

Spring Valley Town Advisory Board

Flamingo Senior Center
6255 West Flamingo Road
Las Vegas, NV 89103

August 27, 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 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 July 30, 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 August 27, 2019 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

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

VI. Planning & Zoning

1. **VS-19-0532-CFT LANDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane and Windmill Lane, and between Buffalo Drive and Miller Lane (alignment) within Spring Valley (description on file). MN/jt/ja (For possible action) **09/03/19 PC**
2. **VS-19-0598-EHSANI AZAR MIDOKHT REVOCABLE LIVING TRUST, ET AL:**
VACATE AND ABANDON a portion of a right-of-way being Roy Horn Way located between Sunset Road and Martin Avenue within Spring Valley (description on file). JJ/jor/ja (For possible action) **09/17/19 PC**
3. **NZC-19-0533-CFT LANDS, LLC:**
ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce intersection off-set.
DESIGN REVIEW for a single family subdivision. Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley (description on file). MN/jt/ja (For possible action) **09/03/19 PC**
4. **TM-19-500136-CFT LANDS, LLC:**
TENTATIVE MAP consisting of 188 single family residential lots and common lots on 20.0 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley. MN/jt/ja (For possible action) **09/03/19 PC**
5. **ZC-19-0477-6338 WEST DESERT INN, LLC:**
ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping along an arterial street; **2)** eliminate street landscaping adjacent to any street; **3)** waive trash enclosure requirements; **4)** reduce minimum wall height; **5)** reduce drive aisle geometrics; and **6)** waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW to convert an existing single family residence into an office. Generally located on the northwest corner of Desert Inn Road and El Camino Road within Spring Valley (description on file). JJ/sd/ma (For possible action) **09/04/19 BCC**

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

6. **UC-19-0605-SAHARA DECATUR, LLC:**
USE PERMITS for the following: 1) recreational facility; and 2) live entertainment in conjunction with a banquet facility on a portion of 10.0 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Decatur Boulevard within Spring Valley. JJ/bb/jd (For possible action) 09/17/19 PC

7. **VC-19-0587-CHASE, VIRGINIA A. & KEVIN G.:**
VARIANCE to increase wall height in conjunction with an existing single family residence located on 0.2 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located 620 feet south of Sunset Road and 155 feet west of Grand Canyon Drive within Spring Valley. JJ/md/jd (For possible action) 09/17/19 PC

8. **ET-19-400107 (UC-17-0509)-DARUL IMAN ETHIOPIAN MUSLIM COMMUNITY INC:**
USE PERMIT FIRST EXTENSION OF TIME for a community center/place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce side setback; 2) waive CMA Design Overlay District standards; 3) allow non-standard driveway improvements; and 4) waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Ponderosa Way.
DESIGN REVIEW for the conversion of an existing single family residence to a community center/place of worship on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within in the CMA Design Overlay District. Generally located on the north side of Ponderosa Way, 275 feet east of Jones Boulevard within Spring Valley. MN/jt/ja (For possible action) 09/18/19 BCC

9. **WS-19-0579-S M P CENTER, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of wall signs; and 2) increase area for signs.
DESIGN REVIEW for a comprehensive sign plan for an existing office complex on 2.4 acres in a C-P (Office and Professional) Zone. Generally located on the north side of Spring Mountain Road and the east side of Torrey Pines Drive within Spring Valley. JJ/lm/ja (For possible action) 09/18/19 BCC

VII. General Business

1. Appoint one Spring Valley Town Advisory Board member to the Technical Advisory Committee (TAC) associated with the Stadium District Land Use & Transportation Study (For possible action)

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: September 10, 2019

X. Adjournment

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

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

July 30, 2019

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair PRESENT
Angie Heath Younce PRESENT 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 EXCUSED
Tiffany Hesser, 702-455-7388 tlh@clarkcountynv.gov PRESENT

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

Darby Johnson called the meeting to order at 6:34pm

Greg Cerven, Current Planner

II. Public Comment

- None

III. Approval of **July 9, 2019** Minutes

Motion by: **Angie Heath Younce**

Action: **Approved as published**

Vote: **5/0 Unanimous**

IV. Approval of Agenda for **July 30, 2019**

Motion by: **Angie Heath Younce**

Action: **Approved as amended**

Vote: **5/0 Unanimous**

General Business item Budget Presentation will be heard prior to Planning & Zoning items.

Related applications:

3. VS-19-0512-DIGITAL DESERT B P, LLC:
5. TM-19-500130-DIGITAL DESERT B P, LLC:

V. Informational Items

VI Planning & Zoning

1. **VS-19-0415-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Tenaya Way, and between Patrick Lane and Oquendo Road within Spring Valley (description on file). MN/sv/ma (For possible action) **08/06/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

2. **VS-19-0509-GRAND FLAMINGO CAPITAL MGMT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Hualapai Way, and between Flamingo Road and Peace Way within Spring Valley (description on file). JJ/jvm/ma (For possible action) **08/20/19 PC**

Motion by: **Rodney Bell**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

3. **VS-19-0512-DIGITAL DESERT B.P. LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Post Road, and between Warbonnet Way (alignment) and Buffalo Drive, and portions of a rights-of-way being Patrick Lane located between Warbonnet Way (alignment) and Buffalo Drive and portions of Buffalo Drive located between Patrick Lane and Post Road within Spring Valley (description on file). MN/al/ma (For possible action) **08/20/19 PC**

Motion by: **Angie Heath Younce**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

4. **ZC-19-0448-ROBINDALE INDUSTRIAL PARK, LLC:**
ZONE CHANGE to reclassify 4.1 acres from R-E (Rural Estates Residential) Zone to C-1 (Local Business) Zone in the CMA Design Overlay District.
WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.
DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a proposed shopping center. Generally located on the west side of Durango Drive and the south side of Hacienda Avenue within Spring Valley (description on file). JJ/rk/ma (For possible action) **08/07/19 BCC**

Motion by: **Catherine Godges**
Action: **Approve** with staff recommendations
Vote: **5/0 Unanimous**

5. **TM-19-500130-DIGITAL DESERT B P, LLC:**
TENTATIVE MAP for a mixed use project consisting of commercial lots, 8 residential lots, and common elements on 42.4 acres in a C-2 (General Commercial) Zone for a High Impact Project in the CMA Design Overlay District. Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/al/ma (For possible action) **08/20/19 PC**

