



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 26, 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.

- III. Approval of Minutes for November 12, 2024. (For possible action)
- IV. Approval of the Agenda for November 26, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - 1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)

VI. Planning and Zoning

- 1. **TM-24-500127-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC, LEASE:**
TENTATIVE MAP for a 1 lot industrial subdivision on 41.25 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley. MN/my/kh (For possible action) **12/03/24 PC**
- 2. **WS-24-0476-DUARTE, EMIE:**
HOLDOVER 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) **12/03/24 PC**
- 3. **PA-24-700031-KKAZ, LLC:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 5.08 acres. Generally located on the east side of Durango Drive, 800 feet north of Robindale Road within Spring Valley. MN/gc (For possible action) **12/17/24 PC**
- 4. **ZC-24-0599-KKAZ, LLC:**
ZONE CHANGE to reclassify 5.08 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley (description on file). MN/hw (For possible action) **12/17/24 PC**
- 5. **VS-24-0598-KKAZ, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Eldorado Lane (alignment) and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/hw/kh (For possible action) **12/17/24 PC**

6. **WS-24-0600-KKAZ, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setbacks; 2) reduce buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.
DESIGN REVIEW for a proposed multi-family, condominium development on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/kh (For possible action) 12/17/24 PC

7. **TM-24-500130-KKAZ, LLC:**
TENTATIVE MAP consisting of 80 condominium units and 3 common lots on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/kh (For possible action) 12/17/24 PC

8. **WS-24-0606-CHURCH SERBIAN ORTHODOX ST. SIMEON:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate street landscaping; 3) eliminate buffering and screening; 4) increase maximum parking; 5) residential adjacency standards; and 6) driveway geometrics.
DESIGN REVIEW for modifications and expansion of an existing place of worship on 3.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Jones Boulevard 12/18/24 BCC

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No 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: December 10, 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>

12/03/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500127-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO, LLC,
LEASE:**

TENTATIVE MAP for a 1 lot industrial subdivision on 41.25 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the north side of Warm Springs Road and the east side of Buffalo Drive within Spring Valley. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-401-021

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7200 S. Buffalo Drive
- Site Acreage: 41.25
- Project Type: Industrial subdivision
- Number of Lots: 1

The plans depict a 1 lot industrial subdivision on a 41.25 acre site with 4 existing warehouse/distribution buildings. Access to the site is available from 2 driveways on Badura Avenue, 2 driveways along Buffalo Drive, and 2 driveways on Warm Springs Road.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0294	Reclassified from C-2 to M-D zoning, waivers of development standards, and a design review for a distribution center	Approved by BCC	June 2023
VS-22-0295	Vacation of right-of-way	Approved by BCC	June 2022
ZC-04-1852	Reclassified from R-E & M-D to C-2 zoning	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-60)	Undeveloped
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	RS3.3, RM18, & CG	Commercial, residential, & single-family multi-family residential
East	Business Employment	IP & CG (AE-60)	Industrial park & undeveloped
West	Business Employment & Corridor Mixed-Use	RM32, IP, & CG (AE-60)	Multi-family residential, industrial park, & commercial

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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

- No comment.

Building Department - Addressing

- 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 #0148-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO, LLC, LEASE

CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

PLANNED COPY



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-03-401-021

PROPERTY ADDRESS/ CROSS STREETS: NEC WARM SPRINGS ROAD/BUFFALO DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

ONE (1) LOT COMMERCIAL SUBDIVISION

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation) and Majestic EJM Arroyo LLC Lease

ADDRESS: 4050 W. Sunset Rd., Suite H

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: (702) 896-5564

CELL _____

EMAIL: RMartin@majesticrealty.com

APPLICANT INFORMATION (must match online record)

NAME: Majestic EJM Arroyo LLC c/o Rod Martin

ADDRESS: 4050 W. Sunset Rd., Suite H

CITY: Las Vegas

STATE: NV

ZIP CODE: 89074

REF CONTACT ID # 165764 &

TELEPHONE: (702) 896-5564

CELL _____

EMAIL: RMartin@majesticrealty.com

CORRESPONDENT INFORMATION (must match online record)

NAME: John Vornsand, AICP

ADDRESS: 62 Swan Circle

CITY: Henderson

STATE: NV

ZIP CODE: 89074

REF CONTACT ID # 165449 and 270352

TELEPHONE: (702) 321-8229

CELL (702) 321-8229

EMAIL: john@vornsandconsulting.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.

Property Owner (Signature)*

Shauna Bradley, Director, CC RPM
Property Owner (Print)

7/22/2004
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 type="checkbox"/> SDR	<input checked="" type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) TM-24-506127

PC MEETING DATE 12/03/24

BCC MEETING DATE _____

TAB/CAC LOCATION Spring Valley

DATE 11/26/24

ACCEPTED BY MY

DATE 10/14/24

FEES \$750

\$750

2

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0476-DUARTE, EMIE:

HOLDOVER 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 (workshop)

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 Suburban Neighborhood (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: 3 cards

PROTESTS: 6 cards, 2 letters

PLANNING COMMISSION ACTION: November 5, 2024 – HELD – To 12/03/24 – per applicant and staff for the applicant to return to the Spring Valley Town Board.

APPLICANT: TAYLOR CONSULTING GROUP, INC.

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

DRAFT



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

8414 W. Farm Rd., #180, Las Vegas, Nevada 89131 (702) 483-7045

9/30/24

MY

WS 24-0476

REVISED



Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-24-700031-KKAZ, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 5.08 acres.

Generally located on the east side of Durango Drive, 800 feet north of Robindale Road within Spring Valley. MN/gc (For possible action)

RELATED INFORMATION:

APN:
176-09-201-001

EXISTING LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:
SPRING VALLEY - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description
General Summary

- Site Address: 7508 S. Durango Drive
- Site Acreage: 5.08
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed Compact Neighborhood (CN) land use category will allow for a greater mix of housing types in the area while addressing the growing demand for affordable and accessible housing. The proposed use will contribute to the existing residential fabric by offering additional housing options in an area already characterized by a strong residential presence. Additionally, all necessary infrastructure is already in place for the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0171	Reclassified the site from R-E to C-1 zoning for a vehicle wash facility	Approved by BCC	June 2023
VS-23-0172	Vacated and abandoned government patent easements	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500046	Tentative map for a 1 lot commercial subdivision for a vehicle wash facility	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	James Regional Sports Park
South	Neighborhood Commercial	CG	Mini-warehouse facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch PCO)	Single-family detached residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-24-0599	A zone change to reclassify the site from CG to RM18 is a companion item on this agenda.
WS-24-0600	A waiver of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-24-0598	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-24-500130	A tentative map for 80 residential condominium units is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Neighborhood Commercial (NC) to Compact Neighborhood (CN). Intended primary land uses in the proposed CN land use category include single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Supporting land uses include accessory dwelling units, multi-family dwellings, and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Compact Neighborhood (CN) is compatible with the surrounding area. The higher density residential use will benefit from the James Regional Sports Park that is on the adjacent property to the north and east. Thus, the request supports Policy 1.3.5 of the Master Plan which encourages the integration and connection of parks, trails, community gardens, open space, and recreational amenities in new neighborhoods to enhance the health and quality of life of residents. The CN land use category will not adversely impact the mini-warehouse facility on the adjacent property to the south, and the single-family residential uses to the west are separated from the site by Durango Drive (an arterial street). There are adequate commercial services in the area nearby, particularly near the intersection of Warm Springs Road and Durango Drive. Demand for commercial uses along Durango Drive farther south, especially near Windmill Lane, appear to be low as properties planned for commercial uses went undeveloped for many years until they were eventually developed with residential uses instead. Additionally, the request complies with Policy 1.1.1 which encourages the provision of diverse housing types at varied densities that seek opportunities to expand "middle" housing options that are less prevalent such as townhomes and smaller multi-family complexes. For these reasons, staff finds the request for the CN land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TOUCHSTONE LIVING

**CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89118**

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-09-201-001

PROPERTY ADDRESS/ CROSS STREETS: Robindale & Durango

DETAILED SUMMARY PROJECT DESCRIPTION

5.08 gross acre, 80 unit multifamily residential subdivision with 15.75 dwelling units per acre generally located Northeast of Durango Drive & Robindale Road.

