping

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

Elevations

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

Floor Plans

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

Applicant's Justification

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

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

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

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

Design Reviews #1 & #2

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

Public Works - Development Review

Waiver of Development Standards #2

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

Design Review #3

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES

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

DRAFT

11/04/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEACE WY/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

RELATED INFORMATION:

APN:

163-20-701-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Request and Site Plan

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

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

Landscaping

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

Elevations

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

Floor Plans

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

Previous Conditions of Approval

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

Current Planning

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

Civil Engineering

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

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WILLIAM LYON HOMES

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

11/04/20 BCC AGENDA SHEET

PEACE & JULIANO
(TITLE 30)

PEACE WY/JULIANO RD

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

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

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

RELATED INFORMATION:

APN:
163-20-701-003

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

BACKGROUND:
Project Description
General Summary

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

Site Plans

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

Prior Land Use Requests

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

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

Public Works - Development Review

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

Current Planning Division - Addressing

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

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

**TAB/CAG:
APPROVALS:
PROTESTS:**

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

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11/17/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0433-DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX CHURCH:

VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:
163-35-101-010

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

BACKGROUND:
Project Description

The site plan depicts 33 foot wide government patent easements (Patent Number 1169721) along the east and south property lines of APN 163-35-101-010. Since 30 feet of public right-of-way will be dedicated along Santa Margarita Street and Quail Avenue, the remaining 3 feet of the patent easement, will also be vacated. The patent easements are no longer required with the future development of a proposed place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0413	Place of worship, increased the height of the ornamental spires and domes; waived modified driveway standards; and a design review for a place of worship	<i>Approved/Denied by PC</i>	<i>November 2020</i>

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional, Commercial General, and Public Facilities	R-E	Undeveloped, single family residential, & Nevada Energy substation

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Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Analysis

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

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TEMESGEN ASMELASH

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

DRAFT



11/17/20 PC AGENDA SHEET

OFFICE/WAREHOUSE & COMMERCIAL
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-20-0427-RAINBOW 26, LLC:

ZONE CHANGE to reclassify 3.9 acres from C-1 (Local Business) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

USE PERMIT for retail as a primary use.

DESIGN REVIEW for an office/warehouse complex with 2 future retail pad sites 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 (description on file). M/rk/jd (For possible action)

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

SPRING VALLEY COMMERCIAL NEIGHBORHOOD & COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Project Type: Office/warehouse complex with 2 future retail pad sites
- Number of Stories: 1
- Building Height (feet): Up to 45
- Square Feet: 58,669 (office/warehouse)/4,000 (future retail)
- Parking Required/Provided: 91/109

Neighborhood Meeting Summary

The required neighborhood meeting notices were mailed out to a 1,500 foot radius from the subject site. A virtual neighborhood meeting was held on June 8, 2020 at 5:00 p.m., and 1 neighbor attended the virtual meeting with concerns about the type of zoning request, visibility and traffic in the immediate area. The attendee is the owner of the 2 adjacent properties to the east of the subject site.

Site Plan

This application is for a nonconforming zone change to M-D zoning with a use permit and design review for an office/warehouse and commercial development. The site is surrounded by existing or planned commercial uses. The project consists of two, 1 story, office/warehouse buildings totaling 58,669 square feet and 2 future retail pad sites. The larger office/warehouse building is located near the eastern portion of the site which faces west towards Rainbow Boulevard and another smaller office/warehouse building is located near the northern portion of the site and faces south towards Oquendo Road. The 2 future retail pad site buildings along with a majority of the parking for the site are located in front of the larger building. The truck access and loading areas will be located on the east elevation of the larger building which face east towards an existing commercial development on a separate property. The buildings are set back a minimum of 24.5 feet from the east property line and 20 feet from the north property line. There is 1 main entrance into the development from Rainbow Boulevard with an exit only truck access point shown on Oquendo Road to the southeast.

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.

Elevations

The buildings are generally 35 feet high with architectural roof treatments reaching a height of 45 feet. 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 building varies and has been designed to break-up the roofline and enhance the overall look of the building. The overhead doors will be located on the east side of the larger building that faces an existing commercial development on a separate property.

Floor Plans

The plans for the larger building depicts a proposed 49,470 square foot warehouse building with incidental office uses, and the plans for the smaller building depicts a proposed 9,199 square foot warehouse building with incidental office uses.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, because of the existing high voltage substation and the existing cell tower north of this project, they have been unable to develop this property for commercial use. Additionally, they have tentative agreements with 2 interested parties to develop and lease the warehouse facility. The shipping and operations of the 2 future tenants will be limited from 10:00 p.m. to 5:00 a.m. thus, not affecting surrounding commercial uses.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0439-05	Design review for a 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

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 that the areas south of this site along the CC 215 corridor have similar businesses (light manufacturing) within a 1 mile radius. It is the applicant's belief that the character of the area will be unaffected by this proposal based on operation of the business. The projects design will be similar to surrounding developments in the area and is in compliance with the CMA Design Overlay standards.