Motion by: **Darby Johnson**

Action: **Approve** with staff conditions

Vote: **3/2 Catherine Godges and Yvette Williams - NAY**

6. **WS-19-0486-SD PARCELS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for an over-length cul-de-sac in conjunction with a previously approved office/warehouse complex on a portion of 16.5 acres in an M-D (Designed Manufacturing District) and R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the west side of Rainbow Boulevard, 604 feet south of Patrick Lane within Spring Valley. MN/jor/ma (For possible action)

Motion by: **Angie Heath Younce**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

7. **WS-19-0506-SHAHBEKYAN KAREN & PIRUZA:**
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a single family residence on 0.1 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Fenway Avenue and the end of Kearney Street (alignment) within Spring Valley. MN/nr/ja (For possible action) **08/20/19 PC**

Motion by: **Catherine Godges**

Action: **Approve** with staff recommendations

Vote: **4/1 Yvette Williams - NAY**

8. **WS-19-0507-BAIRES LUIS ALONSO & BAIRES GALINDO CRISTABEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Green Canyon Drive and south of Lantana Way within Spring Valley. MN/nr/ja (For possible action) **08/20/19 PC**

HELD to Spring Valley TAB meeting on August 13, 2019 due to applicant being a no show.

9. **DR-19-0510-MOJAVE EDUCATIONAL FOUNDATION INC:**
DESIGN REVIEW for signage in conjunction with a future school on 0.6 acres in a CRT (Commercial Residential Transitional) Zone in the Desert Inn Road Transition Corridor Overlay District. Generally located on the north side of Desert Inn Road, 271 feet east of Torrey Pines Drive within Spring Valley. JJ/nr/ma (For possible action) **08/21/19 BCC**

Motion by: **Angie Heath Younce**

Action: **Approve** with staff conditions

Vote: **5/0 Unanimous**

10. **WS-19-0488-CIMARRON ROAD, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative driveway geometrics; and 2) building construction standards.
DESIGN REVIEW for an office building on a portion of 22.9 acres in an M-D (Designed Manufacturing) Zone. Generally located on the south side of Roy Horn Way and the west side of Cimarron Road within Spring Valley. MN/bb/ma (For possible action) **08/21/19 BCC**

Motion by: **Rodney Bell**

Action: **Approve** with staff recommendations

Vote: **5/0 Unanimous**

VII General Business

- Budget presentation by Clark County Department of Finance

VIII Public Comment

- None

IX. Next Meeting Date

The next regular meeting will be **August 13, 2019** at 6:30pm

X Adjournment

Motion by Rodney Bell

Action: Adjourn

Vote: 5-0 / Unanimous

The meeting was adjourned at 8:22 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
Helen Meyer Community Center, 4525 New Forest Dr.
Spring Valley Library, 4280 S. Jones
West Flamingo Senior Center, 6255 W. Flamingo
<https://notice.nv.gov/>

09/03/19 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BUFFALO DR/MESA VERDE LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-19-0532-CFT LANDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mesa Verde Lane and Windmill Lane, and between Buffalo Drive and Miller Lane (alignment) within Spring Valley (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-09-801-010 through 176-09-801-014

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide right-of-way grant adjacent to Buffalo Drive and a 10 foot wide right-of-way grant along Windmill Lane. The applicant indicates that these easements were granted in support of individual parcels, but are no longer required for the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-2	Single family subdivision
South	Commercial Neighborhood & Residential Medium (3 du/ac to 14 du/ac)	C-1 & RUD	Undeveloped & single family subdivision
East	Commercial Neighborhood & Residential High (8 du/ac to 18 du/ac)	R-E & R-3	Undeveloped
West	Public Facilities	P-F	Place of worship (The Crossing)

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

Related Applications

Application Number	Request
NZC-19-0533	A nonconforming zone change to reclassify 20 acres to R-3 zoning with a waiver of development standards to increase wall height and a design review for a single family subdivision is a companion item on this agenda.
TM-19-500136	A tentative map for a single family subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 45 feet to the back of curb for Buffalo Drive, 30 feet for Mesa Verde Lane together with the portion of the knuckle at the western terminus of Mesa Verde Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate an easement for a bus shelter pad behind the sidewalk on Buffalo Drive per the direction of the RTC;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

- Applicant is advised that meandering sidewalks are a non-standard improvement that the County will not maintain; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT INC.

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: VS-19-0532

Property Owner or Subdivision Name: CFT Lands

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC 10/1/19

Add this application to the: TAB/CAC _____ PC _____ BCC 10/2/19

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 8/13/19 TAB; 9/3/19 PC
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Correct BCC date is 10/2/19, not 10/1/19.

Change initiated by: JCT Date: 7/10/19

Change authorized by: Rok [Signature] Date: 7/10/19

Change processed by: ds Date: 7/10/19

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-09-801-010 through 014

Town Board(s): Spring Valley



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> VACATION & ABANDONMENT (VS) <input checked="" type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #):	STAFF	DATE FILED: <u>7/9/19</u>	APP. NUMBER: <u>VS-19-0532</u>
		PLANNER ASSIGNED: <u>JET</u>	TAB/CAC: <u>SPRING VALLEY</u>
		ACCEPTED BY: <u>JET</u>	TAB/CAC DATE: <u>8/13/19</u> TIME: <u>6:30 PM</u>
		FEE: <u>\$875</u> CHECK #: <u>97566</u>	PC MEETING DATE: <u>9/3/19</u>
		COMMISSIONER: <u>MN</u>	BCC MTG DATE: <u>10/1/19</u>
		OVERLAY(S)? <u>N</u>	ZONE / AE / RNP: <u>R-3</u>
		TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u>	PLANNED LAND USE: <u>SUPP</u>

PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.com</u>

APPLICANT	NAME: <u>American West Development, Inc</u>
	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.com</u> ACA CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u>
	ADDRESS: <u>5740 S Arville St, Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>shgprocessing@shg-inc.com</u> ACA CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 476-09-804-007 176-09-801-010 thru 014

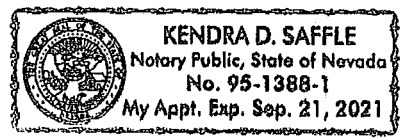
PROPERTY ADDRESS and/or CROSS STREETS: West Mesa Verde Lane & South Buffalo Drive

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

Jeffrey L. Canarelli
 Property Owner (Signature)*

Jeffrey L. Canarelli
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 13, 2019 (DATE)
 By Jeffrey L. Canarelli
 NOTARY PUBLIC: [Signature]



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



VS-19-0552

June 24, 2019

Current Planning Division
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

**RE: Buffalo Mesa Verde Unit 2
SHG Project No. AWD1807-002
Justification Letter for Patent Easement Vacation**

To whom it may concern:

Slater Hanifan Group, on behalf of our client, American West Development, respectfully submits this justification letter with an application for Vacation and Abandonment of Patent Easements.

