



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 12, 2019

6:30 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two 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 Board of County Commissioners Zoning Commission (BCC) or 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 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 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes t at 702-371-7991 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Darby Johnson, Jr. – Chair
Angie Heath Younce
Rodney Bell

Yvette Williams – Vice Chair
Catherine Godges

Secretary:

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

County Liaison:

Mike Shannon 702-455-8338 mds@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes January 29, 2019 (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

IV. Approval of Agenda for February 12, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

- Meet and greet with District A Commissioner Michael Naft and District F Commissioner Justin Jones at 5:30pm on Tuesday February 26, 2019 at Desert Breeze Community Center, 8275 Spring Mountain Road.

VI. Planning & Zoning

1. **VS-19-0025-SUNSET & DURANGO PARTNERS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/tk/ja (For possible action) 03/05/19 PC

2. **WS-18-0997-SPRING MOUNTAIN, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscape width; 2) parking lot landscaping; 3) waive minimum 5 foot wide sidewalk between buildings and pavement; and, 4) reduced parking.

DESIGN REVIEW for the following: 1) proposed retail buildings; and 2) façade changes, drive thru lane, and an addition to an existing building on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lindell Road and the north side of Spring Mountain Road within Spring Valley. JJ/sd/ja (For possible action) 02/05/19 PC

3. **TM-19-500009-PSI ARBY, LLC:**

TENTATIVE MAP for a commercial subdivision on 4.6 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/rk/ja (For possible action) 02/19/19 PC

4. **UC-19-0028-FISH HAWK COMPANY, INC.:**

USE PERMIT to establish a minor training facility (CPR training center) in conjunction with an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone. Generally located on the southeast corner of Edna Avenue and Jones Boulevard within Spring Valley. JJ/jor/ma (For possible action) 03/05/19 PC

5. **UC-19-0052-GLOBAL SIGNAL ACQUISITIONS IV, LLC:**

USE PERMIT to increase the height of an existing communication tower.

DESIGN REVIEW for an existing communication tower on 0.04 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the east side of Fort Apache Road, 430 feet north of Tompkins Avenue (alignment) within Spring Valley. JJ/jor/ma (For possible action) 03/05/19 PC

6. **WS-19-0039-PSI ARBY, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce side corner setback.
DESIGN REVIEW for an office/warehouse complex on 5 acres in an M-D (Design Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/sd/ja (For possible action) 03/05/19 PC

7. **DR-19-0046-SCHOOL BOARD OF TRUSTEES:**
DESIGN REVIEW for a classroom building expansion to an existing elementary school (Rodger Bryan) on 10.0 acres in a P-F (Public Facility) Zone. Generally located on the west side of Cimarron Road and the south side of Katie Avenue within Spring Valley. JJ/rk/ma (For possible action) 03/06/19 BCC

8. **ET-19-400009 (UC-0458-15)-CHURCH AREUMDAWOON LAS VEGAS:**
USE PERMIT THIRD EXTENSION OF TIME to complete a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Post Road and El Camino Road (alignment) within Spring Valley. MN/sv/ja (For possible action) 03/06/19 BCC

9. **UC-19-0019-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:**
USE PERMIT to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 270 feet south of Dewey Drive within Spring Valley. MN/jor/ma (For possible action) 03/06/19 BCC

10. **WS-19-0017-BUFFALO LAS VEGAS LAND, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a proposed freestanding sign; and 2) increase the animated sign area for a proposed freestanding sign.
DESIGN REVIEW for a proposed freestanding sign with an animated (non-video) electronic message unit in conjunction with an approved mixed-use project on 9.9 acres in a U-V (Urban Village) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northeast corner of Buffalo Drive and the 215 Beltway within Spring Valley. MN/jt/ja (For possible action) 03/06/19 BCC

11. **WS-19-0045-PATRICK-APACHE HOLDINGS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vivid hues; and 2) allow temporary signs in conjunction with an existing vehicle maintenance facility on 0.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.
Generally located on the north side of Patrick Lane and the west side of Rainbow Boulevard within Spring Valley. MN/jor/ma (For possible action) 03/06/19 BCC

VII. General Business

None

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

IX. Next Meeting Date: February 26, 2019

X. Adjournment

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

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

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

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

**BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager**



Spring Valley Town Advisory Board

January 29, 2019

MINUTES

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

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

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

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

Darby Johnson, Jr. called the meeting to order at 6:33pm

II. Public Comment

None

III. Approval of January 15, 2019 Minutes

Motion by: **Yvette Williams**
Action: **Approved as published**
Vote: **4/0**

IV. Approval of Agenda for January 29, 2019

Motion by: **Yvette Williams**
Action: **Approved after noting item 3 would be held, item 9 would be heard first and General Business would be heard after Announcements.**
Vote: **4/0 Unanimous**

V. Informational Items

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

None

VI General Business

Mickey Sprott presented information related to the Public Art Installation at James Regional Sports Complex, including the process of selecting the final design and invited meeting participants to attend the final presentation on Saturday, February 9, 2019 from 2:30 pm to 5:00 pm at the Windmill Library.

VII Planning & Zoning

1. **VS-18-0884-ROOHANI, ELHAM & ROOHANI, KHUSROW FAMILY TRUST:**
HOLDOVER VACATE AND ABANDON excess 215 Beltway right-of-way located between Sunset Road and the 215 Beltway, west of Rainbow Boulevard within Spring Valley (description on file). SS/sd/ml (For possible action) 02/05/19 PC

Motion by: **Darby Johnson**

Action: **Deny as the applicant has failed to appear at two consecutive meetings**

Vote: 4/0 Unanimous

2. **VS-19-0001-NA MINGXING:**
VACATE AND ABANDON easements of interest to Clark County located between Santa Margarita Street and Redwood Street, and between Oquendo Road and Patrick Lane within Spring Valley (description on file). MN/jt/ja (For possible action) 02/20/19 BCC

Motion by: **Yvette Williams**

Action: **Approve per staff conditions**

Vote: 4/0 Unanimous

3. **WS-18-0997-SPRING MOUNTAIN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscape width; 2) parking lot landscaping; 3) waive minimum 5 foot wide sidewalk between buildings and pavement; and, 4) reduced parking. **DESIGN REVIEW** for the following: 1) proposed retail buildings; and 2) façade changes, drive thru lane, and an addition to an existing building on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Lindell Road and the north side of Spring Mountain Road within Spring Valley. JJ/sd/ja (For possible action) 02/05/19 PC

Applicant requested a **HOLD** to February 12, 2019 Spring Valley Town Advisory Board meeting.