PROPERTY OWNER INFORMATION

NAME: KKAZ, LLC
 ADDRESS: 9205 W. Russell Road Suite 235
 CITY: Las Vegas STATE: NV ZIP CODE: 89148
 TELEPHONE: 702-929-3126 CELL: _____ EMAIL: dmanning@touchstoneliving.com

APPLICANT INFORMATION (must match online record)

NAME: Touchstone Living Inc.
 ADDRESS: 9205 W. Russell Road Suite 235
 CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
 TELEPHONE: 702-929-3126 CELL: _____ EMAIL: dmanning@touchstoneliving.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering ATTN: Nicole Chavarria
 ADDRESS: 6030 S. Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL: _____ EMAIL: nicolec@taneycorp.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.

 Property Owner (Signature)*

Arezo Fathie
 Property Owner (Print)

May 30, 2024
 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 type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) PA-24-700031

ACCEPTED BY [Signature]

PL MEETING DATE 12/17/24

DATE 10/22/24

BCC MEETING DATE 01/22/25

FEES _____

TAB/CAL LOCATION Spring Valley

DATE 11/26/24



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

September 23, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Planner
Copy

Re: Robindale & Durango
APR-24-100620
APN: 176-09-201-001
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Touchstone Living Inc is respectfully submitting justification for a Master Plan Amendment for a proposed multi-family residential subdivision. In the Master Plan Amendment Commissioner Concurrence from dated 07/17/2024, Commissioner Michael Naft granted concurrence for the Master Plan Amendment & Rezone (Zone Change).

Project Description

The proposed development site consists of 1 parcel (APN 176-09-201-001) totaling 5.08-acres, 80 units multi-family residential subdivision with 15.75 dwelling units per acre, generally located Northeast of Durango Drive & Robindale Road. The master plan of the subject is currently zoned NC (Neighborhood Commercial).

Master Plan Amendment

This request is to amend the land use of the subject parcel from NC (Neighborhood Commercial) to CN (Compact Neighborhood - up to 18 du/ac). This is requested in support of the proposed rezoning from CG (Commercial General) to RM18 (Residential Multi-Family 18) of the proposed multi-family residential development. The proposed density is 15.75 du/ac.

The proposed development conforms to the following Countywide Goals and Policies:

Policy 1.1.1: Mix Of Housing Types - This development will serve as a contributor to the county's diverse housing portfolio by offering 'middle housing' options. It will introduce condominiums, designed to bridge the gap between traditional single-family homes and higher-density multi-family developments, addressing the growing demand for affordable and accessible housing. This project aligns with the county's broader goals of promoting sustainable growth and providing residents with more diverse living options that cater to varying income levels and lifestyles.

Policy 1.1.2: Housing Access - This site is located in an area where all necessary infrastructure is already in place.

Policy 1.3.1: Neighborhood Identity - The development will provide character defining features such as community signage, common landscape area and gated entry.



Policy 1.4.3: Code Enforcement – The proposed development will have Home Owners Association to help minimize zoning violations and other neighborhood concerns.

Additionally, the proposed development conforms to the following Spring Valley Goals and Policies:

Policy SV-1.1: Neighborhood Integrity - The proposed development will contribute to the existing residential fabric by offering additional housing options in an area already characterized by a strong residential presence. This project will complement the surrounding neighborhood, supporting community stability while addressing housing needs.

Policy SV-1.3: Neighborhood Revitalization - The proposed development will introduce condominiums, designed to bridge the gap between traditional single-family homes and higher-density multi-family developments, addressing the growing demand for affordable and accessible housing and more housing option.

Furthermore, the proposed Master Plan Amendment respond to the urgent need for infill developments within Clark County. Infill development is crucial for optimizing land use, promoting sustainability, and fostering a more connected and integrated urban fabric. By repurposing and enhancing underutilized spaces, this request contributes to the county's sustainability goals, ensuring efficient land utilization. The subject site blending residential spaces harmoniously within the existing community while responsibly addressing the growing demand for housing.

This application not only addresses the current needs of the community but also proactively accommodates future growth within Clark County. The Master Plan Amendment, in conjunction with the Zone Boundary Amendment, prioritizes a forward-thinking approach to land use planning, aiming to optimize the subject parcel with due consideration for its specific geographical and environmental context. This ensures a sustainable and resilient development that aligns with the long-term vision for the region.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	NC (Neighborhood Commercial)	Commercial General (CG)
North (Developed)	PF (Public Facility)	Public Use (PU)
South (Developed)	NC (Neighborhood Commercial)	Commercial General (CG)
East (Undeveloped)	Public Facility (PF)	Public Use (PU)



West (Developed)	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)
---------------------	---	---------------------------------------

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Austin Chen
Senior Land Planner

4

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0599-KKAZ, LLC:

ZONE CHANGE to reclassify 5.08 acres from a CG (Commercial General) Zone to an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley (description on file). MN/hw (For possible action)

RELATED INFORMATION:

APN:

176-09-201-001

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7508 S. Durango Drive
- Site Acreage: 5.08
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates the surrounding area already has a strong residential presence given the zoning and existing development in the surrounding area. The applicant also states the proposed zone change would allow for valuable and varied housing opportunities. Finally, the applicant states the location of the existing park directly to the north and east of the subject site will be a valuable asset for any proposed community on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500046	1 lot commercial subdivision for a vehicle wash facility	Approved by BCC	June 2023
VS-23-0172	Vacated and abandoned government patent easements	Approved by BCC	June 2023
ZC-23-0171	Reclassified the site from R-E to C-1 zoning for a vehicle wash facility	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	James Regional Sports Park
South	Neighborhood Commercial	CG	Mini-warehouse facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch PCO)	Single-family detached residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700031	The redesignation of the site from the Neighborhood Commercial land use designation to the Compact Neighborhood land use designation is a companion item on this agenda.
WS-24-0600	A waiver of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-24-0598	A vacation and abandonment for government patent easements is a companion item on this agenda.
TM-24-500130	A tentative map for 80 residential condominium units is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the surrounding area is primarily zoned for public use and commercial development on the east side of Durango Drive and mid-intensity single family residential development on the west side of Durango Drive. There is, however, similar multi-family zoning in the area particularly on the northeast side of the park and to the northwest along Warm Springs Road. The RM18 zoned properties along Warm Springs Road are a mix of high density single-family residential and medium density multi-family residential development. In addition, there appears to be a general demand for residential uses in the surrounding based on several zone changes that have occurred on the north and south sides of the adjacent park. The residential areas in the nearby area are mostly single-family residential developments with multi-family developments interspersed. This seems to indicate a trend to a less commercial area and a general ability of the area to support multi-family residential development. Finally, staff finds the proposed subdivision supports Master Plan Policies 1.3.1 and 1.4.4, and Spring Valley Specific Policy SV-1.1, which all support the development of compatible residential developments within in-fill areas of existing neighborhoods and supports the diversification of the existing housing stock. For these reasons, staff finds the request for the RM18 Zone is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0199-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-09-201-001

PROPERTY ADDRESS/ CROSS STREETS: Robindale & Durango

DETAILED SUMMARY PROJECT DESCRIPTION

5.08 gross acre, 80 unit multifamily residential subdivision with 15.75 dwelling units per acre generally located Northeast of Durango Drive & Robindale Road.