The project site associated with the subject is approximately 20.3± gross acres and covers APN 176-09-801-007. It is located in a portion of Section 9, Township 22 South, Range 60 East, M.D.M., Clark County, Nevada.

The applicant is vacating Easements that are in conflict with the proposed site plan for the subject residential development. These easements were granted in support of the individual parcels, but are no longer required for the proposed development. This request will be in compliance with the conditions of the Tentative Map submitted for Buffalo Mesa Verde Unit 2 accompanying this application.

Thank you for the opportunity to submit this application for your review. Please contact me at (702) 284-5300 if you have any questions regarding this application.

Sincerely,

Slater Hanifan Group, Inc.

Corey Lieber, PE

Project Manager

Cc: Kendra Saffle, American West Development;
Chelsea Jensen, SHG

2

09/17/19 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

SUNSET RD/ 215 BELTWAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-19-0598-EHSANI AZAR MIDOKHT REVOCABLE LIVING TRUST, ET AL:

VACATE AND ABANDON a portion of a right-of-way being Roy Horn Way located between Sunset Road and Martin Avenue within Spring Valley (description on file). JJ/or/ja (For possible action)

RELATED INFORMATION:

APN:
176-05-101-007

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

The site plan depicts a portion of right-of-way being Roy Horn Way to be vacated. The portion of right-of-way has a total area of 74,898 square feet and is located south of Sunset Road and west of the 215 Beltway. Per the applicant, the portion of right-of-way that is a part of the detention basin is no longer needed due to the approved drainage study.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0901-17	Vacated and abandoned a portion of right-of-way being the 215 Beltway – recorded	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of right-of-way being the 215 Beltway – recorded	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres from R-E & R-2 zoning to R-2 zoning, and a design review for a single family residential development	Approved by BCC	March 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Medical office complex & retail buildings
South	Residential Urban Center (18 to 32 du/ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	R-E	215 Beltway
West	Residential Suburban	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the request to vacate a portion of the right-of-way subject to the recommended conditions.

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

- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- Compliance with approved drainage study PW19-12886;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording, including revisions necessary based on analysis from Public Works - Survey Division.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NIMA KHOMASSI

CONTACT: NIMA KHOMASSI, 28 GARDEN SHADOW LANE, LAS VEGAS, NV 89135

DRAFT

3

09/03/19 PC AGENDA SHEET

SINGLE FAMILY SUBDIVISION
(TITLE 30)

BUFFALO DR/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-19-0533-CFT LANDS, LLC:

ZONE CHANGE to reclassify 20.0 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

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

DESIGN REVIEW for a single family subdivision.

Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-09-801-010 through 176-09-801-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase interior and perimeter walls to 6 feet 8 inches where 6 feet is the maximum per Table 30.64-1 (an 11% increase).
2. Reduce intersection off-set to 95 feet where 125 feet is required per Section 30.52.052 (a 24% decrease).

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots: 188
- Density (du/ac): 9.4
- Minimum/Maximum Lot Size (square feet): 2,625/4,531 (gross and net)
- Project Type: Single family subdivision
- Number of Stories: 3 stories with rooftop deck
- Building Height: 35 feet
- Square Feet: 2,344 - 2,550

- Open Space Required/Provided: 22,560/69,935
- Parking Required/Provided: 376/376

Neighborhood Meeting Summary

The applicant mailed out the required notices to a 1,500 foot radius from the project site and invited the neighbors to the required neighborhood meeting, which was held on May 22, 2019 at Canarelli Middle School at 6:00 p.m. Twenty-three neighbors attended the meeting and expressed concerns about the density of the project and increased traffic. The neighbors encouraged the applicant to pursue the request through the Land Use Amendment process, rather than through the nonconforming boundary amendment process. That way, the cumulative impacts of the request along with other amendments to the Spring Valley Land Use Plan can be considered at the same time. In addition, the neighbors requested traffic signals at Robindale Road and Buffalo Drive, and at Windmill Lane and Buffalo Drive.

Site Plan

The plans depict a 188 lot single family subdivision with gated entrances from Buffalo Drive and Windmill Lane. Internal to the subdivision, the private streets are 38 feet wide with a 4 foot wide sidewalk on 1 side. The road configuration consists of 3 parallel streets running north/south with connecting east/west streets at the north and south sides of the development. Stub streets provide access to additional lots in the 4 corners of the subdivision.

A waiver of development standards is necessary to reduce intersection off-set from the entrance to the subdivision on Windmill Lane to the internal private streets to 95 feet where 125 feet is required.

Landscaping

A 16,839 square foot, landscaped common lot is located behind the gated entrance from Buffalo Drive, and another 6,932 square foot landscaped, common lot is located in the northwest corner of the subdivision. Other common lots include 6 foot wide landscaped areas adjacent to some of the internal streets, landscape areas on the sides of both gated entrances, and a 15 foot wide landscape area with detached sidewalks along Buffalo Drive and Windmill Lane. Also, a 10 foot wide landscape area with an attached sidewalk is depicted along Mesa Verde Lane.

A waiver of development standards is necessary to increase the perimeter wall height up to a maximum of 6 feet 8 inches.

Elevations

A total of 4 different house models are proposed for the subdivision with 3 separate elevations per model. All 4 house models are 3 stories tall with a roof deck option and a maximum height of approximately 35 feet. The contemporary design of the homes include painted stucco, stucco pop-outs, metal railing, parapet walls along the roof, and sloped roof elements.

Floor Plans

The 3 story home models range in size from 2,344 square feet to 2,550 square feet. A typical home model will include a garage, game room, laundry, and storage on the first floor; a main entrance, bedrooms, and bathrooms on the second floor; a kitchen, great room, powder room,

and balcony on the third floor; and a deck on the roof. Other models depict the kitchen, great room, and dining room on the second floor, and the bedrooms and bathrooms on the third floor.