4. **WC-18-400260 (ZC-0699-99)-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**
WAIVER OF CONDITIONS of a zone change requiring height of signage shall not exceed the tallest point of the roofline on the buildings for the entire site in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action) 02/06/19 BCC

Motion by: **Darby Johnson**

Action: **Approve with staff conditions and 35 foot maximum height**

Vote: 3/1 Rodney Bell nay

5. **WS-18-0981-PF PROPERTIES SG, LLC & MF/CI PROPERTIES SG, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the maximum sign area for a freestanding sign; 2) increase sign area for an animated sign; and 3) reduce the setback of a freestanding sign.
DESIGN REVIEW for an animated freestanding sign in conjunction with an existing tavern on 1.4 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of the 215 Beltway within Spring Valley. JJ/sd/ja (For possible action) 02/06/19 BCC

Motion by: **Darby Johnson**

Action: **Approve waiver development #3 after waiver #1 was withdrawn and approval of Design Review at a maximum height of 35 feet**

Vote: **4/0 Unanimous**

6. **UC-18-0955-SPIRITUAL ASSEMBLY OF THE BAHAI'S OF SPRING VALLEY:**
USE PERMIT for a proposed place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow modified street standards; and 2) allow modified driveway design standards.
DESIGN REVIEW for a proposed place of worship on 1.9 acres in an R-E (Rural Estates Residential)(AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Patrick Lane and Jones Boulevard within Spring Valley. SS/md/ml (For possible action) 01/22/19 PC

Motion by: **Darby Johnson**

Action: **Approve per staff conditions**

Vote: **4/0 Unanimous**

7. **UC-19-0013-LAS VEGAS CAR CARE ASSOCIATES:**
USE PERMIT for a vehicle paint/body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a vehicle paint/body shop not accessory to automobile sales; 2) allow service bay doors not screened by landscaping or another building to face towards a public street; and 3) reduce the separation for a vehicle paint/body shop from a residential use in conjunction with an existing automobile maintenance and repair facility on 2.4 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the northwest corner of Decatur Boulevard and Eldora Avenue within Spring Valley. JJ/jt/ma (For possible action) 02/19/19 PC

Move forward to February 19, 2019 Planning Commission with no action due to split votes

8. **WS-18-1027-TAM, THOMAS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the rear setback for an existing addition; and 2) allow the front yard to exceed the minimum hardscape in conjunction with an existing single family residence on 0.2 acres in the R-1 (Single Family Residential) Zone. Generally located on the north side of Golden Spring Avenue, 56 feet east of Anacapa Way within Spring Valley. JJ/jt/ma (For possible action) 02/19/19 PC

Motion by: **Catherine Hodges**

Action: **Approve per staff conditions and a review in one year**

Vote: **4/0 Unanimous**

9. **AR-18-400268 (UC-1908-05)-SPRING MOUNTAIN PLAZA, LLC:**
USE PERMIT SEVENTH APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing retail center on 1.9 acres in a C-2 (General Commercial) Zone. Generally located on the northwest corner of Red Rock Street and Spring Mountain Road within Spring Valley. JJ/sv/ma (For possible action) 02/20/19 BCC

Motion by: Darby Johnson

Action: Approve per staff conditions after noting the requirement of a 2 year review by staff

Vote: 4/0 Unanimous

10. **WS-19-0015-NA MINGXING:**
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (curb, gutter, sidewalks, street lights, and partial paving).
DESIGN REVIEW to increase the finished grade in conjunction with a proposed single family subdivision on 2.1 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Santa Margarita Street and Oquendo Road within Spring Valley. MN/jt/ja (For possible action) 02/20/19 BCC

Motion by: Yvette Williams

Action: Approve the Waiver and Design Review

Vote: 4/0 Unanimous

11. **AR-18-400252 (UC-1056-17)-K H GOLDEN INVESTMENTS, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow on-premises consumption of alcohol (service bar).
WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with a proposed restaurant in an existing office and retail development on a portion of 1.2 acres in a C-1 (Local Business) Zone. Generally located on the south side of Spring Mountain Road, 650 feet west of Lindell Road within Spring Valley. JJ/sd/ml (For possible action) 01/22/19 PC

Motion by: Yvette Williams

Action: Approve Use Permit

Deny Waiver of Development Standards

Vote: 4/0 Unanimous

VIII Public Comment

NONE

IX. Next Meeting Date

The next regular meeting will be February 12, 2019 at 6:30pm

X Adjournment

Motion by: Darby Johnson

Action: Adjourn

Vote: 4-0 / Unanimous

The meeting was adjourned at 9:06 p.m.

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

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
Helen Meyer Community Center, 4525 New Forest Dr.
Spring Valley Library, 4280 S. Jones
West Flamingo Senior Center, 6255 W. Flamingo
<https://notice.nv.gov/>

DRAFT

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES - MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

**EASEMENTS
(TITLE 30)**

DURANGO DR/SUNSET RD

**PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
YS-19-0025-SUNSET & DURANGO PARTNERS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Riley Street, and between Sunset Road and Teco Avenue within Spring Valley (description on file). JJ/tk/ja (For possible action)

RELATED INFORMATION:

APN:
163-32-801-013

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans show the vacation and abandonment of an existing 24 foot wide drainage easement located on the east side of the subject property. The proposed development of the property will relocate the storm drain, for which the existing easement was granted. Additionally the new proposed storm drain will require a dedication of an easement which will replace the easements being vacated by this request.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0093	Alternative pedestrian walkway and reduced a portion of street landscaping along Sunset Road with a design review for a shopping center including a movie theater (Galaxy) and a subterranean parking garage	Approved by BCC	March 2018
ZC-0081-17	Reclassified the C-2 zoning for a future commercial development in the CMA Design Overlay District	Approved by BCC	March 2017
NZC-0344-15	Reclassified to R-5 zoning for a multiple family residential development with a waiver of development standards to increase building height and reduced parking	Approved by BCC	August 2015
ZC-0117-13	Reclassified to R-4 zoning for a multiple family residential development with a waiver of development standards to increase building height	Approved by BCC	May 2013

Prior Land Use Requests

Application Number	Request	Action	Date
PA-0010-11	Spring Valley annual plan amendment to amend the land use plan for the 10.5 acre site to RUC (Residential Urban Center) this was later changed to Commercial General during the land use plan update in 2014	Approved by BCC	February 2012
ZC-1233-05	Reclassified to U-V zoning for a mixed use development with a use permit to increase building height and density – expired	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 du/ac to 32 du/ac)	C-2 (under resolution of intent to R-4) & U-V	Multiple family residential development
East & West	Commercial General	C-2	Undeveloped
South	Commercial Tourist	C-2	IKEA store

The immediate area is within the CMA Design and MUD-2 Overlay Districts.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Compliance with approved drainage study PW18-14314 or submit a new drainage study;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LOCHSA ENGINEERING

CONTACT: BRIAN ALLEN, LOCHSA ENGINEERING, 6345 S. JONES BLVD #100, LAS VEGAS, NV 89118

DRAFT

02/05/19 PC AGENDA SHEET

RETAIL COMMERCIAL BUILDING
(TITLE 30)

LINDELL RD/SPRING MOUNTAIN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0997-SPRING MOUNTAIN, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street landscape width; 2) parking lot landscaping; 3) waive minimum 5 foot wide sidewalk between buildings and pavement; and, 4) reduced parking.