PROPERTY OWNER INFORMATION

NAME: KKAZ, LLC

ADDRESS: 9205 W. Russell Road Suite 235

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

TELEPHONE: 702-929-3126

CELL _____

EMAIL: dmanning@touchstoneliving.com

APPLICANT INFORMATION (must match online record)

NAME: Touchstone Living Inc.

ADDRESS: 9205 W. Russell Road Suite 235

CITY: Las Vegas

STATE: NV

ZIP CODE: 89148

REF CONTACT ID # _____

TELEPHONE: 702-929-3126

CELL _____

EMAIL: dmanning@touchstoneliving.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering ATTN: Nicole Chavarria

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-362-8844

CELL _____

EMAIL: nicolec@taneycorp.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.

Arezo Fathie

May 30, 2024

Property Owner (Signature)*

Property Owner (Print)

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 type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 26-24-0599

ACCEPTED BY: HW

PL MEETING DATE 12/17/24

DATE 10/22/24

BCC MEETING DATE 01/22/25

FEE: \$1,700

TAB/CAC LOCATION: Spring Valley

DATE 11/26/24



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

September 23, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: **Robindale & Durango**
APR-24-100620
APN: 176-09-201-001
Justification Letter

Planner
Copy

To whom it may concern:

Taney Engineering, on behalf of Touchstone Living Inc is respectfully submitting justification for a Rezone (Zone Change) for a proposed multi-family residential subdivision. In the Master Plan Amendment Commissioner Concurrence from dated 07/17/2024, Commissioner Michael Naft granted concurrence for the Master Plan Amendment & Rezone (Zone Change).

Project Description

The proposed development site consists of 1 parcel (APN 176-09-201-001) totaling 5.08-acres, 80 units multi-family residential subdivision with 15.75 dwelling units per acre, generally located Northeast of Durango Drive & Robindale Road. The subject site is currently zoned CG (Commercial General).

Rezone (Zone Change)

The justification for this amendment is rooted in the proximity of the subject parcel to surrounding properties within 500 feet. The property to the west is zoned RS3.3, to the South is zoned CG, and the property to the north and east is zoned PF (Public Facility). The proposed development will add valuable housing opportunities to this area, which already has a strong residential presence. Additionally, the development will connect to the nearby Public Facility, enhancing the community's quality of life by providing more accessible amenities for residents to enjoy. The proposed change from CG to RM18 reflects a forward-looking approach to land use planning that addresses the evolving needs of the region.

The project site is adjacent to properties with the following zoning categories and planned land use:

<i>Surrounding Property</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property (Undeveloped)	NC (Neighborhood Commercial)	Commercial General (CG)
North (Developed)	PF (Public Facility)	Public Use (PU)



South (Developed)	NC (Neighborhood Commercial)	Commercial General (CG)
East (Undeveloped)	Public Facility (PF)	Public Use (PU)
West (Developed)	MN (Mid-Intensity Suburban Neighborhood up to 8 du/ac)	Residential Single-Family 3.3 (RS3.3)

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Austin Chen
Senior Land Planner

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0598-KKAZ, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Robindale Road and Eldorado Lane (alignment) and between Durango Drive and Cimarron Road within Spring Valley (description on file). MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-09-201-001

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans show the vacation and abandonment of government patent easements that run along the perimeter of the subject site. Along the northern, eastern, and southern property lines, a 33 foot wide patent easement is proposed to be vacated. The applicant indicates the existing patent easements are no longer necessary to access adjacent properties nor are necessary for the development of the site, and the vacation of these easements should not affect the surrounding area or property owners.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500046	1 lot commercial subdivision for a vehicle wash facility	Approved by BCC	June 2023
VS-23-0172	Vacated and abandoned government patent easements	Approved by BCC	June 2023
ZC-23-0171	Reclassified the site from R-E to C-1 zoning for a vehicle wash facility	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	James Regional Sports Park
South	Neighborhood Commercial	CG	Mini-warehouse facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch PCO)	Single-family detached residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700031	The redesignation of the site from the Neighborhood Commercial land use designation to the Compact Neighborhood land use designation is a companion item on this agenda.
ZC-24-0599	A zone change to reclassify the site from CG to RM18 is a companion item on this agenda.
WS-24-0600	A waiver of development standards and a design review for a multi-family residential development is a companion item on this agenda.
TM-24-500130	A tentative map for 80 residential condominium units 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 patent easements are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING

CONTACT: TANEY ENGINEERING, INC. 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-09-201-001

PROPERTY ADDRESS/ CROSS STREETS: Robindale & Durango

DETAILED SUMMARY PROJECT DESCRIPTION

5.08 gross acre, 80 unit multifamily residential subdivision with 15.75 dwelling units per acre generally located Northeast of Durango Drive & Robindale Road.

PROPERTY OWNER INFORMATION

NAME: KKAZ, LLC
ADDRESS: 9205 W. Russell Road Suite 235
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: 702-929-3126 CELL _____ EMAIL: dmanning@touchstoneliving.com

APPLICANT INFORMATION (must match online record)

NAME: Touchstone Living Inc.
ADDRESS: 9205 W. Russell Road Suite 235
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: 702-929-3126 CELL _____ EMAIL: dmanning@touchstoneliving.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering ATTN: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: nicolec@taneycorp.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.

Property Owner (Signature)*

Arezo Fathie
Property Owner (Print)

May 30, 2024
Date

DEPARTMENT USE ONLY:

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| <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 type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) VS-24-0598

ACCEPTED BY [Signature]

PC MEETING DATE 12/17/24

DATE 10/22/24

BCC MEETING DATE 01/22/25

FEES \$

TAB/CAC LOCATION Spring Valley

DATE 11/26/24



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

August 5, 2024

Clark County
Department of Public Works
500 South Grand Central Parkway
Las Vegas, NV 89155

Planner
Copy

Re: **Robindale & Durango**
APR-24-100620
APN: 176-09-201-001
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Touchstone Living Inc; is respectfully submitting justification for the vacation of a patent easements.

Patent Easement Vacation

This request is to vacate 33-foot-wide portions of patent easements located along the north, east, and south property boundaries of APN: 176-09-201-001.

Due to the subject parcel being developed into multi-family condominiums, the stated patent easement is no longer necessary.

A legal description, exhibit, and supporting documents for the vacation have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Susan Florian
Land Planner

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12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0600-KKAZ, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setbacks; 2) reduce buffering and screening; 3) increase wall height; 4) increase retaining wall height; and 5) reduce throat depth.