Applicant's Justification

According to the applicant, the residential subdivision is appropriate for the area, and the target buyer will be young families and second home upgraded home buyers. The request for increased wall height is a typical request from this developer, and the increased height will provide additional privacy to future home buyers in the development. In addition, the applicant states that the reduced intersection off-set will not create any traffic control issues since the entrance is gated.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-2	Single family subdivision
South	Commercial Neighborhood & Residential Medium (3 du/ac to 14 du/ac)	C-1 & RUD	Undeveloped & single family subdivision
East	Commercial Neighborhood & Residential High (8 du/ac to 18 du/ac)	R-E & R-3	Undeveloped
West	Public Facilities	P-F	Place of worship (The Crossing)

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

Related Applications

Application Number	Request
TM-19-500136	A tentative map for a single family subdivision is a companion item on this agenda.
VS-19-0532	A vacation and abandonment of easements (right-of-way grants) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Current Planning
Zone Change

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

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the*

area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

Since the previous amendment to the Spring Valley Land Use Plan was adopted in 2014, the subject parcels were offered for sale from the Bureau of Land Management to private buyers. At that time, any public reservations for the site were removed, and the site was made available for sale. In addition, the applicant states that the Public Facilities planned land use is no longer necessary since other public facilities are already constructed in the area, including the Sierra Vista High School and James Regional Sports Park. Therefore, the change in trends in the area after the previous amendment to the Spring Valley Land Use Plan make this nonconforming zone boundary amendment to residential appropriate.

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

An existing R-2 zoned neighborhood is located to the north, undeveloped parcels to the east are designated for Residential High and Commercial Neighborhood uses, an undeveloped parcel to the south is designated for Commercial Neighborhood uses, and an existing single family neighborhood to the south is zoned RUD. The applicant states that the proposed development will blend seamlessly with these neighborhoods as Buffalo Drive continues to develop with additional residential and commercial projects. In addition, the site to the west is a developed place of worship, and the proposed residential zoning is compatible with the intensity of the adjacent use.

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

The service providers have indicated that there will not be a substantial adverse effect on public facilities from the proposed nonconforming boundary amendment to residential. However, the Clark County School District indicates that Steele Elementary School and Canarelli Middle School were over capacity for the 2018-2019 school years. Steele Elementary School was at 118% capacity and Canarelli Middle School was at 113% capacity.

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

The applicant indicates that the Spring Valley Land Use Plan encourages pedestrian friendly neighborhoods as well as a variety of architectural styles, colors, and elevations to enhance the community character. The open spaces within the subdivision will encourage residents to walk, and the more modern architectural style of the houses will provide architectural variety consistent with the goals of the Land Use Plan.

Summary

Zone Change

Although the proposed zone boundary amendment to R-3 is consistent with densities planned on abutting Residential High parcels and with intensities planned for abutting Commercial Neighborhood parcels, staff recommends that the request should instead be completed through the upcoming 2020 Spring Valley Land Use amendment process rather than the nonconforming zone change process. The Spring Valley Land Use amendment process will take a comprehensive look at the planned uses for all parcels in the Spring Valley Town Board area, and the cumulative impacts of changes to the land use plan can be analyzed collectively. This approach will better ensure that services, facilities, and infrastructure are available for the planned uses in the area, rather than analyzing individual projects through a piecemeal, non-comprehensive, nonconforming amendment process. In addition, Urban Specific Policy 8 in the Comprehensive Master Plan discourages nonconforming zone changes. As a result, staff cannot support this request.

Waiver of Development Standards #1

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.

An increase in perimeter block wall height to 6 feet 8 inches is a typical request for this developer, and the request has been approved on other subdivisions. In addition, landscaping meets Title 30 requirements for this subdivision, and the landscaping will help visually soften the monotonous aspects of the increased wall height. However, since staff cannot support the zone boundary amendment, staff also cannot support the waiver of development standards.

Design Review

The design of the subdivision provides only 2 exterior access points, and although the open space exceeds Title 30 standards, the street layout of the subdivision creates long corridors over 1,000 feet in length. The limited access points and the long streets reduce overall connectivity and will discourage walking. Land Use Goal 4 encourages pedestrian and vehicular connections between all development types, and Urban Specific Policy 31 encourages residential developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial, and recreational areas. As a result, the proposed development does not promote connectivity between the development and adjacent uses nor does it promote walking or biking. Staff cannot support the design; however, if this application is approved, staff recommends adding a gated pedestrian access point from Common Lot B to the cul-de-sac on Mesa Verde Lane to help increase compliance with the goals and policies of the Comprehensive Master Plan.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds the request to reduce the street intersection off-set to be a self-imposed hardship that can be rectified with a site redesign.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 4 years;
- Provide gated pedestrian access from Common Lot B to the cul-de-sac on Mesa Verde Lane;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 45 feet to the back of curb for Buffalo Drive, 30 feet for Mesa Verde Lane together with the portion of the knuckle at the western terminus of Mesa Verde Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate an easement for a bus shelter pad behind the sidewalk on Buffalo Drive per the direction of the RTC.
- Applicant is advised that meandering sidewalks are a non-standard improvement that the County will not maintain; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0378-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT INC.

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118.

09/03/19 PC AGENDA SHEET

BUFFALO MESA VERDE UNIT 2
(TITLE 30)

BUFFALO DR/MESA VERDE LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-19-500136-CFT LANDS, LLC:

TENTATIVE MAP consisting of 188 single family residential lots and common lots on 20.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Windmill Lane, the west side of Buffalo Drive, and the south side of Mesa Verde Lane within Spring Valley. MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:
176-09-801-010 through 176-09-801-014

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 20
- Number of Lots/Units: 188
- Density (du/ac): 9.4
- Minimum/Maximum Lot Size (square feet): 2,625/4,531 (gross and net)
- Project Type: Single family subdivision

The plans depict a 188 lot single family subdivision with gated entrances from Buffalo Drive and Windmill Lane. Internal to the subdivision, the private streets are 38 feet wide with a 4 foot wide sidewalk on 1 side. The road configuration consists of 3 parallel streets running north/south with connecting east/west streets at the north and south sides of the development. Stub streets provide access to additional lots in the 4 corners of the subdivision.

A 16,839 square foot, landscaped common lot is located behind the gated entrance from Buffalo Drive, and another 6,932 square foot landscaped, common lot is located in the northwest corner of the subdivision. Other common lots include 6 foot wide landscaped areas adjacent to some of the internal streets, landscape areas on the sides of both gated entrances, and a 15 foot wide landscape area with detached sidewalks along Buffalo Drive and Windmill Lane. Also, a 10 foot wide landscape area with an attached sidewalk is depicted along Mesa Verde Lane.