DESIGN REVIEW for the following: 1) proposed retail buildings; and 2) façade changes, drive thru lane, and an addition to an existing building on 1.9 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Lindell Road and the north side of Spring Mountain Road within Spring Valley. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:
163-13-503-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscape width along Spring Mountain Road and Lindell Road to 10 feet where a minimum of 15 feet is required per Figure 30.64-17 (a 33% reduction).
2. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Waive the minimum 5 foot wide sidewalk between buildings and pavement where required per Section 30.60.050.
4. Reduce parking spaces to 84 spaces where a minimum of 101 spaces are required per Table 30.60-1 (a 16.8% reduction).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5480 Spring Mountain Road
- Site Acreage: 1.9 acres
- Project Type: 2 proposed retail buildings, façade changes, drive-thru, and an addition to an existing commercial building
- Number of Stories: 1

- Building Height (feet): 24 feet (existing building)/49 feet (including a decorative pole element for proposed retail buildings)
- Square Feet: 3,990 (existing building)/160 square foot (building addition)/7,500 (new Buildings 1 & 2)
- Parking Required/Provided: 101/84

Site Plan

The site plan submitted shows an existing 3,990 square foot commercial building (Irene's Cocktail Lounge) located in the southwest corner of the property and 2 proposed 7,500 square foot commercial retail buildings located along the northern property line and the eastern property line. In addition, the applicant is proposing to build a 10 foot by 16 foot security office onto the existing building along the north elevation. Existing sidewalks along the north and south sections of the existing building (Irene's Lounge) will remain, while new sidewalks will be added along the south section of Building 2 and west section of Building 1. No 5 foot wide sidewalk will be added to northern section of Building 1, nor the western and eastern sections of Building 2, and the east section of the existing building.

A proposed drive thru lane with a call box and pickup window will be installed along Lindell Road, adjacent to the landscaped area, on the west side of the existing building with the queuing lane running north to south. Existing access to the property is provided by 2 driveways along Lindell Road and with 2 driveways along Spring Mountain Road. A total of 84 parking spaces are provided where a minimum of 101 spaces are required.

Landscaping

Street landscaping along Spring Mountain Road consists of an existing 10 foot wide landscape area adjacent to existing attached sidewalks. A 5.5 foot to 17 foot wide landscape area is proposed along the rear property line per 30.64-11. Street landscaping along Lindell Road consists of 10 foot to 15 foot wide landscape area behind an attached sidewalk.

Elevations

The plans depict an existing, 24 foot high, 1 story commercial retail building with 2 proposed commercial retail buildings measured at a height of 40 feet. A new 160 square foot security office is proposed to be added onto the existing retail building along the north elevation at a height of 10 feet. The buildings shown will have a stucco façade of crème and brown colors with fabric and wire mesh awnings. The roof line for the existing and proposed buildings will be a curved façade with glass panel parapets.

Floor Plans

The plans show an existing 3,990 square foot building with a 160 square foot building addition (security office) and 2 proposed 7,500 square foot retail shell buildings.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that they are requesting the above mentioned waivers due to the following reasons: 1) reduction of proposed street landscaping along both Spring Mountain Road and Lindell Road is a result of the site plan layout in order to maximize total square footage; 2) reduction to the required parking lot landscaping to maximize the number of parking spaces; and 3) the 5 foot wide sidewalks are not necessary because those sections of both the proposed and existing buildings are designed to have no doors for ingress and egress.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0627-16	Vacated and abandoned 33 foot wide patent easement	Approved by PC	October 2016
ZC-020-76	Changed from R-E to C-2 zoning for the existing cocktail lounge and liquor store	Approved by BCC	April 1976

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Multi-family residential
South	Commercial Neighborhood	C-1	Undeveloped
East	Commercial General	C-2	Retail center
West	Commercial Neighborhood	C-1	Retail store

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Waiver of Development Standards#1

Review of the plans show reduced landscaping along Spring Mountain Road and Lindell Road. The request for reduced landscaping along Lindell Road is a result of the applicant adding a new drive-thru lane along the west side of the existing building, which in turn encroaches into the required 15 foot wide landscape buffer. The proposed reduction of the required street landscaping along Spring Mountain Road is a result of the placement of the proposed building being closer to the existing sidewalk in order to maximize the size and square footage of the building. Staff finds that the layout, size and placement of the proposed drive-thru and the

proposed construction of Building 2 as shown can be redesigned to better accommodate the required street landscaping. Staff finds this condition is a self-imposed hardship.

Waiver of Development Standards #2

The plans submitted by the applicant do not show the requisite landscape fingers for every 6 spaces or the required number of trees. The justification for this by the applicant is to maximize the number of parking spaces. The applicant has designed the site layout with oversized building square footage that are inadequate to the size of the parcel and eliminates the required internal parking lot landscaping. Staff finds this is a self-imposed hardship.

Waiver of Development Standards #3

The intent of the Code per Section 30.60.050 is to provide for a 5 foot wide sidewalk around retail commercial buildings to allow for safe pedestrian access to buildings from their vehicles. The applicant has not provided a 5 foot sidewalk along northern edge of Building 1 nor the western and eastern edges of Building 2. With parking spaces in close proximity, this will force pedestrians to walk out into the parking lot and maneuvering areas, which creates a hazard to those pedestrians. As a new construction project for both Buildings 1 and 2, the layout, size and placement of these proposed buildings can be redesigned to accommodate the required sidewalk and buffering for pedestrian safety. Staff finds this is a self-imposed hardship.

Waiver of Development Standards #4

The reduction of the on-site parking is equal to 17% of the total required by Code. The site is proposed as a retail and restaurant use, which are known to have a higher parking demand. The applicant has designed the layout with oversized buildings, which can be redesigned or with smaller sized buildings in order to adhere to the required parking requirements of the Code. Staff finds this request is a self-imposed hardship.

Design Review:

Review of the plans show a new drive thru lane that will interfere with onsite circulation and driveway entrance from Lindell Road. Staff cannot support the proposed design review as submitted by the applicant due to the site layout creating several waivers that are not supported by staff and is considered to be a self-imposed hardship.

**Staff Recommendation
Denial.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- If required by Public Works, right-of-way dedication to include a larger spandrel at the property line on the southwest corner of the site;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site permits are required for work within the right-of-way; and that compliance with Public Works' standards contained within Title 30 and the Uniform Standard Drawings is required, which will result in changes to the site design adjacent to the right-of-way.