DESIGN REVIEW for a proposed multi-family, condominium development on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-09-201-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the interior side setbacks to 10 feet where a minimum of 20 feet is required per Section 30.02.09B (a 50% reduction)
2.
 - a. Reduce the width of a landscape buffer along the eastern property line to 10 feet where a minimum of 15 feet is required per Section 30.04.02C (a 33% reduction).
 - b. Reduce the width of a landscape buffer along the northern property line to 10 feet where a minimum of 15 feet is required per Section 30.04.02C (a 33% reduction).
 - c. Reduce the height of a decorative screening wall along the eastern property line to 6 feet where a minimum of 8 feet is required per Section 30.04.02C (a 25% reduction).
 - d. Reduce the height of a decorative screening wall along the northern property line to 6 feet where a minimum of 8 feet is required per Section 30.04.02C (a 25% reduction).
 - e. Allow trees within a landscape buffer to be in a single row where trees in two staggered rows are required by Section 30.04.02C.
3. Increase the height of a decorative wall within the first 15 feet of the front property line to 6 feet where 3 feet is the maximum height per Section 30.04.03B (a 100% increase).
4. Increase the height of a retaining wall to 6 feet where 3 feet is the maximum per Section 30.04.03C (a 100% increase).
5. Reduce the required throat depth for the north driveway along Durango Drive to 50 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7508 S. Durango Drive
- Site Acreage: 5.08
- Project Type: Multi-family condominiums
- Number of Units: 80
- Density (du/ac): 15.75
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 1,641 (minimum)/1,762 (maximum)
- Open Space Required/Provided: 14,400/19,153
- Parking Required/Provided: 156/160
- Sustainability Required/Provided: 5/5

Site Plans

The plans show a proposed, multi-family, condominium development located on the east side of Durango Drive, approximately 805 feet north of Robindale Road. The plans show the proposed condominium development is designed more similarly to a single-family attached townhome product with a complex of buildings each with several units located side by side. The plans indicate that each unit will be mapped as airspace. The proposed development will contain a total of 11 buildings with 4 of the buildings containing 6 units and 7 buildings containing 8 units. The 4 unit buildings will be north-south oriented and will primarily be located along Durango Drive. The 8 unit buildings are east-west oriented and are located primarily along the length of the eastern property line grouped into 2 building pods which face each other. Each unit is shown with a backyard with a concrete pad and vinyl fence to enclose these spaces. The backyards either back up to another unit's backyard or the exterior of the site. The backyards that are located along Durango Drive are shown to have a 6 foot tall decorative block wall along the western portions of their backyard spaces. The 6 unit buildings are along the western side of the site are shown to be setback 25 feet from Durango Drive, while the 8 unit buildings are shown to be setback 20 feet from the eastern property line. The southern most building is setback approximately 71 feet from the southern property line and the northern most building (Building 11) is shown to be setback 10 feet from the northern property line. Access to the site is provided from Durango Drive by 2 gated driveways located in the northwest and southwest corners of the site. The northern driveway will be a 54 foot wide 2 way driveway consisting of 2, 25 foot wide lanes and a 4 foot wide central medium. There are 2, 25 foot wide wrought iron gates associated with the northern driveway are shown to be setback nearly 77 feet. The southern driveway is shown to be 33 feet wide, have a single lane, and with a wrought iron gate setback 32.5 feet from Durango Drive. No garages are provided within this development, but a total of 160 covered and uncovered parking spaces are provided where 156 spaces are required. The spaces are located in parking courts located along the southern property line, to the east of the 6 unit buildings, and in 3, 138.5 to 148.5 foot long dead-end parking courts located in the middle of each 8 unit building pod. The plans also show that a 2,000 square foot pool with an associated restroom and equipment building are proposed between Buildings 2 and 3 in the western portion of the site. Finally, the provided cross sections show a maximum 6 foot tall retaining wall is needed in the northeast corner of the site.

Landscaping

The landscaping plan show there are 3 types of landscaping being provided: street landscaping, parking lot landscaping, and buffer landscaping. Along Durango Drive, a 5 foot wide detached sidewalk has been shown between 2, 5 foot wide landscape strips along the entire frontage, except where the driveways are located. The provided street landscaping strips are shown to contain 19 Escarpment Oak (*Quercus fusiformis*) trees where a total of 20 such trees are required. The trees within the street landscape strips are generally spaces 30 feet apart and are staggered where possible. Within the parking lot, 27 Utah Juniper (*Juniperus Osteosperma*) trees, combined with street and perimeter landscaping trees, are generally placed in landscaping islands and strips every 6 spaces, sometimes adjacent to covered parking spaces. A total of 35 parking lot trees are required with 35 trees provided along with an additional 12 trees spaced throughout the interior of the site. Along the northern and eastern property lines, a 10 foot wide landscaping strip is provided with a 6 foot tall decorative block screen wall. Within the perimeter landscaping strip is a single row of Utah Juniper trees spaced approximately every 10 feet on center.

In terms of open space, a total of 14,400 square feet of open space is required with 19,153 square feet being provided. This open space is being provided by the 4,791 square foot pool area located in the west-central portion of the site. The remaining 14,362 square feet is being provided by a programmed landscaped area incorporated into the landscape buffer along the eastern property line. This area is shown to contain a small walking and bike trail, benches, and access to the park directly to the west.

Elevations

The elevations provided show both the 6 unit and 8 units buildings will have the same general exterior design. The 6 unit and a majority of the 8 unit buildings are shown to be 3 stories tall, with portions of the 8 unit buildings being only 2 stories, and will reach a maximum of 35 feet in height. All residences are shown to consist of painted stucco, gabled roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions, and. All models are shown with an awning covered entry porch and significant fenestration.

Floor Plans

The plans show there are 4 types of standard models for both the 6 unit and 8 unit buildings. Each model is shown to be designed for the exterior or interior unit locations within the building. The models shown range in size from 1,641 square feet up to 1,762 square feet of living space, not including the backyard spaces, spread across 2 and 3 stories. Each model is shown to have 3 bedrooms with options that include closets, ensuite bathrooms, large living and dining spaces, and kitchens.

Applicant's Justification

The applicant states the proposed reduced setbacks and landscaping buffer are justified due to the affected areas being adjacent to the existing park which is located to the north and east of the site. The applicant indicates that due to the park the reduced setbacks and buffer should not cause impacts on either the park or the proposed development. The applicant also states the increased height of the wall in the front setbacks should improve privacy from the site and will complement the surrounding aesthetics. In addition, the applicant indicates the increased height

of the retaining wall is only needed in the northwest corner and is needed for the drainage of the site due to an existing swale.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500046	1-lot commercial subdivision for a vehicle wash facility	Approved by BCC	June 2023
VS-23-0172	Vacated and abandoned government patent easements	Approved by BCC	June 2023
ZC-23-0171	Reclassified the site from R-E to C-1 zoning for a vehicle wash facility	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	James Regional Sports Park
South	Neighborhood Commercial	CG	Mini-warehouse facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch PCO)	Single-family detached residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700031	The redesignation of the site from the Neighborhood Commercial land use designation to the Compact Neighborhood land use designation is a companion item on this agenda.
ZC-24-0599	A zone change to reclassify the site from CG to RM18 is a companion item on this agenda.
VS-24-0598	The vacation and abandonment of patent easements is a companion item on this agenda.
TM-24-500130	A tentative map for 80 residential condominium units is a companion item on this agenda.

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

Waivers of Development Standards

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.