4

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-2	Single family subdivision
South	Commercial Neighborhood & Residential Medium (3 du/ac to 14 du/ac)	C-1 & RUD	Undeveloped & single family subdivision
East	Commercial Neighborhood & Residential High (8 du/ac to 18 du/ac)	R-E & R-3	Undeveloped
West	Public Facilities	P-F	Place of worship (The Crossing)

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

Related Applications

Application Number	Request
NZC-19-0533	A nonconforming zone change to reclassify 20 acres to R-3 zoning with a waiver of development standards to increase wall height and a design review for a single family subdivision is a companion item on this agenda.
VS-19-0532	A vacation and abandonment of easements (right-of-way grants) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30. However, since staff cannot support the companion nonconforming zone change request, staff recommends denial of this tentative map.

Department of Aviation

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

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 2, 2019 at 1:00 p.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Windmill Lane, 45 feet to the back of curb for Buffalo Drive, 30 feet for Mesa Verde Lane together with the portion of the knuckle at the western terminus of Mesa Verde Lane, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate an easement for a bus shelter pad behind the sidewalk on Buffalo Drive per the direction of the RTC.
- Applicant is advised that meandering sidewalks are a non-standard improvement that the County will not maintain; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- The street labeled Wildcat Mountain Ave and the street Misty Oaks Ave shown on the revised TM-18-500236 shall have the same name;
- The entrance street adjacent to lot 1 and lot 83 is an extension of Moonlight Meadows St and shall have the same name.

Department of Aviation

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

Building Department - Fire Prevention

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0378-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN WEST DEVELOPMENT INC.

CONTACT: CHELSEA JENSEN, WESTWOOD PROFESSIONAL SERVICE, 5740 S. ARVILLE STREET, SUITE 216, LAS VEGAS, NV 89118

DRAFT



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: TM-19-500136

Property Owner or Subdivision Name: CFT Lands

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC 10/1/19

Add this application to the: TAB/CAC _____ PC _____ BCC 10/2/19

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) 8/13/19 TAB; 9/3/19 PC
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: Correct BCC date is 10/2/19, not 10/1/19.

Change initiated by: JCT Date: 7/10/19
Change authorized by: Rok RK Date: 7/10/19
Change processed by: ds Date: 7/10/19
Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 176-09-801-010 through 014

Town Board(s): Spring Valley



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE	STAFF	DATE FILED: <u>7/9/19</u>	APP. NUMBER: <u>TM-19-500136</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JST</u>	TAB/CAC: <u>SPRING VALLEY</u>
		ACCEPTED BY: <u>JST</u>	TAB/CAC MTG DATE: <u>8/13/19</u> TIME: <u>6:30</u>
		FEE: <u>750</u>	PC MEETING DATE: <u>9/3/19</u>
		CHECK #: <u>97567</u>	BCC MEETING DATE: <u>10/1/19</u>
		COMMISSIONER: <u>MN</u>	ZONE / AE / RNP: <u>R-3</u>
		OVERLAY(S)? <u>N</u>	PLANNED LAND USE: <u>SVPF</u>
		TRAILS? Y <input checked="" type="checkbox"/> N <input checked="" type="checkbox"/> * PFNAP <input checked="" type="checkbox"/> <input type="checkbox"/> IN	NOTES: _____

PROPERTY OWNER	NAME: <u>CFT Lands, LLC</u>
	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.com</u>

APPLICANT	NAME: <u>American West Development, Inc.</u>
	ADDRESS: <u>250 Pilot Road, Suite 140</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u>
	TELEPHONE: <u>702-736-6434</u> CELL: _____
	E-MAIL: <u>ksaffle@americanwesthomes.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Slater Hanifan Group a Westwood Team</u>
	ADDRESS: <u>5740 South Arville, Suite 216</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>shgprocessing@shg-inc.com</u> REF CONTACT ID #: <u>132024</u>

ASSESSOR'S PARCEL NUMBER(S): 176-09-801-007 thru 014

PROPERTY ADDRESS and/or CROSS STREETS: West Mesa Verde Lane & South Buffalo Drive

TENTATIVE MAP NAME: Buffalo Mesa Verde Unit 2

NUMBER OF LOTS: 188/2 GROSS/NET ACREAGE 20.23 GROSS/NET DENSITY 9.3

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

Jeffrey L. Canarelli Jeffrey L. Canarelli
 Property Owner (Signature) Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 13, 2019 (DATE)
 By Jeffrey L. Canarelli

NOTARY PUBLIC: Kendra D. Saffle



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





TM-19-500184

AWD1807.002

May 28, 2019

Al Laird
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155-4000

SUBJECT: Tentative Map for Buffalo Mesa Verde Unit 2

Dear Mr. Laird:

On behalf of our client American West Development, we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Non-Conforming Zone Change, Waiver, Vacation and Design Review. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, American West Development, would like the applications to go concurrent since they are companion items on the same site.

Sincerely,

Slater Hanifan Group, Inc.

Chelsea Jensen
Senior Project Coordinator

09/04/19 BCC AGENDA SHEET

OFFICE CONVERSION
(TITLE 30)

DESERT INN RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0477-6338 WEST DESERT INN, LLC:

ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping along an arterial street; 2) eliminate street landscaping adjacent to any street; 3) waive trash enclosure requirements; 4) reduce minimum wall height; 5) reduce drive aisle geometrics; and 6) waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW to convert an existing single family residence into an office.

Generally located on the northwest corner of Desert Inn Road and El Camino Road within Spring Valley (description on file). JJ/sd/ma (For possible action)

RELATED INFORMATION:

APN:

163-11-805-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where a 15 foot wide landscape area is required along Desert Inn Road per Figure 30.64-17.
2. Eliminate street landscaping where a 6 foot wide landscape area is required along El Camino Road per Figure 30.64-13.
3. Eliminate trash enclosure requirements per Section 30.56.120.
4. Allow a 4 foot 8 inch block wall where a minimum height of 6 feet is required per Figure 30.64-1 (a 20% reduction).
5. Reduce the drive aisle width within a commercial parking lot to 16 feet where 24 feet is required per Table 30.64-4 (a 33% reduction).
6. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along El Camino Road where required per Chapter 30.52.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6338 W. Desert Inn Road
- Site Acreage: 0.5
- Project Type: Office conversion
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 3,934
- Parking Required/Provided: 16/16

Site Plans

This parcel is located within the Desert Inn Road Transition Corridor Overlay District. The plans depict an existing single family residence being converted into a proposed office. The building is centrally located within the center portion of the site. The site has access to Desert Inn Road via a single driveway. The plans show a proposed 16 foot wide drive aisle along the east elevation of the building. On-site parking spaces are located to the south and east of the building.