Based on the Planned Land Use and character of this area, the development proposed by the applicant would be more consistent and compatible with properties that are planned for light

industrial uses that are located farther south along the CC 215 corridor. The surrounding area is planned for Commercial General uses, and existing developments to the east, west, and south are developed with office and commercial uses. Additionally, staff finds there are multiple undeveloped properties planned for Business and Design/Research Park to the south of this site to accommodate the need of this business.

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 indicates most of the design elements and layout of this project will be harmonious with the existing development in the area and will not impact the surrounding properties.

The land use context of the immediate area south of Russell Road, between Rossana Street and Santa Margarita Street, is predominantly existing office and commercial uses. Staff finds the request to zone an isolated parcel in the middle of an area that has developed with commercial projects results in spot zoning since the warehouse portion of the development may be incompatible with surrounding uses and favors a particular owner.

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.

The applicant indicates the proposed light industrial use will have less impact to some of the services than residential would have on schools and police. Because of the limited hours of operation (from 10:00 p.m. to 5:00 a.m.), there will be no adverse effect on traffic. The applicant further indicates the only travel route out of the development for the trucks will be an angled exit only access point on Oquendo Road where a right turn can only occur. Thus, eliminating truck traffic through the residential area farther east.

The service providers who have replied to staff indicated there will be no substantial adverse effect on public facilities and services.

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

According to the applicant, the proposed nonconforming zoning conforms to the CMA Design Overlay District, but also most all other applicable County goals and policies.

Although the proposed project may conform to some of the design policies established in the CMA Design Overlay District; staff finds that the request conflicts with several policies including Urban Specific Policy 100 that states the location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes and traffic volumes, environmental concerns, buffering, transitional land uses, and proper siting and storage of hazardous materials. This request also conflicts with Urban Specific Policy 10 that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns.

Furthermore, this is a request of a nonconforming zone change which conflicts with Urban Specific Policy 8 which discourages nonconforming zone changes.

Summary

Staff finds that there have been no change in law, policies, and trends that make this request appropriate for the area. The reclassification of the site to an M-D zone would allow the proposed facility within a zoning district that is not compatible with existing uses immediately adjacent to this site and the project conflicts with several applicable goals and policies established by the Clark County Comprehensive Master Plan. The quadrant or area south of Russell Road, between Rossana Street and Santa Margarita Street have predominantly developed with office or commercial uses or are zoned for future commercial uses. The intrusion of an industrial warehouse use in an area that is predominantly commercial, without an appropriate transitional space or use, will create future land use conflicts and cannot be justified nor is it appropriate. Therefore, staff finds the applicant has not provided a compelling justification for the proposed zone change, use permit, and design review and staff cannot support these requests.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 16, 2020 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 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 10 feet for Rainbow Boulevard, 30 feet for Oquendo Road, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), provide a 5 foot by 25 foot bus shelter pad easement behind the sidewalk at the location identified as a bus stop.

Building Department - Fire Prevention

- Fire Department Access will be required for future building D.
- Proposed overlength dead-end does not comply with fire code requirements.

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 #0571-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS: 1 letter

APPLICANT: RAINBOW 26, LLC

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

DRAFT

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11/18/20 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

SAHARA AVE/MONTE CRISTO WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate an on-site walkway; 2) reduce landscaping; 3) allow non-standard improvements in the right-of-way; and 4) alternative driveway geometrics.

DESIGN REVIEW for a mini-warehouse facility on 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-10-110-002; 163-10-110-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate an on-site walkway where a walkway is required per Section 30.60.050.
2. Reduce street landscaping width along Sahara Avenue to 10 feet where 15 feet is required behind an existing attached sidewalk per Section 30.64.030 (a 34% reduction).
3. Allow nonstandard improvements (landscaping) in the right-of-way (Sahara Avenue) where not allowed per Chapter 30.52.
4.
 - a. Reduce throat depth on Monte Cristo Way to 36 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
 - b. Reduce approach distance on Monte Cristo Way to 27 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 82% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Project Type: Mini-warehouse
- Number of Stories: 3
- Building Height (feet): 35

- 
- Square Feet: 121,995
 - Parking Required/Provided: 5/6 (mini-warehouse only)

Site Plan

The site plan depicts a proposed mini-warehouse facility on the northern portion of the site; however, the building encompasses most of the parcel. Setbacks for the building are 10 feet to the northern property line along Sahara Avenue, 12 feet to the eastern property line along Monte Cristo Way, 115 feet to the southern property line along Laredo Avenue, and 10 feet to the western property line, which is located within a drive aisle that is shared with an office building to the west.