Waiver of Development Standards #1

Staff finds the purpose of reviewing setback reductions is to assure that the proposed buildings will not impact the surrounding properties and will also not pose any safety hazards. The proposed reduction in setbacks is primarily for 1 building located in the northeast corner of the site, otherwise, all other buildings comply with the setback standards of the RMI8 district. In this case, the adjacent property is a park with the nearest habitable structure on that property hundred of feet away. In addition, the proposed buildings are a maximum of 35 feet and maintain a more single-family residential feel than a more traditional multi-family building. As a result, while staff does not normally support reductions in setbacks, given the nature of the building and its relationship to the surrounding area, the proposed reduction should not impact the neighboring property nor create a safety hazard as well. Staff can support this waiver of development standards.

Waiver of Development Standards #2

In general, the purpose of landscape buffers is to reduce the impacts of higher intensity uses, in this case a multi-family development, on less intense uses. Staff finds the proposed multi-family development will function more like a medium density single-family attached residential development and be a relatively low intensity use compared to the sports park adjacent to the site. Staff also finds the proposed composition of the landscape buffer still meets the intent of Title 30 by providing trees that are 10 feet apart, which should help to reduce any noise and light impact both on and from the park. Finally, while the wall being provided is only 6 feet, the wall will generally be placed on top of retaining walls, which will increase its height closer to the required 8 feet from the perspective of the adjacent park. In addition, a 6 foot wall should be sufficient to maintain the privacy of the residential development and to keep any potential impacts from reaching the park patrons given the distance of the residential development to the near park structure.

Waiver of Development Standards #3

The purpose of limiting walls in the front setbacks of a development is reduce the potential for a canyoning effect on streets and to improve safety of first responders to a site. Staff finds the proposed wall is necessary to maintain the privacy of residents that will live along Durango Drive, as the backyards of the adjacent homes will be along Durango Drive. Additionally, there are similar walls located along this block of Durango Drive. Both the adjacent walls and the proposed wall along Durango Drive are setback at least 15 feet for both infrastructure and landscaping. These setbacks help to reduce the canyoning of the streetscape and proposed landscaping will help to soften the appearance of the wall from the street as well. Finally, given the more single-family residential feel of the proposed development, street facing walls are quite common in those types of development and first responders would need to enter the development to access any of the units, which quells any issues of the front yard walls in terms of safety. For these reasons, staff can support this waiver of development standards.

Waiver of Development Standards #4

Staff finds that most of the subject site's retaining walls are 3 feet or less except for a portion of the site in the northeast corner where the retaining wall could reach 6 feet tall. Staff finds the proposed retaining wall will mainly face a parking lot associated with adjacent park. As a result, staff finds there should be issues related to privacy as the proposed residential development will be the higher property, the adjacent park is public, and there are no structures or uses that should be impacted by the increased height of the wall. For these reasons, staff can support this waiver of development standards.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed residential development is similar in character to other developments within the area due to its single-family residential feel even though it will more multi-family in nature. While there are no physical similar residential developments in the area, the proposed multi-family townhouse development will offer a unique and additional option for housing in the area. The development will have access to the park that is to the north and east and should not greatly impact the uses in the park, as well. In addition, the proposed development will also help to activate an unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds the proposed architecture are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed designs are attractive, modern, and fit the aesthetics of the newer homes in the neighborhoods of Spring Valley. The overall development is provided with sufficient access to the internal drives and external street systems and on-site parking is well provided to avoid issues that can arise from on-site parking. Staff also finds the proposed landscaping being provided should enhance not only the interior open spaces, but also the street frontage by providing shading opportunities for pedestrians and for the reduction of heat island related effects. Staff also find both pool and enhanced landscape buffer on the east side of the property will provide ample active and passive recreational areas for the proposed development. Finally, staff finds the proposed subdivision supports Master Plan Policies 1.3.1 and 1.4.4, and Spring Valley Specific Policy SV-1.1, which all support the development of compatible residential developments within in-fill areas of existing neighborhoods and supports the diversification of the existing housing stock. For these reasons, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff finds the reduced throat depth at the call box on Durango Drive will result in the stacking of vehicles in the right-of-way. There are nearby parks, and multiple businesses in the area that utilize Durango Drive thus further increasing traffic density. Therefore, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of development #1 through #4; and the design review; denial of waiver of development standards #5. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Expunge ZC-23-0171 and TM-23-500046;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the

completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0199-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-09-201-001

PROPERTY ADDRESS/ CROSS STREETS: Robindale & Durango

DETAILED SUMMARY PROJECT DESCRIPTION

5.08 gross acre, 80 unit multifamily residential subdivision with 15.75 dwelling units per acre generally located Northeast of Durango Drive & Robindale Road.

PROPERTY OWNER INFORMATION

NAME: KKAZ, LLC
ADDRESS: 9205 W. Russell Road Suite 235
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: 702-929-3126 CELL _____ EMAIL: dmanning@touchstoneliving.com

APPLICANT INFORMATION (must match online record)

NAME: Touchstone Living Inc.
ADDRESS: 9205 W. Russell Road Suite 235
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: 702-929-3126 CELL _____ EMAIL: dmanning@touchstoneliving.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering ATTN: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: nicolec@taneycorp.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.

Property Owner (Signature)*

Arezo Fathie
Property Owner (Print)

May 30, 2024
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 type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) WS-24-0600

ACCEPTED BY [Signature]

PC MEETING DATE 12/17/24

DATE 10/22/24

BCC MEETING DATE 01/22/25

FEES _____

TAB/CAC LOCATION Spring Valley

DATE 11/26/24



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

October 9, 2024

Clark County
Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Planner
Copy

Re: **Robindale & Durango**
APR-24-100620
APN: 176-09-201-001
Justification Letter

To whom it may concern:

Taney Engineering, on behalf of Touchstone Living Inc is respectfully submitting justification for Waivers of Development Standards and a Secondary Access Width Reduction and a Throat Depth Reduction for a proposed condominium community residential subdivision.

Project Description

The proposed development site consists of 1 parcel (APN 176-09-201-001) totaling 5.08-acres, 80 units multi-family residential subdivision with 15.75 dwelling units per acre, generally located Northeast of Durango Drive & Robindale Road. We discovered that the vacation (VS-23-0172) was submitted by Kaempfer Crowell, but they will not be recording the approved vacation. Therefore, we will proceed with submitting our own vacation application. Please expunge VS-23-0172.

Waiver of Development Standards

- **Setbacks**

This request is to waive Section 30.02.09. B to allow 10- foot side interior setback (north) where a 20- foot setback is required. This reduced setback will apply to the portion of the property that abuts a Public Facility (regional park). Given the nature of the adjacent land use, we believe this modification will not result in any adverse impacts to neighboring properties or the community. The reduced setback will still allow for proper site functionality and will not compromise safety or accessibility. Additionally, the proximity to the Public Facility (regional park) ensures that there will be minimal, if any, impact on the surrounding residential or commercial areas. This request is made with the intent to optimize the site layout while maintaining compliance with overall planning objectives, which we believe contributes positively to the community without causing any adverse effects. We believe the impact to be negligible. One large evergreen tree will be planted adjacent to each proposed unit in the private yard area abutting the north shared property line to aid in buffering from the existing park to the north.

- **Landscape Buffer and Walls**

This request seeks to waive Section 30.04.03.C to allow a 10-foot side landscape buffer where a 15-foot buffer is typically required. The proposed reduction applies to the portion of the property adjacent to a Public Facility (regional park). Given the nature of the adjacent land use, this modification is not expected to result in any adverse impacts on neighboring properties or the broader community. The reduced landscape buffer will



continue to support proper site functionality while maintaining safety, accessibility, and aesthetic standards. Due to the site's proximity to the Public Facility, the reduction will have minimal, if any, impact on nearby residential or commercial areas. Additionally, this waiver aligns with broader planning goals by optimizing the site layout without compromising overall compliance, ensuring that the development remains a positive contribution to the community. To enhance buffering, one large evergreen tree will be planted in the private yard area adjacent to each proposed unit along the north property line, further mitigating any potential impact from the existing park. We believe the overall impact of this modification will be negligible and that it will achieve a balanced approach to site development."