Landscaping

The applicant is providing a 20 foot wide landscaping area along the northern property line (rear yard) and a 10 foot wide landscape area along the western property line, in accordance with Code for Commercial Residential Transition uses. In addition, landscaping is provided within the interior portions of the parking lot. Trees will consist of Date Palms, Crape Myrtle, Blue Atlas Cedar, and Australian Willow. Groundcover will consist of Dwarf Box Leaf, Sage, and Pampas Grass. No street landscaping is being proposed along either Desert Inn Road or El Camino Road.

Elevations

The plans show an existing single family residence 18 feet in height with pitched roofline with asphalt shingles, wood paneling, and stucco finish with architectural enhancements.

Floor Plans

The plans show a 3,934 square foot floor plan with offices, conference room, breakroom, kitchen, patio, and reception area. The existing garage will be converted into an office.

Signage

Signage is not a part of this application.

Applicant's Justification

The applicant states that this request is to convert an existing single family residence to a commercial office. The applicant has stated that the waivers requested are due in part of having to meet Code requirements, which will have the potential of placing a large economic strain on the owner's ability to convert this property. In addition, the majority of business customers with the public will either be handled on-line or by telephone. Parking will be limited to 3 to 4 cars during normal business hours.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0382-02	Reclassified 0.6 acres from R-E to CRT zoning with a design review to convert existing single family dwelling to office building	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences
South	Residential Low	R-E	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

Zone Change

This request is considered a conforming zone change since the parcel is within the Desert Inn Road Transition Corridor Overlay District. The Transition Corridor Overlay district was designed to preserve existing single family residential buildings for non-residential uses where traffic patterns and neighborhood characteristics of existing structures no longer encourage a single family use. The site is adjacent to Desert Inn Road and staff finds the requested zone change conforms to Land Use Goal 8 of the Comprehensive Master Plan, which states where appropriate, provide for professional workplace development integrated throughout the community, including conversion of residential uses accessing arterial streets. Therefore, staff can support this request.

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.

Waivers of Development Standards #1 & #2

The applicant is requesting to waive all landscaping areas along El Camino Road and West Desert Inn Road. Staff finds these waivers to be excessive, especially adjacent to existing residential uses. The waived standards, if approved, will allow the applicant to maintain required parking for the office. The required landscape areas, as stipulated by Code, will not allow the applicant to utilize this area to meet on-site parking requirements, which requires a total of 16 spaces. Staff does support these requests.

Waiver of Development Standards #3

Title 30 requires all developments, except for single family residential developments, shall provide interior or exterior enclosures for all refuse containers, compactors, and refuse collection areas per the standard of the local trash service provider and unless the provider certifies that refuse is not generated at the site. The applicant did not submit documentation confirming and/or certifying that agreement. Therefore, staff cannot support this request, unless proper documentation is provided to staff.

Waiver of Development Standards #4

Staff finds the proposed 4 feet 8 inch block wall as shown on the site plan does not meet the minimum requirement of 6 feet when located adjacent to a less intensive use. To the west is an existing single family residence and a 6 foot high wall will provide the requisite screening from a proposed commercial use. Staff finds the applicant can raise the wall without impacting the current conditions on the property or impacting the adjacent property. Therefore, staff cannot support this request.

Waiver of Development Standards #5

The request to reduce the drive aisle width from 24 feet to 16 feet is proposed to accommodate required on-site parking along the eastern property line. The elimination of street landscaping along El Camino Road will allow the applicant to include the required on-site parking and this waiver will have less of an impact to the surrounding area than a waiver to reduce on-site parking requirements. In addition, the elimination of landscaping along Desert Inn Road is requested in order to allow for an aisle width of 25 feet that will provide internal circulation and reduce any potential safety issues. The 16 foot wide drive aisle does not leave enough space for cars to back out of the adjacent parking spaces. Although the site plan depicts the required number of spaces at least 6 spaces are not able to be used because of the 16 foot drive aisle. Staff can support this request.

Design Review

While the conversion of an existing single family dwelling into an office is compatible with existing development within the immediate area, staff is concerned about the excessive waivers as part of this conversion plan. In particular, staff finds the design of this project conflicts with Urban Specific Policy 01 of the Comprehensive Master Plan, which states, when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development should be prevented. Appropriate buffers and landscaping, along with interior circulation and setbacks should be considered when reviewing such requests. Therefore, staff cannot support this design review.

Public Works - Development Review

Waiver of Development Standards #6

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the zone change, waivers of development standards #1, #2, and #5; and denial of waivers of development standards #3, #4, and #6, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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 waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Commercial pan driveway per Uniform Standard Drawings 224;
- Execute a Restrictive Covenant Agreement (weed restrictions);
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that compliance with Uniform Standard Drawings is required; signs shall not encroach into public right-of-way, easements, or sight-visibility zones; and that if the applicant is constructing a new driveway, the west edge of the pan driveway must be located 6 feet from any utility pole and the east edge of the pan driveway must be located 10 feet from the drop inlet per Uniform Standard Drawing 402.

Clark County Water Reclamation District (CCWRD)

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

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

APPLICANT: 6338 WEST DESERT INN, LLC
CONTACT: XAVIER SETO, P.O. BOX 370246, LAS VEGAS, NV 89137



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: ZC-19-0477

Property Owner or Subdivision Name: 6338 WEST DESERT INN, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: TAB/CAC _____ PC _____ BCC _____

Add this application to the: TAB/CAC 8/27/19 PC _____ BCC 9/4/19

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: APPLICATION PUT BACK ON AGENDA FOR SPRING VALLEY TAB AND BCC.

Change initiated by: SWD Date: 8/12/19
Change authorized by: [Signature] Date: 8/12/19
Change processed by: [Signature] Date: 8/12/19
Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-11-805-014

Town Board(s): SPRING VALLEY



AGENDA LOG AMENDMENT
Department of Comprehensive Planning

Application Number: ZC-19-0477

Property Owner or Subdivision Name: 6338 WEST DESERT INN, LLC

Public Hearing: Yes No

Staff Report already created: Yes No

Delete this application from the: **TAB/CAC** 7/30/19 **PC** BCC 8/21/19

Add this application to the: **TAB/CAC** 8/13/19 **PC** BCC 9/04/19

Change(s) to be made:

- Held no date specific
 - Withdrawn
 - No change to meeting(s) _____
 - Amend Write-up
 - Renotify
 - Make a public hearing (Radius: _____)
 - Rescheduling
 - Other: _____
 - Additional fees – \$AMOUNT OF ADDITIONAL FEES: _____
 - Refund
 - 80%
 - 100% (please include justification for full refund below)
- AMOUNT OF REFUND\$: _____

Reason for Change: MUST MEET WITH APPLICANT TO DISCUSS ADDITIONAL WAIVERS.