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

**APPLICANT: ERNIE PODACA
CONTACT: ERNIE PODACA, SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C,
LAS VEGAS, NV 89117**

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02/19/19 PC AGENDA SHEET

SWC OF ARBY & BELCASTRO
(TITLE 30)

ARBY AVE/BELCASTRO ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500009-PSI ARBY, LLC:

TENTATIVE MAP for a commercial subdivision on 4.6 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:
176-03-801-002

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.6
- Number of Lots: 1
- Project Type: Commercial subdivision

The plans depict a 1 lot commercial subdivision for a proposed office/warehouse development. Some of the off-site improvements currently exist on Belcastro Street. Access to this development will be provided from 1 driveway on Arby Avenue and 2 driveways on Belcastro Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0876	Reclassified this site to M-D zoning for a 72,193 square foot office/warehouse development	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped parcels
South	Office Professional	R-E	Undeveloped parcel

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Public Facilities	P-F	Las Vegas Valley Water District Water reservoir & pumping station
West	Business and Design/Research Park	C-2	Office/Commercial center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Compliance with drainage study PW18-20135 or have a new drainage study approved;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Belcastro Street and the associated spandrel.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is unable to verify sewer capacity based on this zoning application; instructions for submitting a Point of Connection (POC) request are on the CCWRD website; and that CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PSI ARBY, LLC

CONTACT: MARIANNA HUNNICUTT, KIMLEY-HORN & ASSOCIATES, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119

DRAFT

03/05/19 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

EDNA AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-19-0028-FISH HAWK COMPANY, INC.:

USE PERMIT to establish a minor training facility (CPR training center) in conjunction with an existing office building on a portion of 1.0 acre in a C-P (Office and Professional) Zone.

Generally located on the southeast corner of Edna Avenue and Jones Boulevard within Spring Valley. JJ/jor/ma (For possible action)

RELATED INFORMATION:

APN:
163-12-301-001

LAND USE PLAN:
SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: 2920 S. Jones Boulevard
- Site Acreage: 1
- Project Type: Minor training facility
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 15,030 (office building)/3,700 (lease space)
- Parking Required/Provided: 51/65

Site Plan

The site plan depicts an existing office building on the southeast corner of Edna Avenue and Jones Boulevard. There are 2 driveways which provide access to the site, the first is located along Edna Avenue and the second along Jones Boulevard. Parking stalls are adjacent to the west, north, and east property lines. An existing block wall is located along the south and east property lines and existing landscaping and covered parking stalls are adjacent to the east property line.

Landscaping

Landscaping is not required or a part of this request.

Elevations

Photos reveal an existing 2 story office building with an overall height of 33 feet. The exterior finishes include neutral colored stucco and stone veneer columns. The main entrance includes an exterior stair case adjacent to a centrally located open atrium with landscape planters.

Floor Plans

The floor plans depict a reception area, 3 offices, restrooms, mail room, kitchen area, and 2 training areas.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the lease space will be utilized to provide Advanced Cardiac Life Support (ACLS), Basic Life Support (BLS), Heartsaver CPR and AED, and First Aid training for healthcare professionals, students, and the general public. There are currently 2 full time and 3 part time employees. The hours of operation are as follows: Monday from 10:00 a.m. to 12:00 p.m., Tuesday from 8:30 a.m. to 5:00 p.m., Wednesday from 8:30 a.m. to 3:00 p.m., Thursday and Saturday from 9:00 a.m. to 5:00 p.m., Friday from 9:00 a.m. to 12:30 p.m., and every other Sunday from 10:00 a.m. to 9:00 p.m. Per the applicant, 20 students would be the maximum amount of attendees. Prism CPR Training Center has been in business for 22 years, and this location would allow them to continue their imperative CPR training to the local community.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0871-16	Established a school (elementary/middle) within an existing office building	Approved by PC	February 2017
VC-017-73	Reduced required lot width within a proposed minor subdivision	Approved by PC	February 1973

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Office Professional	C-P & CRT	Offices
West	Office Professional	C-P	Single family residence

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

A use permit (UC-0871-16) was previously approved on this site to establish a school but is not in operation and will only be active until February 7, 2019. The applicant's request for a minor training facility is not an uncharacteristic use within the existing site since the adjacent lease spaces are primarily for office use where regular customer circulation is a part of their daily operations. The proposed minor training facility should not have any negative impacts to the surrounding neighborhood; therefore, staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SUZANNE FENTON

CONTACT: SUZANNE FENTON, 2920 S. JONES BOULEVARD, LAS VEGAS, NV 89146

03/05/19 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

TOMPKINS AVE/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0052-GLOBAL SIGNAL ACQUISITIONS IV, LLC:

USE PERMIT to increase the height of an existing communication tower.

DESIGN REVIEW for an existing communication tower on 0.04 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the east side of Fort Apache Road, 430 feet north of Tompkins Avenue (alignment) within Spring Valley. JJ/jor/ma (For possible action)

RELATED INFORMATION:

APN:

163-20-315-005

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4644 S. Fort Apache Road
- Site Acreage: 0.04
- Project Type: Communication tower height increase and ground equipment
- Tower Height (feet): 60 (existing)/75 (with new antenna extension)

Site Plan

The site plan depicts an existing communication tower and related ground equipment within APN 163-20-315-005 which consists of an overall area of 1,740 square feet. The subject property is located on the northeast corner of an existing shopping center. The submitted plans show access to the site is located via existing commercial driveways along Fort Apache Road. An existing financial services establishment is located north of the subject property, the 215 Beltway is located to the east, and Fort Apache Road to the west. The existing communication tower is set back 186 feet east of Fort Apache Road and the ground equipment is properly screened from the right-of-way with an existing block wall.

Landscaping

Landscaping is not required or a part of this request.

Elevations

The elevation plans depict a new Verizon Wireless antenna mount to be attached to the existing 60 foot high monopole. The new antenna will feature 12 panels and the new overall height will increase to 75 feet respectively.

Floor Plans

Per the submitted plans the applicant will also install supplemental ground equipment to upgrade the existing site. New equipment cabinets, cables, and various equipment will be installed approximately 5 feet north of the existing communication tower. Per the plans, 150 square feet of new equipment will be added to the site and the applicant will renovate the existing block wall to accommodate and properly screen the new equipment.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the modification to the existing tower will allow for new collocation for Verizon Wireless. Increasing the height from 60 feet to 75 feet will allow the tower to accommodate 3 antenna arrays. All new equipment will be painted to match any existing equipment to ensure compatibility with the surrounding existing structures.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0531-01	Communication facility for a 60 foot high monopole tower with antenna and screened ground equipment in conjunction with a shopping center	Approved Administratively	June 2001
ADR-0548-00	Communication facility for a 65 foot high monopole tower with antenna and related equipment - expired	Approved Administratively	September 2000
ZC-1707-97	Reclassified the site from R-E Zoning to C-2 Zoning for shopping center	Approved by BCC	October 1997
ZC-1126-95	Reclassified the site from R-E Zoning to R-2 Zoning - expired	Approved by BCC	August 1995

*Previous land use applications have been processed and approved for the existing shopping center.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Bank
South	Commercial General	C-2	Shopping center
East	Residential Suburban (up to 2 du/ac)	R-E	Undeveloped
West	Commercial Neighborhood	C-1	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

Staff does not anticipate any negative impacts from increasing the height of the existing communication tower from 60 feet to 75 feet. The existing tower has served an imperative purpose of wireless communication and the antenna extension will continue to offer the public needed telecommunication services in the surrounding region. Staff is in support of this request.