This request also seek a waiver of Section 30.04.03.B.1.(a) to allow a 6-foot tall solid wall, constructed of colored split-face block, where a maximum height of 3 feet is typically along Durango Drive. The increased wall height is intended to provide enhanced privacy for the rear yards of the development, ensuring a higher level of security and seclusion for residents. The wall will be designed to complement the surrounding aesthetics while addressing the functional need for privacy without negatively impacting the overall streetscape or neighboring properties.

For the walls along the northern and eastern boundaries, we are proposing the installation of a 6-foot high decorative CMU wall where an 8-foot high wall is typically required in accordance with Section 30.04.02.C.1.i. The proposed walls will abut a park site on both the north and east sides, and we believe the reduced height will still provide sufficient screening and aesthetic enhancement while maintaining the intended function of a boundary wall. This request for a reduced wall height is aimed at achieving a balance between maintaining a visually appealing design and adhering to the practical needs of the site, without compromising the security or privacy of the adjacent properties.

- **Wall Height (Retaining Wall)**

This request is to waive Section 30.04.03 (C)(2)(i) to allow for a maximum 6-foot-high retaining wall where 3 feet is maximum allowed. The increased wall height allows for better control and redirection of water runoff. This not only helps with the drainage on the subject property but also protects neighboring properties from potential water damage. Properly managing water flow is critical in preventing issues like flooding, foundation weakening, or landscape erosion on adjacent lots. The 6-ft of retaining wall height if required along the north boundary of the site at a location where an existing natural swale crosses from the proposed development into the north park property. Most of the balance of the site will be in compliance with code requirements for wall heights.

Design Review

- **Alternative Open Space Design**

Per Section 30.04.05.1.4, required landscape and buffer areas cannot be counted towards the required common open space. However, we plan to enhance the buffer area by incorporating a trail and seating areas with benches, effectively programming the space for recreational use. This will create a garden-like atmosphere that adds aesthetic and functional value to the development, offering a serene environment for residents. The design will also improve accessibility to both the building and the adjacent park, providing a seamless connection between the development and nearby public amenities, fostering a greater sense of community for residents



- **Alternative Building Design**

This request seeks a waiver of Section of 30.04.05.F.2.iii. The primary entrance for the building is typically designated as a clubhouse, where essential amenities such as mail services are provided. However, since a clubhouse is not included in the current design, we will be requesting a waiver for this requirement. The code outlined in Section 30.04.05.F.2.iii was developed with larger buildings in mind, which generally have direct access to public rights-of-way. Given the nature and scale of this project, a waiver is appropriate to account for the differing building design and access configuration. We believe this approach will still meet the functional needs of residents while maintaining overall compliance with local development standards.

- **Alternative Street and Parking Lot Landscaping Design**

We are proposing an alternative design for street and parking lot landscaping for the currently submitted plan. This alternative approach is intended to enhance the aesthetic appeal and functionality of the landscaping while meeting the project's specific needs. Our proposal aims to provide a visually cohesive and sustainable landscape design that aligns with the overall development vision, while also maintaining compliance with relevant landscaping standards and regulations. This tailored solution will ensure that the proposed street and parking areas remain attractive, accessible, and environmentally responsible.

Throat Depth Reduction

We are proposing a reduction in throat depth for site access in accordance with RTC 222.1. While the minimum required throat depth for a site with 101 to 200 parking spaces is 100 feet, we are requesting a reduced throat depth of 50 feet to accommodate two vehicles queued at the call box. Despite having 160 parking stalls, we are providing approximately 52 feet of throat depth. To support this waiver request, a queue analysis was conducted using the ITE Trip Generation Manual (11th Edition), which demonstrates that the queue will not exceed two vehicles 95% of the time. This data reinforces the suitability of the proposed throat depth reduction, ensuring that the access design will continue to provide safe and efficient operations while accommodating the specific needs of this development.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

Austin Chen

Austin Chen
Senior Land Planner

12/17/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-24-500130-KKAZ, LLC:

TENTATIVE MAP consisting of 80 condominium units and 3 common lots on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-09-201-001

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7508 S. Durango Drive
- Site Acreage: 5.08
- Project Type: Multi-Family Condominiums
- Number of Units: 80
- Density (du/ac): 15.75

The plans show a proposed, multi-family, condominium development located on the east side of Durango Drive, approximately 805 feet north of Robindale Road. The plans show the proposed condominium development is designed more similarly to a single-family attached townhome product with a complex of buildings each with several units located side by side. The plans indicate that each unit will be mapped as airspace. The proposed development will contain a total of 11 buildings, with 4 of the buildings containing 6 units, and 7 buildings containing 8 units. The 6 unit buildings will be north-south oriented and will primarily be located along Durango Drive. The 8 unit buildings are east-west oriented and are located primarily along the length of the eastern property line grouped into 2 building pods which face each other. Each unit is shown with a backyard with a concrete pad and vinyl fence to enclose these spaces. The backyards either back up to another unit's backyard or the exterior of the site. The backyards that are located along Durango Drive are shown to have a 6 foot tall decorative block wall along the western portions of their backyard spaces. Access to the site is provided from Durango Drive by 2 gated driveways located in the northwest and southwest corners of the site. The northern driveway will be a 54 foot wide 2 way driveway consisting of 2, 25 foot wide lanes and a 4 foot wide central medium. There are 2, 25 foot wide wrought iron gates associated with the northern driveway are shown to be setback nearly 77 feet. The southern driveway is shown to be 33 feet wide, have a single lane, and with a wrought iron gate setback 32.5 feet from Durango Drive. No garages are provided within this development, but parking spaces are located in parking courts

located along the southern property line, to the east of the 6 unit buildings, and in 3, 138.5 to 148.5 foot long dead-end parking courts located in the middle of each 8 unit building pod. In terms of open space, a total of 14,400 square feet of open space is required with 19,153 square feet being provided. This open space is being provided by the 4,791 square foot pool area located in the west-central portion of the site within its own common elements. The remaining 14,362 square feet is being provided by a programmed landscaped area incorporated into the landscape buffer along the eastern property line. This area is shown to contain a small walking and bike trail, benches, and access to the park directly to the west. The 6 unit and a majority of the 8 unit buildings are shown to be 3 stories tall, with portions of the 8 unit buildings being only 2 stories, and will reach a maximum of 35 feet in height with units ranging in size from 1,641 square feet up to 1,762 square feet of living space, not including the backyard spaces, spread across 2 and 3 stories.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500046	1 lot commercial subdivision for a vehicle wash facility	Approved by BCC	June 2023
VS-23-0172	Vacated and abandoned government patent easements	Approved by BCC	June 2023
ZC-23-0171	Reclassified the site from R-E to C-1 zoning for a vehicle wash facility	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	James Regional Sports Park
South	Neighborhood Commercial	CG	Mini-warehouse facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch PCO)	Single-family detached residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700031	The redesignation of the site from the Neighborhood Commercial land use designation to the Compact Neighborhood land use designation is a companion item on this agenda.
ZC-24-0599	A zone change to reclassify the site from CG to RM18 is a companion item on this agenda.
WS-24-0600	A waiver of development standards and a design review for a multi-family residential development is a companion item on this agenda.
VS-24-0598	A vacation and abandonment for government patent easements is a companion item on this agenda.