Change initiated by: SWD Date: 7/22/19

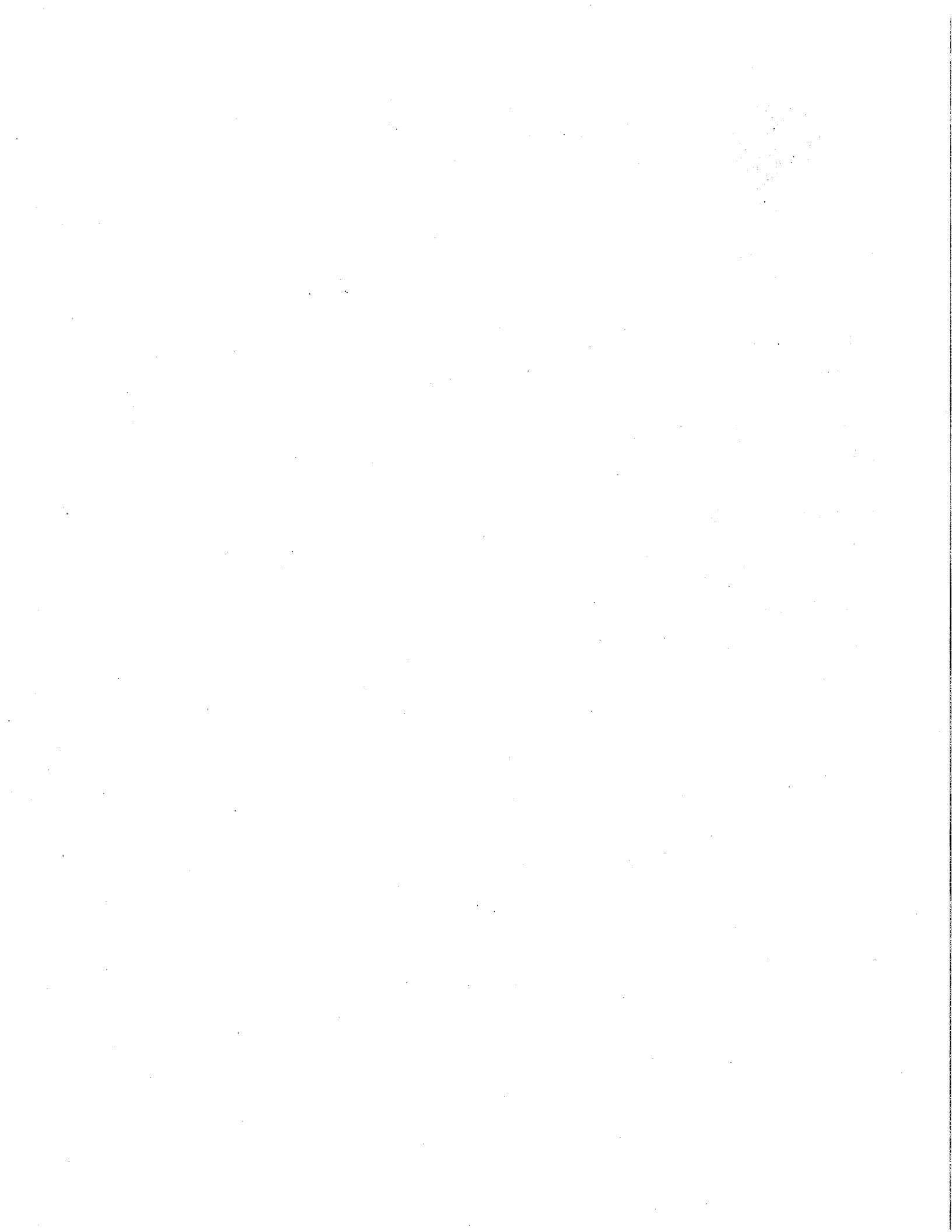
Change authorized by: ROK Date: 7/22/19

Change processed by: ds Date: 7/22/19

Follow up assigned to: _____ Instructions: _____

Parcel Number(s): 163-11-805-014

Town Board(s): SPRING VALLEY



6

09/17/19 PC AGENDA SHEET

RECREATION FACILITY/LIVE ENTERTAINMENT
(TITLE 30)

SAHARA AVE/DECATUR BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0605-SAHARA DECATUR, LLC:

USE PERMITS for the following: 1) recreational facility; and 2) live entertainment in conjunction with a banquet facility on a portion of 10.0 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue and the west side of Decatur Boulevard within Spring Valley. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

163-12-502-005; 163-12-502-006 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5015 Sahara Avenue, Suites 128 & 129
- Site Acreage: 10 (portion)
- Project Type: Party and dance rental space
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,200
- Parking Required/Provided: 633/633

Site Plan

The plan depicts a shopping center with 41 commercial units and 1 anchor store site on 3 lots with just under 11 total acres. The shopping center is configured as a strip center facing Sahara Avenue and Decatur Boulevard. The facility occupies 2 units (128 and 129) and is approximately 40 feet by 80 feet deep with the back wall 125 feet from the adjacent R-4 (Multiple Family Residential) zoned property to the south and 270 feet from Sahara Avenue. The property currently has 633 parking spaces with 3 access points from Sahara Avenue and 3 access points from Decatur Boulevard. The applicant is proposing a recreational facility to hold private banquets, weddings, parties, etc. as well as social activities such as dances and listening

to music. The applicant is proposing live entertainment during banquet events and other similar types of events at the leased space. A significant amount of business is conducted after 6:00 p.m., making it less likely for parking conflicts during busy shopping days. In general the hours of operation are between noon and midnight. All activity will be conducted indoors.

Landscaping

No changes are proposed or required for this land use application.

Elevations

Units 128 and 129 are a single story stucco structure with a flat roof and covered entrance, located in the middle of a strip center shopping center.

Floor Plans

The floor plan depicts a large 2,600 square foot open floor area for use as a banquet hall, dancing, live entertainment, and business events. The plan shows a dressing room, disc jockey booth, restrooms, storage, kitchen, and office areas totaling about 600 square feet.

Signage

The units have an existing wall sign that is not a part of this application.