Access to the site is provided by an existing shared driveway from Sahara Avenue. An existing driveway on Monte Cristo Way will be eliminated, and a new driveway is proposed farther south on Monte Cristo Way. Waivers of development standards are necessary to reduce the throat depth and the approach distance for the new driveway. Cross access is shared with the existing office building and parking spaces to the west. Six new parking spaces are provided near the mini-warehouse office on the southern portion of the building, which will be in addition to the existing 146 parking spaces provided for the existing office building.

A waiver of development standards is necessary to not provide a walkway along the west side of the building.

Landscaping

Ten feet of landscaping width is provided on the subject property along Sahara Avenue; however, an additional 13 feet of landscaping is provided within the right-of-way. Waivers of development standards are required to provide less than 15 feet of landscaping on-site and to allow non-standard improvements (landscaping) within the right-of-way behind an existing attached sidewalk.

A 10 foot wide landscape strip is provided along the east property line, adjacent to Monte Cristo Way, and a 30 foot wide landscape buffer is provided along the south property line, adjacent to Laredo Street. Both Monte Cristo Way and Laredo Street include existing attached sidewalks. A staggered 10 foot high wall is proposed within the landscape area along Laredo Street. The wall is set back 20 feet from the south property line, and the wall will match an existing 10 foot high staggered wall to the west.

Landscaping is also provided around the base of the building. On the west side of the building, the landscaping varies in width from 2 feet to 10 feet between the drive aisle and the building.

Elevations

The 3 story, 35 foot tall mini-warehouse building includes modern roof lines and exterior materials of concrete masonry, painted stucco, storefront window systems, aluminum and glass overhead doors, and metal canopies. Off-set surface planes, changes in materials, and changes in colors help break-up the visual mass of the building. Colors will include dark gray, light gray, and white. Architectural intrusions, consisting of the top of 3 elevator shafts, extend 1 foot 4 inches beyond the height of the building.

Floor Plans

Each floor is 40,665 square feet, and the total area of the building is 121,995 square feet. Approximate dimensions of the overall building are 100 feet wide and 400 feet long. The first floor will include an approximate 1,000 square foot area consisting of an office, breakroom, restrooms, internal vehicle loading spaces, and storage units arranged along hallways. The second and third floors include storage units arranged along hallways.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the mini-warehouse facility will be quiet, low traffic, and have low lighting, which is beneficial for the abutting residential neighborhood. In addition, the facility will have internal units only, thereby eliminating exterior noise of loading and unloading and overhead roll-up doors. Hours of operation will be Monday through Saturday from 9:00 a.m. to 6:00 p.m. and Sunday from 10:00 a.m. to 2:00 p.m. Finally, the applicant indicates that mini-warehouses in Las Vegas are near maximum capacity and there is a demand for more mini-warehouse facilities. This is due to businesses closing and additional residents moving to the area.

To further improve the buffer from the residential properties to the south, the location of the building is pushed as far north as possible. In addition, a 10 foot high staggered wall will be constructed along the southern portion of the site to match the existing wall to the west.

The applicant states that the walkway on the west side of the building is not necessary since pedestrians will not be walking in this area. Regarding the reduced landscaping on-site along Sahara Avenue, the applicant indicates that a total of 23 feet of landscaping is provided, although 13 feet of landscaping will be in the right-of-way behind an existing attached sidewalk. Lastly the alternative driveway geometrics are appropriate since the mini-warehouse is a low traffic use and Monte Cristo Way is a low traffic street. Most customers frequenting the adjacent office complex will enter the site from the Sahara Avenue entrance, and customers exiting on Monte Cristo Way will mostly turn left towards Sahara Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0537	Restaurant and office buildings	Approved by BCC	September 2019
UC-0346-17	Vehicle (car) wash facility	Withdrawn without prejudice by the BCC	August 2017
DR-0982-98 (WC-0023-99)	Waived conditions requiring the block wall height along Laredo Street to match the height of the adjoining property to the west	Approved by BCC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0982-98	Office building	Approved by BCC	July 1998
ZC-0409-97	Reclassified the site to C-1 zoning along with the parcel to the west for an office and retail center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Office complex
East	Commercial General & Rural Neighborhood Preservation (up to 2 du/ac)	C-2 & R-E (RNP-I)	Shopping center & single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Commercial Neighborhood	C-1	Office building

Related Applications

Application Number	Request
VS-20-0389	A request to vacate and abandon a portion of Monte Cristo Way (driveway entrance) 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****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 mini-warehouse facility at this location is an appropriate buffer between the residential developments to the south and east and the commercial development and traffic along Sahara Avenue to the north. Mini-warehouse facilities tend to be quiet, low traffic, and unobtrusive; therefore, the use is appropriate and will not create any undue adverse effects on adjacent properties.

