



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 29, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at (702) 371-7991 or chayes70@yahoo.com.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at : <https://clarkcountynv.gov/SpringValleyTAB>.

Board/Council Members: John Getter, Chair
Dale Devitt
Randal Okamura

Brian A. Morris, Vice Chair
Dr. Juana Leia Jordan

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

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

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

- III. Approval of Minutes for October 8, 2024. (For possible action)
- IV. Approval of the Agenda for October 29, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Applications are available for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2 year) term beginning January 2025.
 - 2. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Commissioner Michael Naft and Helen Meyer Community Center Present Trunk or Treat, October 30th 6 pm – 8pm at Helen Meyer Community Center, 4525 New Forest Dr.

VI. Planning and Zoning

- 1. **WS-24-0476-DUARTE, EMIE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action) 11/05/24 PC
- 2. **SDR-24-0513-VEGAS AIRO 1, LLC**
SIGN DESIGN REVIEW to increase the area of an electronic sign (electronic message unit, static) in conjunction with a condominium hotel and retail center on 12.72 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Decatur Boulevard and the north side of Russell Road within Spring Valley. MN/rr/kh (For possible action) 11/19/24 PC
- 3. **TM-24-500110-ASJ COMPANIES, LLC:**
TENTATIVE MAP for 1 lot commercial subdivision on 2.30 acres in a CG (Commercial General) Zone. Generally located on the west side of Fort Apache Road, 190 feet south of Huntington Cove Parkway within Spring Valley. JJ/rp/kh (For possible action) 11/19/24 PC

VII. General Business

- 1. Take public input and finalize requests for the next fiscal year budget (for possible action).

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 discussion, action, or vote may be taken on this agenda item. 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 12, 2024.

X. Adjournment.

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

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

<https://notice.nv.gov>



Spring Valley Town Advisory Board

October 8, 2024

MINUTES

Board Members:	John Getter, Chair EXCUSED Dale Devitt PRESENT Randal Okamura PRESENT	Brian A. Morris PRESENT Juana Leia Jordan PRESENT
Secretary:	Carmen Hayes, 702 371-7991, chayes70@yahoo.com PRESENT	
County Liaison:	Mike Shannon 702-455-8338 mds@clarkcountynv.gov PRESENT	

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

Judith M. Rodriguez, Current Planning

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 minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

III. Approval of **September 24, 2024** Minutes (For possible action)

Motion by: **Dale Devitt**

Action: **APPROVE** as published

Vote: 4-0/Unanimous

IV. Approval of Agenda for **October 8, 2024** and Hold, Combine or Delete Any Items (For possible action)

Motion by: **Brian Morris**

Action: **APPROVE** as published after noting item 9 would be held until the next meeting.

Vote: 4-0/Unanimous

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - **Applications are available for appointments by the Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2 year) term beginning January 2025.**
 - **Commissioner Michael Naft Presents Fall Fest Saturday October 5, 2 pm – 4 pm at Laurelwood Park, 4300 Newcastle Rd.**
 - **Commissioner Michael Naft and Helen Meyer Community Center Present Trunk or Treat, October 30th 6 pm – 8pm at Helen Meyer Community Center, 4525 New Forest Dr.**

VI. Planning & Zoning

1. **WS-24-0419-MEEKRAT HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce throat depth.
DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action) **10/02/24 BCC**

Motion by: **Dale Devitt**

Action: Move forward with **NO ACTION** after motion to Deny failed.

Vote: 2-2/**NAY** – Morris and Okamura

2. **WS-24-0464-BAUMGARTNER NICOLE IRENE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Palmyra Avenue, east side of Sorrel Street within Spring Valley. JJ/jm/syp (For possible action) **10/15/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** Waivers of Development Standards 1c

DENY: Waivers of Development Standards 1a, 1b and 2

Vote: 4-0/Unanimous

3. **ET-24-400102 (WS-23-0423)-JMLAS RESTAURANT, INC.:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to reduce parking.
DESIGN REVIEW for an addition to proposed restaurant on 0.32 acres in a CG (General Commercial) Zone. Generally located on the east side of Jones Boulevard, approximately 300 feet south of Spring Mountain Road within Spring Valley. JJ/my/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