Design Review

The applicant is proposing to paint the new communication tower antenna extension to match the existing equipment. Staff finds that painting the tower to match the surrounding equipment encourages the reduction of visual impact of the tower's proposed height, new antennas, and upgraded ground equipment. Staff is in support of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of a new tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VERIZON WIRELESS

CONTACT: GWENDOLYN FISCHER, CROWN CASTLE, 200 SPECTRUM CENTER DRIVE, SUITE 1700, IRVINE, CA 92618

DRAFT

03/05/19 PC AGENDA SHEET

REDUCE SETBACKS
(TITLE 30)

ARBY AVE/BELCASTRO ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0039-PSI ARBY, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce side corner setback.
DESIGN REVIEW for an office/warehouse complex on 5 acres in an M-D (Design Manufacturing) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:
176-03-801-002

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side yard setback to 8.5 feet where a 20 foot minimum side yard setback is required per Table 30.40-5 (a 58% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 48,201
- Parking Required/Provided: 109/170

Site Plans

The approved plans depict an office/warehouse facility consisting of 2 buildings, which are located on the central portion of the site. Access to the site is provided by 3 driveways, 1 from Arby Avenue and 2 from Belcastro Street. The northernmost driveway on Belcastro Street is located approximately 199 feet south of Arby Avenue. This driveway provides access for commercial vehicles to a drive aisle located between the 2 buildings for the loading spaces and

overhead doors for each building. The third driveway is located on the southeast corner of the site. Parking for the facility is located on the north, south, and west sides of the building. The applicant is proposing to add 24 additional parking spaces along the west section of building 1 with a reduction in street setback along Belcastro Street. The proposed reduction will put the building 11.5 feet into the street setback.

Landscaping

The landscape areas will consist of trees, shrubs, and groundcover in conformance with Title 30. The plan depicts minimum 15 foot wide landscape areas along Arby Avenue and Belcastro Street north of the first driveway with 5 foot wide attached sidewalks. South of the first driveway the landscape area will be reduced to an average of 6 feet. Belcastro Street is a non-residential local street. The plan depicts 5 foot wide landscape areas adjacent to the west and south property lines. Landscape fingers are provided within the parking areas and additional landscape areas are adjacent to the buildings.

Elevations

Both buildings are 1 story with flat roofs behind parapet walls and are constructed of concrete tilt-up panels that are painted in earth tone colors. The smaller building has a height of 30 feet and the larger building is 37 feet in height. Pop-outs, accents, and variations in the height of the parapet walls break-up the vertical and horizontal surfaces of the buildings. Loading docks and overhead doors are located on the sides of the buildings that face each other within the interior of the site.

Floor Plans

The facility has a total area of 72,193 square feet with Building 1 having an area of 48,201 square feet and Building 2 an area of 23,992 square feet. The buildings will be constructed as shells and will be completed with interior remodel permits so the spaces will meet the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a waiver of development standards in order to reduce the street side setback for a proposed warehouse/office building from 20 feet to 8.5 feet. The request is for Building 1, located along Belcastro Street, where a minimum setback of 20 feet is required and was approved through a previous application (ZC-18-0867). The proposed reduction to the setback will allow for an increase in the total number parking spaces from 147 for a new total of 170 spaces. The applicant believes additional parking spaces are critical for future tenants. Building 1 is adjacent to Belcastro Street and is across from the existing Las Vegas Valley Water District and Pumping Station. According to the applicant, this reduction will have minimal impacts on adjacent properties. In addition, the applicant will provide landscaping between building 1 and the sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0867	Reclassified 5 acres from R-E zone to M-D zone, waived standards for alternative commercial driveway geometrics, with a design review for office/warehouse complex and finished grade	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped parcel
South	Office Professional	R-E	Undeveloped parcel
East	Public Facilities	P-F	Las Vegas Valley Water District Water reservoir & pumping station
West	Business and Design/Research Park	C-2	Professional & Business Services

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Waiver of Development Standards

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

The approved development is adjacent to existing public facilities and water pumping station to the east and an undeveloped parcel to the south. Urban Specific Policy 99 of the Comprehensive Master Plan states in part that adjoining land uses and densities should be considered regarding appropriate buffers, setbacks and landscaping in business and research park developments. The original application was approved in accordance with this policy with requisite parking requirements being met for a warehouse and office complex. In addition, with such a significant setback reduction there will not be a uniform streetscape. The site does not have unique circumstances to justify the setback reduction. Staff finds this request is a significant reduction. Therefore, staff cannot support this request.

Design Review

Staff finds the design and layout of the revised proposed development is not compatible with the adjacent land uses and does not comply with Urban Specific Policy 10 of the Comprehensive

Master Plan to encourage site designs to be compatible with adjacent land uses. The reduction in setback will not create a uniform streetscape; therefore, staff does not support the design review.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Compliance with drainage study PW18-20135 or have a new drainage study approved;
- Full off-site improvements;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Arby Avenue, 30 feet for Belcastro Street and the associated spandrel.
- Applicant is advised that plans must comply with the Uniform Standard Drawings.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PSI ARBY, LLC

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

03/06/19 BCC AGENDA SHEET

CLASSROOM EXPANSION
(TITLE 30)

CIMARRON RD/KATIE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0046-SCHOOL BOARD OF TRUSTEES:

DESIGN REVIEW for a classroom building expansion to an existing elementary school (Rodger Bryan) on 10.0 acres in a P-F (Public Facility) Zone.

Generally located on the west side of Cimarron Road and the south side of Katie Avenue within Spring Valley. JJ/rk/ma (For possible action)

RELATED INFORMATION:

APN:
163-16-301-003

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 8355 W. Katie Avenue
- Site Acreage: 10
- Project Type: Classroom expansion
- Building Height (feet): Up to 37
- Square Feet: 22,927 (proposed expansion)/92,242 (existing building area)
- Required/Provided Parking: 77/94

Site Plans

This request is to construct a new classroom building at Rodger Bryan elementary school. The proposed 14 classroom addition is a separate building located directly west of the existing school building on what is currently an asphalt play area. The existing modular classrooms at the southwest corner of the site will be removed and replaced with a new play area and basketball courts. A new parking lot located at the northwest corner of the site will add an additional 26 parking spaces, for a total of 94 parking spaces. Additionally, ancillary uses and structures such as new play boxes and upgrades to a kindergarten playground is also shown on plans.