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

Internal walkways provide safe areas for pedestrians to travel and visual relief between buildings and asphalt. However, pedestrians will not likely be walking along the west side of the mini-warehouse building, which faces internal to the site. In addition, the design provides a landscape strip between the building and the drive aisle, which improves the aesthetic appeal. Also, sidewalks are provided on the north and east sides of the building in the public right-of-way, and a walkway is provided on the south side of the building connecting the parking area and office space. As a result, staff can support the waiver of development standards.

Waiver of Development Standards #2

The reduction of on-site landscaping along Sahara Avenue is justified since an additional 13 feet of landscaping is existing within the right-of-way. Although the entire landscaping is required to be on-site, the combined landscaping on-site and within the right-of-way exceeds Title 30 standards, and staff anticipates that the landscaping in the right-of-way will remain for the foreseeable future. As a result, staff can support the request.

Design Review

The proposed design complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 15 indicates that all lighting should be sensitive to off-site residential uses, and all light sources should be shielded to direct light away from residential uses. This is also a Title 30 lighting standard. Although the mini-warehouse facility is 3 stories, all lighting must be shielded and directed downward, away from adjacent properties. Also, the building is set back 115 feet from the property line to the south, which increases the distance from the building to the residences. As a result, lighting should not create any negative visual impacts to the abutting residential uses.

In addition to Policy 15, the design complies with Policy 16 that encourages perimeter walls to be decorative and incorporate elements to minimize the stark appearance of monotonous block walls. Although the block wall will be 10 feet high along the southern side of the property, it is staggered and set back 20 feet from the southern property line. This will minimize the stark appearance, consistent with Policy 16.

Lastly, the placement of the mini-warehouse building on the site complies with Policy 19. This policy encourages shifting the placement of buildings to provide an appropriate transition from differing building scales and intensities. The R-E zoned residential properties to the south are 1 and 2 stories, and by locating the mini-warehouse building as far north on the site as possible, an appropriate transition is provided between the residences and the 3 story mini-warehouse facility.

As a result, staff can support the design review since it complies with policies in the Comprehensive Master Plan.

Since the previous land use entitlement for a restaurant and office buildings is still active on this site (WS-19-0537), this application includes a condition of approval to expunge the previous entitlements.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #4a

Staff has no objection to the reduction in the throat depth. The applicant worked with staff to remove the loading zone adjacent to the Monte Cristo Way driveway, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

Waiver of Development Standards #4b

Staff cannot support the reduction in the approach distance of Monte Cristo Way. This reduction will create a burden on the adjacent residential developments with an increase in traffic flow by customers trying to access the site using Laredo Street.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #2, #3, #4a, and the design review; denial of waiver of development standards #4b.

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:

- Expunge WS-19-0537;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way, or remove private improvements from the right-of-way;
- Grant a pedestrian access easement for the new commercial driveway location.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0340-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTEGRITAS PARTNERS, LLC

CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

11/18/20 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

SAHARA AVE/MONTE CRISTO WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0389-SILVAGGIO ALBERT A & I W TRS:

VACATE AND ABANDON a portion of a right-of-way being Monte Cristo Way located between Sahara Avenue and Laredo Street within Spring Valley (description on file). N/jt/jd
(For possible action)

RELATED INFORMATION:

APN:
163-10-110-002

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description

The plan depicts the vacation and abandonment of a driveway entrance on Monte Cristo Way. According to the applicant, the driveway will not be used for the proposed mini-warehouse development, which is a companion application. Instead, a new driveway entrance will be dedicated farther south on Monte Cristo Way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0537	Restaurant and office buildings	Approved by BCC	September 2019
UC-0346-17	Vehicle (car) wash facility	Withdrawn without prejudice by the BCC	August 2017
DR-0982-98 (WC-0023-99)	Waived conditions requiring the block wall height along Laredo Street to match the wall height of the adjoining property to the west	Approved by BCC	March 1999
DR-0982-98	Office building	Approved by BCC	July 1998
ZC-0409-97	Reclassified the site to C-1 zoning along with the parcel to the west for an office and retail center	Approved by BCC	May 1997

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Office complex
East	Commercial General & Rural Neighborhood Preservation (up to 2 du/ac)	C-2 & R-E (RNP-I)	Shopping center & single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Commercial Neighborhood	C-1	Office building

Related Applications

Application Number	Request
UC-20-0441	A use permit for a mini-warehouse facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for a curb return driveway on Monte Cristo 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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Grant a pedestrian access easement for the new commercial driveway location;
- 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: INTEGRITAS PARTNERS, LLC

CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