4. **PA-24-700021-ZHANG, JIANWEI, ET AL:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.5 acres. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/gc (For possible action) **11/05/24 PC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff comments
Vote: 4-0/Unanimous

5. **ZC-24-0497-ALL AMERICAN CAPITAL CORPORATION:**
ZONE CHANGE to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley (description on file). MN/rr (For possible action) **11/05/24 PC**

Motion by: **Randy Okamura**
Action: **APPROVE** with staff comments
Vote: 4-0/Unanimous

6. **WS-24-0498-ALL AMERICAN CAPITAL CORPORATION:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** increase retaining wall height; **3)** residential adjacency; and **4)** driveway geometrics. **DESIGN REVIEW** for an office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action) **11/05/24 PC**

Motion by: **Dale Devitt**
Action: **DENY**
Vote: 4-0/Unanimous

7. **UC-24-0500-GLOBAL INVESTMENT GROUP, LLC:**
USE PERMIT to allow a recreational or entertainment facility.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Post Road and the west side of Santa Margarita Street within Spring Valley. MN/nai/kh (For possible action) **11/05/24 PC**

Motion by: **Randy Okamura**
Action: **DENY** per staff comments
Vote: 3-1/NAY - Morris

8. **VC-24-0449-LUONG LI FAMILY TRUST & LUONG JACK & LISA TRS:**
VARIANCE to reduce the rear setback for a proposed addition to an existing single-family residence on 0.08 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community. Generally located on the west side of Victoria Oak Court, 250 feet south of Red Currant Avenue within Spring Valley. JJ/nai/kh (For possible action) **11/05/24 PC**

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

9. **WS-24-0476-DUARTE, EMIE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**

Action: **HOLD** to Spring Valley TAB meeting on October 29, 2024 at request of applicant.

Vote: 4-0/Unanimous

10. **WS-24-0499-TERYAN ARTUR & ARMAN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce building separation; and 2) reduce and eliminate the rear setback for existing accessory structures in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Twain Avenue, 230 feet east of Barrelwood Drive within Spring Valley. JJ/my/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

11. **WS-24-0501-KATSIKAKIS EVANGELOS:**
WAIVER OF DEVELOPMENT STANDARDS to increase the height of proposed accessory living quarters in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on north side of Heinrick Court, 92 feet west of Zachary Street within Spring Valley. MN/rg/kh (For possible action) **11/05/24 PC**

Motion by: **Brian Morris**

Action: **DENY**

Vote: 4-0/Unanimous

12. **VS-24-0494-AAA LAND INVESTMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/rr/kh (For possible action) **11/06/24 BCC**

Motion by: **Brian Morris**

Action: **APPROVE** subject to staff conditions

Vote: 4-0/Unanimous

13. **WS-24-0495-AAA LAND INVESTMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; and 2) driveway geometrics.
DESIGN REVIEW for expansion of a commercial development on a 2.35 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley. JJ/rr/kh (For possible action) **11/06/24 BCC**

Motion by: **Randy Okamura**

Action: Move forward with **NO ACTION** after motion to Deny failed.

Vote: 2-2/**NAY** – Devitt and Jordan

VII General Business

1. **Mike Shannon reviewed budget requests from previous fiscal year. Board members requested an item be placed on October 29, 2024 agenda to take public input on budget requests for next fiscal year.**

VIII. Comments by the General Public-

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

- **None**

Brain Morris, corrected that the next meeting date will be October 29, 2024

IX. Next Meeting Date **October 29, 2024.**

X Adjournment

Motion by: Brian Morris

Action: **ADJOURN** meeting at 8:17 p.m.

Vote: 4-0/Unanimous

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0476-DUARTE, EMIE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-23-210-027

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an accessory structure (carport) to 1.5 feet where 20 feet is required per Section 30.02.06 (a 92.5% reduction).
b. Reduce the front setback for an accessory structure (workshop) to 8.5 feet where 20 feet is required per Section 30.02.06 (a 57.5% reduction).
2. Increase the height of a block wall within the front yard to 4 feet where 3 feet is allowed per Section 30.04.03B (a 34% increase).
3. a. Reduce the separation from an accessory structure (carport) to the existing residence to 4 inches where 6 feet is required per Section 30.02.04B (a 95% reduction).
b. Reduce the separation from an accessory structure (workshop) to the existing residence to 2.5 feet where 6 feet is required per Section 30.02.04B (a 58% reduction).