Elevations

The plans depict a new 2 story, approximately 35 foot high classroom building that will architecturally match the existing school and consists of split-face block with various design and color patterns, window frames, and steel canopies.

Floor Plans

The plans depict the school buildings totaling 22,927 square feet which consist of 14 classrooms distributed over 2 floors, teachers work area, restrooms, corridors, and all other ancillary uses associated with a school site.

Applicant's Justification

The applicant indicates that the new classroom building is designed to provide equitable classroom space and will not increase student enrollment at the school. The modular buildings will be removed from the site once the building is constructed. The estimated construction date will begin in the fall of 2019 and the estimated completion date will be the summer of 2020.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1538-95	Elementary school including outdoor play areas, courts, fields, and future portable classrooms	Approved by PC	October 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	P-F	Undeveloped portions of Desert Breeze Community Park
South	Public Facilities	P-F	State of Nevada Department of Motor Vehicles
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residences

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds the proposed classroom expansion will be compatible with the existing school campus and not negatively affect the surrounding area. The project meets all building setbacks and parking requirements have been met. The addition will be architecturally compatible with the existing buildings in terms of colors and materials; therefore, staff can support this request.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

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

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

**APPLICANT: DIANA SALAZAR
CONTACT: DIANA SALAZAR, 1180 MILITARY TRIBUTE PLACE, HENDERSON, NV
89074**

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03/06/19 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

POST RD/EL CAMINO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-19-400009 (UC-0458-15)-CHURCH AREUMDAWOON LAS VEGAS:

USE PERMIT THIRD EXTENSION OF TIME to complete a place of worship.
WAIVER OF DEVELOPMENT STANDARDS for reduced setback.
DESIGN REVIEW for a place of worship on 2.2 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Post Road and El Camino Road (alignment) within Spring Valley. MN/sv/ja (For possible action)

RELATED INFORMATION:

APN:
163-35-703-011; 163-35-703-012

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

BACKGROUND:

Project Description
General Summary

- Site Address: 6280 El Camino Road
- Site Acreage: 2.2
- Project Type: Place of worship
- Building Height (feet): 30
- Number of Stories: 2
- Square Feet: 3,740
- Parking Required/Provided: 38/47

Site Plans

The original request was for a place of worship within an existing single family residence. The residence will be converted to a special/commercial use as required by Code. The residence is oriented at an angle on the site, facing southwest toward the former intersection of El Camino Road and Post Road, and 2 accessory structures are located to the east of the residence, along Post Road. Adjacent to El Camino Road, the west property line was previously the front of the parcel, but since El Camino Road was vacated, the south property line along Post Road has become the front property line. As a result, a waiver of development standards was necessary to reduce the front setback. The primary structure is located 24 feet 6 inches from the south property line.

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Access to the site will be provided by 2 driveways on Post Road. Parking spaces will be provided to the west of the place of worship and on the adjacent parcel to the north. Enhanced paving is provided at all driveway entrances per the CMA Design Overlay Standards. Forty-seven parking spaces are provided where 38 spaces are required. A trash enclosure is located north of the place of worship building in the parking lot. The setback to residential exceeds requirements.

Landscaping

Existing mature landscaping will remain on the site, and new landscaping will augment the existing landscaping. Twenty-four inch box Desert Willow trees will be added adjacent to the El Camino Road cul-de-sac and adjacent to the parking lot. An intense landscape buffer (a decorative block wall with 2 off-set rows of 24 inch box large Evergreen trees) is required along the north property line per the CMA requirements. The plans depict alternative landscaping with the required number of trees (2 off-set rows of 24 inch box large Evergreen Mondel pine trees); however, the perimeter wall is requested to be waived and these requests were withdrawn so a new application or possible plan revision is required.

A combination of existing landscaping and additional landscaping is shown along the western third of the south property line adjacent to Post Road. A waiver of development standards is necessary for the eastern two-thirds of the south property line where an existing block wall is located adjacent to the property line and set back zero feet from the right-of-way. When the front of the property was El Camino Road and the property functioned as a single family residence, a block wall was permitted along the south property line adjacent to Post Road.

Elevations

The 2 story, 30 foot high principal building consists of a painted stucco exterior, an arcade walkway with arched openings along the front of the building, stone veneer accents, and a pitched concrete tile roof.

Floor Plans

The first floor of the 3,740 square foot place of worship building will consist of a sanctuary, kitchen, lounge, dining room, 3 classrooms, a nursery, and several restrooms. The second floor will consist of 2 balconies overlooking the sanctuary, an office, and a restroom.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400077 (UC-0458-15):

Current Planning

- Until January 16, 2019 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works- Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0458-15 (ET-0090-17):

Current Planning

- 9 months to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0458-15:

Current Planning

- Wall on south property line to be removed;
- Wall to be installed on north and east property lines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised all non-permitted signage must be removed; contact Clark County Addressing Services at (702) 455-3413 to change the address to Post Road; permits are required to convert the residence to a place of worship; approval of this application does not constitute or imply approval any other County issued permit, license, or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a portion of cul-de-sac at the proposed south end of El Camino Road.

Building/Fire Prevention

- Applicant is advised that fire protection and permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; fire/emergency access must comply with the Fire Code as amended; and that a change of occupancy may be required.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that there is an existing residential septic systems installed on APN 163-35-703-011; the septic system (S3083) will need to be abandoned or removed for the proposed use; public sewer is available for connection from the Clark County Water Reclamation District (CCWRD), therefore, commercial septic system permits cannot be

issued by SNHD pursuant to Section 2.7 of the SNHD ISDS Regulations; and to contact the Nevada Division of Water Resources for more information about the existing domestic well on APN 163-35-703-011 which may need to be abandoned for the proposed use.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel on Post Road; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

WAIVERS OF DEVELOPMENT STANDARDS #1B, #1C, #1D, #1E, #1F, #2, #3, #4, #5, AND DESIGN REVIEW #2 WERE WITHDRAWN.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are done with construction of the Church on the north side of Post Road. They are correcting some off-site work required by Public Works and request a 6 month extension to complete construction.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400077 (UC-0458-15)	Second extension of time to complete the place of worship	Approved by BCC	May 2018
UC-0458-15 (ET-0090-17)	First extension of time to complete the place of worship	Approved by BCC	August 2017
UC-0458-15	Place of worship with accessory structures with waiver of development standards to modify design criteria	Approved by BCC	September 2015
VS-0186-11 (WVC-0146-13)	Waiver of conditions of a vacation and abandonment requiring dedication of the necessary portions of a cul-de-sac at the terminus of El Camino Road	Approved by PC	January 2013
VS-0186-11	Vacated a portion of El Camino Road	Approved by PC	June 2011
VS-1050-08	Vacated a 60 foot wide portion of El Camino Road and associated spandrels connecting to Post Road - expired	Approved by PC	January 2009
VS-1025-06	Vacated a 30 foot wide portion of El Camino Road and an associated spandrel connecting with Post Road - expired	Approved by PC	September 2006
UC-0838-06	15,000 square foot place of worship - expired	Approved by PC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residence
South	Business and Design/Research Park	M-D	Office/warehouse
East	Public Facilities	R-E	Undeveloped - Clark County Department of Aviation
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Place of worship

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since approval of the original application, the applicant has been issued several building permits, and construction on the Church is complete. In addition, the applicant made progress towards completion of the off-site improvements since the last extension of time and is in the process of the final corrections for the off-sites. Staff can support an additional 6 months to complete the off-site improvements.