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

Staff finds the proposed multi-family residential condominium subdivision is unique in design to other condominiums in the area, but the density is compliant with the RM18 regulations and the underlying master plan designation. The design of the units is similar to the subdivisions to the west. The internal network of drives provided allows for sufficient access to each unit and with driveways that will access an arterial street. The drives are wide enough to accommodate 2-way traffic in most places and turnarounds have been provided where needed. Landscaping areas are generally used to separate units from Durango Drive. There is no significant grading occurring on site and all landscaping and open space is appropriately contained within common elements. Staff finds this request meets the tentative map requirements and standards for approval as outlined in Title 30; therefore, can support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 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 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

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

- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

- Please be advised that unit numbers will be assigned during the final map review.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0199-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: TOUCHSTONE LIVING
CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS,
NV 89147



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 176-09-201-001

PROPERTY ADDRESS/ CROSS STREETS: Robindale & Durango

DETAILED SUMMARY PROJECT DESCRIPTION

5.08 gross acre, 80 unit multifamily residential subdivision with 15.75 dwelling units per acre generally located Northeast of Durango Drive & Robindale Road.

PROPERTY OWNER INFORMATION

NAME: KKAZ, LLC
ADDRESS: 9205 W. Russell Road Suite 235
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: 702-929-3126 CELL _____ EMAIL: dmanning@touchstoneliving.com

APPLICANT INFORMATION (must match online record)


NAME: Touchstone Living Inc.
ADDRESS: 9205 W. Russell Road Suite 235
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: 702-929-3126 CELL _____ EMAIL: dmanning@touchstoneliving.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering ATTN: Nicole Chavarria
ADDRESS: 6030 S. Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: nicolec@taneycorp.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.


Property Owner (Signature)*

Arezo Fathie
Property Owner (Print)

May 30, 2024
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) TM-24-500130

ACCEPTED BY AW

PC MEETING DATE 12/17/24

DATE 10/22/24

BCC MEETING DATE 01/22/25

FEES \$750

TAB/CAC LOCATION Spring Valley

DATE 11/26/24

8

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0606-CHURCH SERBIAN ORTHODOX ST. SIMEON:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate street landscaping; 3) eliminate buffering and screening; 4) increase maximum parking; 5) residential adjacency standards; and 6) driveway geometrics.

DESIGN REVIEW for modifications and expansion of an existing place of worship on 3.87 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the east side of Jones Boulevard and the south side of Viking Road within Spring Valley. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

163-13-401-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a partially constructed place of worship building to 95 feet where the maximum height permitted is 35 feet per Section 30.02.04B (a 171% increase).
2.
 - a. Eliminate street landscaping along Viking Road where a 10 foot wide minimum landscape strip shall be provided where an attached sidewalk is allowed to remain per Section 30.04.01D.
 - b. Eliminate street landscaping along a portion of Jones Boulevard where a 10 foot wide minimum landscape strip shall be provided where an attached sidewalk is allowed to remain per Section 30.04.01D.
3.
 - a. Eliminate the required landscape buffer strip where a double row of evergreen trees every 20 feet on center within a 15 foot wide landscape strip is required per Section 30.04.02C.
 - b. Allow a 6 foot high non-decorative screen where an 8 foot high decorative screen wall is required per Section 30.04.02C (a 25% reduction).
4. Allow a high activity area (playground/play field) adjacent to a residential use without a landscape buffer where not permitted per Section 30.04.06G.
5. Increase the number of allowable parking spaces provided to 114 spaces where 97 spaces are the maximum permitted per Section 30.04.04D (a 17% increase).
6.
 - a. Allow a commercial pan driveway where commercial curb return driveways are the standard per Uniform Standard Drawing 222.1.
 - b. Reduce departure distance between the southern driveway along Jones Boulevard from Saddle Avenue to 59 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 69% reduction).

**LAND USE PLAN:
SPRING VALLEY - PUBLIC USE**

**BACKGROUND:
Project Description**

General Summary

- Site Address: 3950 S. Jones Boulevard
- Site Acreage: 3.87
- Project Type: Place of worship
- Building Height (feet): 95
- Square Feet: 14,242 (existing)/5,622 (partially constructed)/19,864 (total)
- Parking Required/Provided: 80/114
- Sustainability Required/Provided: 7/3.5

History & Request

A place of worship was previously approved on the subject site through UC-13-82 in October 1982 and is still active as a place of worship has operated on the site continuously since that approval. The site has a history of various additions, which include the perimeter wrought iron fence that is located along all 3 street frontages. This fence was approved in December 1986 through VC-640-86. Another addition is the partially constructed place of worship building located in the northern portion of the site. This place of worship building, and an accompanying school building, was approved through UC-1301-98 in December 1998 with final plans for the building approved in April 2000 with DR-0416-00. Building on the site commenced with BD07-166108, but this building permit expired. The applicant is now requesting to re-entitle the partially constructed building in order to complete the building.

Site Plan

The plan depicts an existing place of worship located on the east side of Jones Boulevard and the south side of Viking Road. The plans show there is an existing 14,242 square foot place of worship building located in the south-central portion of the site. An existing artificial turf field and playground are to the east of the building adjacent to the eastern property line. The proposed modifications to the site include a partially constructed place of worship building and a proposed fire pump house building and are primarily located in the northern portion of the site. The partially constructed place of worship building is set back 122 feet from Viking Road, 71 feet from Jones Boulevard, 54 feet from the eastern property line, and approximately 110 feet north of the existing place of worship building. Additionally, the highest point of the partially constructed place of worship building is set back 108 feet from the eastern property line. The proposed fire pump house building is shown 112 feet north of the partially constructed place of worship building and 10 feet from Viking Road. The building is shown centrally located along the Viking Road frontage. Access to the site is provided by 3 commercial driveways located along Saddle Avenue and Jones Boulevard. There is 1 existing 28 foot wide driveway located in the southeast corner of the site along Saddle Avenue. Along Jones Boulevard, there are 2 existing 34 foot wide, one-way driveways. The existing entrance only driveway is located in the southwest corner of the site with the exit only driveway located centrally on the Jones Boulevard frontage. Parking is primarily on the southern portion of the site, particularly on the southern and western sides of the existing place of worship building with most of this parking existing on the

site already. Parking is also shown located between the 2 place of worship buildings and to the west of the partially constructed place of worship building. Overall, a total of 114 parking spaces are being provided where 80 parking spaces are required. Additionally, of the 114 parking spaces being provided 96 parking spaces already exist with the 18 new parking spaces provided directly to the west and south of the partially constructed place of worship building.