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4429 Fernbrook Road
- Site Acreage: 0.16
- Project Type: Single-family residential
- Number of Stories: 1 (workshop)
- Building Height (feet): 10 (carport)/8 (workshop)/4 (block wall)
- Square Feet: 100 (work room)

Site Plan

The plan depicts an existing carport detached from the east face (front) of a single-family residence accessed from Fernbrook Road. The carport is 28 feet wide and 20 feet long and is setback 1.5 feet from the east (front) property line, and 6 feet from the south (side) property line. Plans show a 4 inch separation between the front face of the residence and the carport. There is also an existing detached workshop in the northeast corner of the front yard. The workshop is 10 feet long, 10 feet wide, and is 5 feet from the north (side) property line and 8.5 feet from the east (front) property line. The workshop is 2.5 feet from the existing residence. The site plan also depicts an existing block wall around the northeast corner of the front yard. The block wall is built directly on the front property line.

Landscaping

No landscaping is required with this application.

Elevations

The photos show the carport is 10 feet tall and is constructed of metal posts with sheet metal roofing. The workshop is shown as being 8 feet tall and is constructed of wood paneling. The workshop has an access door on the south face of the structure. The existing block wall within the front yard is constructed of CMU block at a height of 4 feet.

Floor Plans

A photo of the interior of the workshop shows no interior rooms or features and only one point of access from the south.

Applicant's Justification

The applicant states they are working to correct a Code violation as the homeowner did not obtain any permits prior to any of the construction on-site. The applicant also states that the carport and workshop match the house because of their color, and the block wall is well-maintained and harmonious with the surrounding neighborhood.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Neighborhood	Suburban (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE-24-15134 is an active Code Enforcement case for building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

While the applicant claims that the carport and workshop are architecturally compatible with the residence based on their color, the building materials for each structure are different than the residence and the pitch of the roof of the workshop is completely flat while the roof of the residence has a pitch. Both the carport and workshop encroach into the front setbacks and are less than the required 6 feet from the existing residence. Additionally, the CMU wall in the front yard is over allowable height. Setbacks and separations are imposed to preserve the look and feel of a neighborhood and to promote safety within a property. Additionally, maximum wall heights within front yards are meant to maintain safe roadways within neighborhoods. For these reasons, staff cannot support these requests.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR CONSULTING GROUP, INC.

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT



Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

August 3, 2024

REVISED

Clark County Comprehensive Planning
500 Grand Central Parkway
Las Vegas, Nevada 89155

RE: APR 23-101177

To Whom It May Concern:

We are respectfully requesting a Waiver of Development Standards for the single-family residence located at 4429 Fernbrook, Las Vegas, NV 89103. We are working to correct a code violation (CE-24-15134) as the homeowner did not obtain permits before erecting the detached carport or the 10' x 10' x 8' workroom.

We are asking to waive the front setback to be 1'6" feet when 20 feet is required per section 30.02.06; and the separation distance to 2'9" feet where 6 feet is required. The workroom was constructed of the same material and color as the house. The detached carport is made of square tubing and decking, and painted the same color as the garage doors, which is brown.

The homeowner had built a stone block wall in the front of the property. Per section 30.04.03 this block wall should not exceed 3 feet tall; we would also ask for a waiver here in that the wall is 4' high, we need a waiver for exceeding the limit by 1'. The wall is made of CMU blocks that measure 8h x 16w, the wall is aesthetically pleasing to the property.

This single-family residence has the required 2 parking spaces available. The landscape is lush with foliage as seen in the

9/30/24

MY

WS 24-0476

REVISED



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attached photos. The detached carport and the workroom are both harmonious with the house, maintained well, and are not a visual distraction in this southwest valley neighborhood.

If approved through comprehensive planning the property owner will obtain any required building permits and inspections. We have contacted the building department, and they are aware we are working toward correcting the code violation (CE-24-15134).

Thank you for your time and consideration of our project.