Public Works - Development Review

The applicant made progress towards completion of the off-site improvements since the last extension of time. Staff finds that additional time is warranted to allow the improvements to be finished.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 16, 2019 to complete.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DAEWOO PARK

**CONTACT: DAEWOO PARK, 9466 SANDSTONE WALK STREET, LAS VEGAS, NV
89178**

DRAFT

03/06/19 BCC AGENDA SHEET

MESSAGE ESTABLISHMENT
(TITLE 30)

DEWEY DR/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0019-RAINBOW PLAZA, LLC & LAS VEGAS RAINBOW CENTER, LLC:

USE PERMIT to allow a massage establishment in conjunction with an existing reflexology business (foot spa) on a portion of a 1.5 acre site in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Rainbow Boulevard, 270 feet south of Dewey Drive within Spring Valley. MN/jor/ma (For possible action)

RELATED INFORMATION:

APN:

163-27-801-017

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5625 S. Rainbow Boulevard, Suite A
- Site Aereage: 1.5
- Project Type: Massage establishment within an existing reflexology business (New Life Foot Spa)
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 14,100 (retail building)/1,416 (lease space)
- Parking Required/Provided: 306/290

Site Plan

The site plan depicts an in-line retail building that is oriented north south and the lease spaces face Rainbow Boulevard. Access to the site is from driveways along Dewey Drive and Rainbow Boulevard. Parking stalls are located adjacent to the retail building and around the restaurant pad sites to the east. The lease space is located on the southern end of the retail building and has an overall area of 1,416 square feet. The applicant is currently operating a licensed reflexology business (New Life Foot Spa) and the intent of the request is to allow the applicant to offer a full-body massage to their customers.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevation plan depicts a 1 story in-line retail building with exterior finishes which include tan and ivory colored stucco, a tiled roof, and turquoise colored aluminum store front systems.

Floor Plan

The floor plan depicts a customer waiting area and reception desk at the front entrance, 3 reflexology rooms, 2 couples massage rooms, and a combination room. The plan also shows a laundry room, breakroom, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the request to allow a massage establishment within an existing foot spa is a compatible use to the surrounding businesses. The surrounding zoning in the area is C-2 and the lease space complies with the residential setback and massage establishment separation requirements per Title 30. The applicant's hours of operation will be from 8:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900539	Request for exterior improvements	Administratively Approved	September 2018
VC-2224-97	Parking reduction	Approved by PC	January 1998
ZC-0010-96	Reclassified the site to C-2 zoning	Approved by BCC	February 1996

Several land use applications have been approved and process since the original zone change approval

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	C-2	Retail buildings
East	Commercial General	C-2	Restaurants, community residence, & vacant parcel
West	Commercial General	C-2	Mini-warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the request for a massage establishment in conjunction with the existing reflexology business (foot spa) is a compatible use within this C-2 zoned property. The lease space exceeds the 200 foot setback from any residential use and the 1,000 foot separation between any other massage establishment per Title 30. The existing reflexology business (foot spa) is in good standing and has no reported problems. The applicant's request should not have any negative impacts to the surrounding area; therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to commence and review as a public hearing;
- Business hours limited to 8:00 a.m. to 9:00 p.m.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MINA & KING, LLC

**CONTACT: FRANKLIN LIU, BLUEPRINT REALTY, 6290 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89118**

03/06/19 BCC AGENDA SHEET

FREESTANDING SIGN
(TITLE 30)

BUFFALO DR/215 BELTWAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0017-BUFFALO LAS VEGAS LAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of a proposed freestanding sign; and 2) increase the animated sign area for a proposed freestanding sign.

DESIGN REVIEW for a proposed freestanding sign with an animated (non-video) electronic message unit in conjunction with an approved mixed-use project on 9.9 acres in a U-V (Urban Village) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the northeast corner of Buffalo Drive and the 215 Beltway within Spring Valley. MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-03-101-009 & 019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed freestanding sign to 68 feet where 28 feet is permitted in the CMA Design Overlay District per Section 30.48.680(c)(1) (a 143% increase).
2. Increase animated (non-video) electronic message unit sign area to 200 square feet where 70 square feet is permitted, per Section 30.48.680(c)(3) (a 186% increase).

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

BACKGROUND:

Project Description
General Summary

- Site Address: N/A
- Site Acreage: 9.9
- Project Type: Freestanding sign with animated (non-video) unit
- Sign Height (feet): 68
- Square Feet: 520 overall sign/200 animated (non-video) unit

Site Plans

The proposed sign is in conjunction with a previously approved 4 story mixed-use development, consisting of 421 residential units and first floor commercial lease spaces between 2 buildings. Parking garages are approved on the northern side of the subject property. The proposed freestanding sign will be located south of a proposed Tioga Way turnaround, set back approximately 300 feet from the east property line and 20 feet from the south property line. Finished grade of the site is approximately 30 feet below the grade of Rafael Rivera Way, and the sign is proposed to be installed on the sloped portion of the site adjacent to Rafael Rivera Way.

Landscaping

Landscaping has been previously approved to include 5 acres of open space with jogging/walking paths. Trees, shrubs, and groundcover will be incorporated throughout the entire site, and the proposed sign will be installed within a landscape/exercise area located within a graded portion of the slope adjacent to Rafael Rivera Way.

Signage

The plan depicts a double-sided freestanding 68 foot tall sign with a total size of 520 square feet. A 200 square foot animated (non-video) electronic message unit is included in the total size of the sign. Overall, the design of the sign is rectangular with a 5 foot 4 inch circular embellishment on top. Lettering identifying the mixed-use development will be printed on the aluminum cabinet, and a 4 foot 6 inch wide gray aluminum pole cover will conceal the supporting pole.

Colors and materials of the sign include architectural elements that match the previously approved development. For example, the pole cover and texture will match the façade colors on the buildings, and the deep orange accents on the sign will match the roof tiles of the buildings.