Landscaping

The plans show a mix of existing and proposed street and parking lot landscaping. Along Saddle Avenue, no additional landscaping is proposed with existing landscaping consisting mostly of small and medium shrub species within a 5 foot wide landscaping strip behind the existing attached sidewalk and wrought iron fence. Along Jones Boulevard, the existing landscaping consists mostly of small and medium shrub species within a 5 foot wide landscaping strip behind the existing attached sidewalk and wrought iron fence. This existing landscaping is found primarily along the southern portion of the Jones Boulevard frontage. The proposed landscaping along Jones Boulevard is located primarily along the northern frontage and consists of an 8.5 foot wide landscaping strip behind the existing attached sidewalk and wrought iron fence. The plans show this proposed landscaping strip will consist of 4 Mulga Acacia (*Acacia Aneura*) trees spaced 20 feet apart within the northern 60 feet of the proposed landscaping strip. The remainder of the landscaping strip will consist of various shrub species. There is no landscaping existing or proposed along the Viking Road frontage. The existing portion of the parking lot has an existing 8 foot wide landscape strip in the southern portion of the site. This landscape strip consists of various shrubs and palm trees. The proposed parking lot landscaping consists of 2 landscape islands within the row of new parking to the south of the partially constructed place of worship building and 2 landscape islands within the rows of parking to the west of the partially constructed place of worship building. No buffering landscaping is being provided along the eastern property line. Overall, a total of 4 medium street trees are being provided where a total of 19 new large trees (28 medium trees) are required, and a total of 7 parking lot trees have been provided where 7 trees are required.

Elevations & Floor Plans

The elevations show the currently partially constructed place of worship building is primarily constructed of a beige stone material with the domes and roof structures constructed with painted decorative metal. Additionally, the cornices are constructed of foam and painted stucco. The partially constructed place of worship building is typical of Serbo-Byzantine architecture with a central dome structure and a smaller dome structure next to the central dome structure. The partially constructed place of worship building due to its architecture has portions that vary in height. The majority of the building is about 40 feet tall, but there are 2 towers in the central and western portion of the building which extend up 85 feet and 67 feet, respectively. Each of these towers also contains a 10 foot cross structure which extends the height of the building up to 95 feet for the central tower and 77 feet for the western tower. The floor plans show the partially constructed place of worship building is mostly cross shaped and contains 5,622 square feet with the majority of the area being contained within the central and open nave space with wings coming off of this space. To the east of the nave space is the smaller and partially enclosed sanctuary space with an acolytes and vestry room coming off of the sanctuary. To the west of the nave are the open entry meso-nave space and the enclosed narthex/vestibule spaces.

The fire pump house building is shown to be primarily constructed of a beige stucco exterior with a sloped tile roof. The building will be 11 feet tall and will contain 144 square feet of interior space. The interior of the building will be a single room that will contain the pump for the fire sprinkler system in the partially constructed place of worship building.

Overall, all buildings on the site will be constructed of similar materials and will have similar exterior color schemes.

Applicant's Justification

The applicant states they are requesting the indicated waivers as the place of worship building is mostly constructed and the fire pump building is necessary to accommodate the necessary fire sprinklers within the place of worship building. The applicant also indicates they were not able to complete the partially constructed place of worship building in a timely manner due to a variety of monetary issues.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0416-00	85 foot high place of worship building expansion in conjunction with an existing place of worship - expired	Approved by PC	April 2000
UC-1301-98	150 foot high, 6,000 square foot expansion of an existing place of worship and future school - expired	Approved by BCC	December 1998
VC-2036-95	Private catering establishment within an existing place of worship	Approved by BCC	February 1996
VC-640-86	7 foot tall block and wrought iron fence along the property lines along public streets and within the front yard	Approved by PC	December 1986
UC-13-82	Place of worship with social hall, rectory and future school, and place of worship building	Approved by BCC	February 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office complex
South	Corridor Mixed-Use	RS20	U.S. Post Office
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family detached residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

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

Waivers of Development Standards

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.

Waiver of Development Standards #1

The purpose of reviewing increases to building height is to assure any increases will not negatively impact surrounding property owners, are set back sufficiently from streets to prevent building massing, are not a safety issue, and are compatible with the surrounding area. Staff finds the majority of the subject place of worship building is 40 feet tall, representing a relatively small increase from the standard. In addition, the building is set back well over 100 feet from any street and from the residential area and has variations in height which should reduce any massing effects or major impacts on the surrounding area. The site is currently located along an arterial street with several commercial areas to the north and south that would allow buildings closer to 50 feet tall, so the place of worship building is not out of place for its location. For these reasons, staff could support this waiver, but since staff is not able to support the other waiver of development standards, staff cannot support this request.

Waiver of Development Standards #2

The purpose of street landscaping is to screen parking lot spaces from adjacent streets and to help in the reduction in the heat island effect. The proposed landscaping along Jones Boulevard is sufficient for the 60 feet it is provided but is otherwise lacking along the rest of the frontage and along Viking Road. There is sufficient space to provide this landscaping along both Viking Road and Jones Boulevard. Staff can appreciate that the plan as provided was previously approved but given the changes in both Code and the need for the heat reduction brought by street trees, staff finds the request to reduce street landscaping is a self-imposed hardship. In addition, landscaping was previously conditioned in 1986 for the perimeter wall, so landscaping should have previously been installed. For these reasons, staff cannot support this request.

Waivers of Development Standards #3 & #4

The purpose of buffering and screening is to create distance between residential uses and non-residential uses and to reduce potential issues. Along the northern portion of the shared property line the building that could cause issues is set back significantly. While space is more limited along the central portion of the boundary, the uses here include a playground and sports field, which could negatively impact the adjacent properties due to the noise from these play areas. While staff can appreciate the presence of existing utility lines can create issues, there are plants that can be placed in these areas that are permitted by the utility company. Overall, staff finds there should at least be some landscaping placed along this eastern property line to reduce impacts on the adjacent property owners. The reasons for not providing this buffering and

screening are the result of a self-imposed hardship. As a result, staff cannot support these waivers of development standards.

Waiver of Development Standards #5

The purpose of reviewing increases in the amount of provided parking is to assure that large swathes of parking are not being unnecessarily provided as increased amounts of hardscape increase radiant heating of the surrounding area. Staff finds a majority of the parking spaces being provided are existing and the amount of proposed parking is less than 20 parking spaces. In addition, the newly provided parking will be landscaped appropriately. Staff finds the addition of the second place of worship building will significantly increase the amount of parking needed and the increase being requested is logical. For these reasons, staff could support this waiver of development standards, but since staff is not able to support the other waiver of development standards, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the partially constructed place of worship building is sufficiently set back from both the street and nearby properties reducing potential massing of the building. The design of the place of worship building is attractive with varying heights and materials, which help create an interesting design. The place of worship building and the proposed fire pump building, as well as the existing place of worship building, all have a similar architectural theme. The site is well parked for the proposed and existing buildings and all existing and proposed structures are an integral part of the existing place of worship use. Staff, however, finds the site is severely lacking in on-site landscaping, particularly with regard to the street and buffering landscaping. Staff finds this landscaping would not only enhance the site, but would reduce negative impacts on those surrounding properties and help to reduce the heat that new buildings and pavement can cause. For these reasons, staff is unable to support this design review.

Public Works - Development Review

Waiver of Development Standards #6a

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from public right-of-way into the commercial site. Commercial pan driveways require vehicles to nearly come to a stop. With the redevelopment of the site, staff finds that it is imperative to improve the driveways as public safety is more important than the on-site redevelopment.

Waiver of Development Standards #6b

Staff cannot support the reduction of the departure distance along Jones Boulevard. Staff has concerns with traffic off Jones Boulevard as well as the residential traffic to the east being in conflict with movements of the commercial driveways along Jones Boulevard.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- Reconstruct commercial pan driveway per Uniform Standard Drawings 222.1 and 224.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: MG ENGINEERING & CONSTRUCTION
CONTACT: MG ENGINEERING & CONSTRUCTION, 4750 DESERT PLAINS ROAD,
LAS VEGAS, NV 89147**