Respectfully,

Nathaniel Taylor

Molly J Taylor

Nathaniel Taylor
President

Molly Taylor
Licensing Specialist

Waiver Requests:

1. Reduce front setback to 1'6" where 20' is req.30.02.06B
2. Allow a 4-foot high block wall in front of the property where 3 feet is the maximum per Section 30.04.03B.
3. Reduce separation distance to 2'9" where 6 feet is required between workroom and residence.
- 3.b. Waiver to reduce separation distance to 4" where 6' is required between the detached patio cover and residence.

9/30/24
MY
WS-24-0476

11/19/24 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-24-0513-VEGAS AIRO 1, LLC

SIGN DESIGN REVIEW to increase the area of an electronic sign (electronic message unit, static) in conjunction with a condominium hotel and retail center on 12.72 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Decatur Boulevard and the north side of Russell Road within Spring Valley. MN/r/r/kh (For possible action)

RELATED INFORMATION:

APN:
163-25-815-001

SIGN DESIGN REVIEW:
Increase the area of an electronic sign (electronic message unit, static) to 216 square feet where a maximum of 100 square feet is allowed per Section 30.05.02G (a 116% increase).

LAND USE PLAN:
SPRING VALLEY - CORRIDOR MIXED-USE
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 5050 Russell Road
- Site Acreage: 12.72
- Project Type: Electronic message unit, static
- Sign Height (fee): 35
- Square Feet: 216 (electronic message unit, static)/420 (overall freestanding sign)

Site Plan

The plan depicts a previously approved condominium hotel and retail center known as the Otonomus Hotel which is presently under construction and located at the northwest corner of Decatur Boulevard and Russell Road. The subject property has 614 feet 2 inches of street frontage along Decatur Boulevard. The plan indicates a freestanding sign proposed to be located in the median of the main driveway entrance on Decatur Boulevard. The subject sign is proposed to be set back 24 feet 11 inches from the property line along the street, and will not be located within the sight visibility zones on either side of the driveway.

Sign Plan

The plan depicts a proposed 2 sided freestanding sign that is 35 feet tall with an overall size of 420 square feet. The sign is proposed to be located within a driveway entrance median adjacent to Decatur Boulevard with the sign faces oriented to the north and south. The freestanding sign is proposed to include an electronic message unit (static) that will be 18 feet high and 12 feet wide or 216 square feet. The bottom of the electronic message unit (static) on the freestanding sign is proposed to be 10 feet above the surrounding grade of the driveway median, while the highest point of the unit is 28 feet above the grade.

Landscaping

No additional landscaping is proposed or required with this application.

Applicant's Justification

The applicant states that the electronic message display unit will face south to capture traffic coming from the 215 freeway. The unit will be used to promote tenants on the property and advertise to before and after event crowds at Allegiant Stadium. The applicant states that the sign will complement the design of the property and neighboring property signage and is necessary for branding purposes. The applicant states that the proposed design poses no negative impact to adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900380	Electric vehicle charging stations in conjunction with a condominium hotel and retail center	Approved by ZA	August 2023
ADET-22-900537 (NZN-190449)	Administrative extension of time for a condominium hotel, long short term lodging, and a retail center development	Approved by ZA	August 2022
TM-20-500189	1 lot commercial subdivision	Approved by PC	July 2021
VS-20-0534	Vacated and abandoned government patent easements, pedestrian access easements along Russell Road, drainage easements, and 5 feet of Russell Road and Decatur Boulevard for detached sidewalks - recorded	Approved by PC	July 2021
NZN-19-0449	Reclassified from M-D to C-2 zoning with reduced parking and increased building height	Approved by BCC	October 2019
UC-1150-08 (ET-0006-11)	First extension of time for a recreational facility (indoor gun range) with reduced parking - expired	Approved by PC	March 2011
UC-1150-08	Recreational facility (indoor gun range) with reduced parking - expired	Approved by PC	February 2009
VS-0511-08	Vacated and abandoned a portion of Russell Road for detached sidewalks - recorded	Approved by PC	July 2008
ZC-2012-05	Reclassified from R-E to M-1 zoning for a retail center	Approved by BCC	February 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1055-99	Reclassified the site from R-E to M-1 zoning for a retail center	Approved by BCC	August 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP	Office/warehouse development
South	Business Employment & Corridor Mixed-Use	CG	Retail (gas station & convenience store) under construction
East	Business Employment	IL	Retail (gas station & convenience store) & outside storage
West	Business Employment	IP	Office/warehouse & undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The proposed freestanding sign including the electronic message unit (static) is proposed to be 420 square feet, which is less than the maximum size of 767.7 square feet allowed for a freestanding sign along Decatur Boulevard based on the property frontage. The overall sign height is 35 feet, which is less than the maximum allowable height of 50 feet. The surrounding area primarily consists of industrial and commercial developments with a mix of freestanding signs and large off-premises signs located along both sides of Decatur Boulevard to the north and south of Russell Road. Staff finds the proposed electronic message unit (static) as part of the proposed freestanding sign will be harmonious with the surrounding area and will not impact or impede pedestrian or vehicular traffic. The sign should not have an adverse or negative impact on the surrounding land use or properties. Therefore, staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ARCHITECTURAL DESIGN AND SIGNS, INC.
CONTACT: ARCHITECTURAL DESIGN AND SIGNS, INC., 5470 WYNN ROAD, SUITE
600, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