Applicant's Justification

According to the applicant, Rafael Rivera Way is elevated 30 feet above the site, while the 215 Beltway (located farther to the south) is 30 feet below Rafael Rivera Way, which renders traditional signage ineffective. The proposed sign extends 49 feet above the grade of Rafael Rivera Way, while 19 feet is below the grade of roadway. By increasing the height of the sign and the size of the animated (non-video) message unit, the business signage will be able to be read by motorist on the 215 Beltway with minimal effort and maximum safety.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400227 (UC-0906-15)	Extension of time for an approved mixed-use development	Approved by BCC	December 2018
WS-18-0720	Freestanding sign in conjunction with an approved mixed-use project	Withdrawn without prejudice by BCC	November 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400083 (VS-0907-15)	Extension of time to vacate and abandon government patent easements and a portion of Tioga Way	Approved by PC	May 2018
VS-0907-15	Vacated and abandoned government patent easements and a portion of Tioga Way	Approved by BCC	April 2016
TM-0023-16	Mixed-use project	Approved by BCC	April 2016
UC-0906-15	Modified pedestrian realm, reduced parking, with waivers for non-standard improvements within the right-of-way, over length cul-de-sac, and design review for modifications for an approved mixed used development – use permit #2 was withdrawn	Approved by BCC	April 2016
ZC-0830-06	Reclassified the site to a U-V zone for a mixed use development	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & M-D	Retail complex, office/warehouse building & an undeveloped parcel
South	Business and Design/Research Park	C-2 & R-E	Undeveloped parcels & 215 Beltway
East	Business and Design/Research Park	M-D	Office/warehouse complex
West	Business and Design/Research Park	R-E	Undeveloped parcels

STANDARDS FOR APPROVAL:

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

**Analysis
Current Planning
Waivers of Development Standards**

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

Title 30 states that individual sites may present unique characteristics and the design of signage could be best developed through the application of alternative sign standards that depart from typical requirements. The grade of Rafael Rivera Way, which is 30 feet above the grade of the

site essentially blocks visibility of the site from the 215 Beltway. As a result, an approximately 50 foot tall sign above the grade of Rafael Rivera Way (68 feet high overall) may be appropriate. Staff finds that the proposed sign height increase and increase in animated (non-video) message unit area are consistent with other existing and approved signs advertising to motorists along the 215 Beltway. Therefore, the proposed sign is compatible with adjacent development and follows a similar development trend in the area.

Design Review

The proposed design of the sign will be constructed of materials that are architecturally related, compatible with, and complementary to, the principal buildings, consistent with Title 30 standards and consistent with Urban Specific Policy 20 in the Comprehensive Master Plan, which encourages all signage to be compatible with buildings on-site and surrounding development. By utilizing similar colors and texture to the approved mixed-use buildings, the signage will be compatible with buildings on the property, and the proposed increase in sign height and sign area of the animated (non-video) message unit is similar to other freestanding signs in the area. Therefore, staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Applicant shall vacate the area of the easement where the sign is proposed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BUFFALO LAS VEGAS LAND, LLC

CONTACT: JACOB GATESON, VISION SIGN INC, 66630 ARROYO SPRINGS ST, SUITE 600, LAS VEGAS, NV 89113

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03/06/19 BCC AGENDA SHEET

VIVID HUES & TEMPORARY SIGNS
(TITLE 30)

PATRICK LN/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-19-0045-PATRICK-APACHE HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow vivid hues; and 2) allow temporary signs in conjunction with an existing vehicle maintenance facility on 0.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the west side of Rainbow Boulevard within Spring Valley. MN/jor/ma (For possible action)

RELATED INFORMATION:

APN:

163-34-618-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Allow vivid hues (exterior paint color) of yellow and red for the existing building per Table 30.56-2A.
- b. Allow the color of the existing building to not be predominantly subdued in color (intensity and tones) per Chapter 30.48.650.
2. Allow temporary signs in conjunction with a vehicle maintenance facility in the Cooperative Management Agreement (CMA) Design Overlay District per Section 30.48.680-b.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6940 W. Patrick Lane
- Site Acreage: 0.3
- Project Type: Vivid hues and temporary signs
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3,040 (existing building)
- Parking Required/Provided: 17/49

Site Plan

The site plan depicts an existing vehicle maintenance facility located on the northwest corner of Patrick Lane and Rainbow Boulevard. The existing building is west of a convenience store and gasoline station, and south of a fast food restaurant. The rectangular building was constructed in a north/south orientation with the vehicle bays facing east. Access to the site is from 2 driveways along Patrick Lane. Customer and employee parking is located along the north and east property lines.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevation plans show a rectangular building with an overall height of 21 feet. The building elevation includes the main entrance to the south and 6 vehicle bays with roll-up doors within the building. Per the submitted photos, a bright yellow paint color is prevalent on 80 percent of the building, and a portion of the bottom half is a bright red color. The applicant installed temporary banners that match the existing paint colors of the building. LED raceway lights were also installed along the north, south, and east portions of the roofline, over the bay door openings, and around the existing signage.

Floor Plans

The floor plans include a customer waiting area, restrooms, storage area, and service bays.

Signage

There are 11 temporary banners on the site. The south side of the building contains a temporary banner that is 3 feet high and 12 feet wide. The east side of the building contains 1 banner that is 2 feet high and 5 feet wide, and 6 banners that are 3 feet high and 10 feet wide. The west side of the building contains a banner that is 3 feet high and 12 feet wide, another that is 3 feet high and 8 feet wide, and a third banner that is 4 feet high and 6 feet wide. The total area for the temporary banners is 160 square feet and are comprised of a bright yellow color background with red letters.

Applicant's Justification

Per the applicant, the colors with vivid hues and temporary signs are utilized for brand and marketing purposes. All 5 of the existing locations around the Las Vegas valley are painted the exact same colors. The applicant states that their customers are able to recognize their business because of the chosen color scheme and signage.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0273-06	1 lot commercial subdivision	Approved by PC	July 2006
ADR-0607-04	Establish a fast food restaurant (Weinerschnitzel)	Approved administratively	June 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1079-95	Reclassified the site from R-E zoning to C-2 zoning and allow a convenience store, gasoline station, and automated vehicle wash facility	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Fast food restaurant
South	Commercial General	C-2	Shopping center
East	Commercial General	C-2	Convenience store & gasoline station
West	Commercial General	C-2	Vacant

Clark County Public Response Office (CCPRO)

CE18-18102 is an active zoning violation on this site. The citation is for exterior colors of the building which consists of vivid hues.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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

Per Title 30, the architectural standards for the building colors within this area are encouraged to have exterior facades that are consistent with subdued tones of the surrounding landscape and neighborhood. The submitted photos depict the existing building with colors that are not harmonious with the surrounding buildings. In addition, the existing accent lighting may add unwanted vibrancy to the visually intrusive color palette which staff does not support. Also, temporary banners are only allowed for a maximum of 10 days by approval of a temporary sign permit which the applicant did not apply for. Staff is not in support of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: U.S. TIRE CENTER & AUTO REPAIR, INC.

CONTACT: NATHALIE MARTINEZ, 5520 N. DECATUR BOULEVARD, SUITE 100, LAS VEGAS, NV 89130