2

ASSESSOR PARCEL #(s): 163-25-815-001

PROPERTY ADDRESS/ CROSS STREETS: 5050 Russell Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Sign design review to allow a 216 square foot Electronic Message Unit static sign, on a portion of a free-standing sign where 100 square feet is the maximum area allowed per Sec. 30.05.02G

PROPERTY OWNER INFORMATION

NAME: Vegas Airo 1 LLC
 ADDRESS: 5055 W. Patrick Lane #101
 CITY: Las Vegas STATE: NV ZIP CODE: 89118
 TELEPHONE: (702)834-3918 CELL _____ EMAIL: PhilippeZ@growthholdings.us

APPLICANT INFORMATION (must match online record)

NAME: Architectural Design & Signs, Inc.
 ADDRESS: 5470 Wynn Rd. Suite 600
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: (702)250-8637 CELL _____ EMAIL: ajinjo@ad-s.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Ashley Jinjoe - Architectural Design & Signs Inc.
 ADDRESS: 5470 Wynn Rd. Suite 600
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: (702)250-8637 CELL _____ EMAIL: ajinjo@ad-s.com

*Correspondent will receive all communication on submitted application(s).

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

[Signature]
 Property Owner (Signature)*

Philippe ZIADÉ
 Property Owner (Print)

9-12-24
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|---|-----------------------------|-----------------------------|--------------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input checked="" type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER |

APPLICATION # (s) SDR-24-0513

PC MEETING DATE 11-19-24

B/C MEETING DATE _____

TAB/CAC LOCATION SPRING VALLEY

DATE 10-29-24

ACCEPTED BY RR

DATE 9-16-24

FEES \$1,000.00



JUSTIFICATION LETTER
24-100926
PROJECT – Otonomous Hotel
5050 Russell Rd. Las Vegas, NV 89118

We respectfully submit the following sign package for consideration related to the aforementioned project.

1. Sign Design Review per Sec.30.06.07A.2:

Located at 5050 Russell Rd. The proposed signs are for the upcoming Otonomous Hotel.

- a. **Freestanding Sign:** One (1) 420 sq ft, 35-foot-tall freestanding sign, with a single sided 216 sq ft. electronic message unit.

We also request the following waivers from the development of standards.

1. Allow a 216 sq ft electronic message unit where only 100 sq ft is allowable.

The electronic message display will be facing South, to capture traffic coming from the 215 freeway. The message unit will be used to promote tenants in the property and advertise to before and after event crowds at Allegiant Stadium.

Please review and get back to us with any questions or comments. We will be happy to further our efforts to gain approval for this project. The proposed sign/ features will complement the new design of the property and are necessary for branding of the property and fall in line with the neighboring property signage and features and appeal to Allegiant Stadium crowds. The proposed designs pose no negative impact to adjacent developments.

PLANNER COPY

Type of Sign	Existing Sq ft	Proposed Sq ft	Total Sq ft	Allowed per title 30	# of existing	# of proposed	Total # of signs
Freestanding Sign	0	420 sq ft	420 sq ft	767.7 sq ft	0	1	1
Electronic Message Unit	0	216 sq ft	216 sq ft	100 sq ft	0	1	1

Respectfully Submitted,
Ashley Jinjoe
Ashley Jinjoe
AD/S Companies
Applicant

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11/19/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-24-500110-ASJ COMPANIES, LLC:

TENTATIVE MAP for 1 lot commercial subdivision on 2.30 acres in a CG (Commercial General) Zone.

Generally located on the west side of Fort Apache Road, 190 feet south of Huntington Cove Parkway within Spring Valley. JJ/rp/kh (For possible action)

RELATED INFORMATION:

APN:
176-18-601-002

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8375 S. Fort Apache Road
- Site Acreage: 2.30
- Project Type: Commercial map
- Number of Lots: 1

The plan depicts 1 lot commercial subdivision. The site will be accessed by 1 existing commercial driveway, located on Fort Apache Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400112 (VS-18-0770)	First extension of time of a vacation and abandonment of a portion of Fort Apache Road	Approved by PC	September 2021
DR-19-0181	Mini-warehouse	Approved by BCC	April 2019
VS-18-0770	Vacated and abandoned a portion of Fort Apache Road	Approved by PC	November 2018
UC-18-0482	Increased the height of an existing communication tower, reduced setback from existing residential development, reduced the number of antenna arrays, and a design review for increased height to an existing communication tower (monopole)	Approved by PC	August 2018
UC-0193-13	Wireless communication tower and ancillary uses	Approved by PC	June 2013

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1276-04	Reclassified the subject site to C-2 zoning for future commercial development	Approved by BCC	September 2004
MP-0718-04	Amended the original concept plan for the subject parcel and the surrounding area	Approved by BCC	July 2004
MP-1423-00 & MP-1422-00	Approved the Public Facility Needs Assessment (PFNA) area and specific plans for the subject and surrounding parcels in the area	Approved by BCC	October 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) (Rhodes Ranch)	R-2 (Rhodes Ranch PC)	Single-family residence
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) (Rhodes Ranch)	C-2 & R-4 (Rhodes Ranch PC)	Multi-family residence
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) (Rhodes Ranch)	R-3 (Rhodes Ranch PC)	Single-family residence

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Fort Apache Road improvement project, 90 days to record said separate document for the Fort Apache Road improvement project.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIVILWORKS, INC.

CONTACT: CIVILWORKS, INC., 4945 W. PATRICK LANE, LAS VEGAS, NV 89118



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-18-601-002

PROPERTY ADDRESS/ CROSS STREETS: Fort Apache and Wigwam

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative Map

PROPERTY OWNER INFORMATION

NAME: A S J COMPANIES L L C
ADDRESS: 1421 E Sunset Road #11
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702-545-8022 CELL _____ EMAIL: skuraka@uniconlyv.com

APPLICANT INFORMATION (must match online record)

NAME: Gabriela Perez
ADDRESS: 4945 W Patrick Ln
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-281-1799 EMAIL: gjp@civilworksonline.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gabriela Perez
ADDRESS: 4945 W Patrick Ln
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-281-1799 EMAIL: gjp@civilworksonline.com

*Correspondent will receive all communication on submitted application(s).

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

[Signature]
Property Owner (Signature)*

Starhai Kuraka
Property Owner (Print)

6-13-24
Date

<input type="checkbox"/> AV	<input type="checkbox"/> AR	<input type="checkbox"/> FI	<input type="checkbox"/> PLUD	<input type="checkbox"/> SR	<input type="checkbox"/> LR	<input type="checkbox"/> CR
<input type="checkbox"/> ADF	<input type="checkbox"/> AV	<input type="checkbox"/> PR	<input type="checkbox"/> SR	<input type="checkbox"/> TR	<input type="checkbox"/> VS	<input type="checkbox"/> TR
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> FUL	<input type="checkbox"/> SER	<input checked="" type="checkbox"/> PL	<input type="checkbox"/> WL	<input type="checkbox"/> CR

APPROVED BY: TM-24-500110
DATE: 11/19/2024
APPROVED BY: NAI
DATE: 9/12/2024
APPROVED BY: Spring Valley
DATE: 10/29/2024