Applicant's Justification

The applicant intends to provide a rental space for private parties, weddings, birthdays, business events, and social events. The recreational facility will allow social activities, such as dances, to be conducted for the general public. Business licensing advised the applicant that the current banquet license would not accommodate dancing or live entertainment. About 80% of the clients will be senior citizens that need a place to meet, dance, sing, chat, eat, socialize, and meet new friends. There is no alcohol license for this location and the applicant does not intend to offer alcohol in the future.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0605-13	Reduced separation for on-premises alcohol sales	Approved by PC	November 2013
UC-0681-09	Reduced separation for on-premises alcohol sales	Approved by PC	January 2010
UC-0699-03	Off-Premises Sign and setback waiver	Approved by BCC	June 2003
UC-0437-02	Indoor Live Entertainment	Approved by PC	May 2002
UC-0436-02	A supper club with live entertainment	Approved by PC	May 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial	C-2	Retail (City of Las Vegas)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Urban Center	R-4	Multiple family residential
East & West	Commercial General	C-2	Retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The indoor proposed uses will not result in a substantial adverse effect to the surrounding neighborhood, considering both units are approximately 120 feet from the adjacent residential property line and about 200 feet from the nearest residential building. The proposed uses will be in harmony with the goals, objectives and standards of Title 30 and the Comprehensive Master Plan, and in harmony with the surrounding area when considering the setbacks to residential and general public. 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

- 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: ALEX ESPINOSA.
CONTACT: ALEX ESPINOSA, 5015 W. SAHARA AVENUE, LAS VEGAS, NV 89146

DRAFT

7

09/17/19 PC AGENDA SHEET

WALL HEIGHT
(TITLE 29)

SUNSET RD/GRAND CANYON DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VC-19-0587-CHASE, VIRGINIA A. & KEVIN G.:

VARIANCE to increase wall height in conjunction with an existing single family residence located on 0.2 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community.

Generally located 620 feet south of Sunset Road and 155 feet west of Grand Canyon Drive within Spring Valley. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-06-117-022

VARIANCE:
Increase the height of a proposed block wall to 8 feet where a maximum of 6 feet is permitted per Section 29.22.010 (a 33% increase).

LAND USE PLAN:
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (SUMMERLIN SOUTH)
SPRING VALLEY - SINGLE FAMILY RESIDENTIAL - (10 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 9828 Gemstone Sunset Avenue
- Site Acreage: 0.2
- Project Type: Increase wall height
- Wall Height (feet): 6 (existing)/8 (proposed)
- Square Feet: 2,278 (single family residence)

Site Plans

The plans depict an existing 1 story, single family residence consisting of 2,278 square feet. The applicant is proposing to increase the height of an existing block wall from 6 feet to 8 feet. The increase to the block wall height will occur along a portion of the sides (northeast and northwest) and rear (north) property lines. Access to the site is granted via an existing residential driveway located along Gemstone Sunset Avenue.

Landscaping

All site landscaping exists and no additional landscaping is required or provided with this application.

Elevations

The photographs depict an existing 6 foot high CMU block wall consisting of neutral, earth tone colors.

Applicant's Justification

The applicant states 2 individuals recently jumped the shared wall from the adjacent property owner's yard into the subject property. The applicant indicates he confronted the individuals who then proceeded to jump the back wall of the subject property into the subdivision located immediately to the north. The applicant states a report was filed with LVMPD and that he is fearful that an event like this will happen again. The applicant states the increase in block wall height will provide additional security and that the blocks will match the existing wall.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0267-15	Increased the number of model homes located in an approved single family residential subdivision	Approved by PC	June 2015
TM-0207-14	Subdivided this site into 465 single family residential lots	Approved by PC	January 2015
UC-0936-14	Modified residential development and modified street improvements in accordance with Clark County Uniform Standard Drawings	Approved by PC	January 2015
ZC-0527-13	Reclassified this site to R-2 zoning and included a use permit to establish modified residential development standards for Village 16A	Approved by BCC	October 2013
MP-0428-13	Update to the Land Use and Development Guide	Approved by BCC	September 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Major Development Project - Single Family Residential - (10 du/ac)	R-2	Single family residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Current Planning

The findings for a variance state that the applicant has the burden of proof to show that because of exceptional narrowness, shallowness, shape, or topographic condition or an extraordinary or

exceptional situation, that strict application of the zoning code would result in peculiar or exceptional difficulties to the development of the property. The subject property has no unique or special characteristics and the request is a self-imposed burden. However, Title 29 permits the Zoning Administrator to authorize a wall height of not more than 8 feet in any side or rear yard, contingent upon the applicant securing notarized letters of approval from the property owners adjacent to the proposed wall increase. The applicant has secured a signed approval letter from the property owner immediately to the east; however, has not been able to secure letters from the remaining adjacent property owners. Multiple applications to increase block wall height in conjunction with single family residences have been approved throughout unincorporated Clark County. Staff finds the increase to the block wall height should not impact the adjacent properties; therefore, recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 29, 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 1 letter

PROTESTS:

APPLICANT: KEVIN CHASE

CONTACT: KEVIN CHASE, 9828 GEMSTONE SUNSET AVE, LAS VEGAS, NV 89148

8

09/18/19 BCC AGENDA SHEET

COMMUNITY CENTER/PLACE OF WORSHIP
(TITLE 30)

PONDEROSA WY/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-19-400107 (UC-17-0509)-DARUL IMAN ETHIOPIAN MUSLIM COMMUNITY INC:

USE PERMIT FIRST EXTENSION OF TIME for a community center/place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side setback; **2)** waive CMA Design Overlay District standards; **3)** allow non-standard driveway improvements; and **4)** waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Ponderosa Way.

DESIGN REVIEW for the conversion of an existing single family residence to a community center/place of worship on 1.0 acre in an R-E (Rural Estates Residential) (RNP-I) (AE-60) Zone within in the CMA Design Overlay District.

Generally located on the north side of Ponderosa Way, 275 feet east of Jones Boulevard within Spring Valley. MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:
163-36-201-007.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce interior side setback for an accessory structure (pump house) to 2 feet 8 inches where a minimum 5 foot setback is required per Table 30.40-1 (a 47% reduction).
2. Waive all applicable CMA Design Overlay District standards per Section 30.48.600.
3. Allow 25 foot wide driveways along Ponderosa Way to be built where a 32 foot wide commercial curb return driveway is the standard per Section 30.52.050 (a 22% reduction).
4. Waive full off-site improvements including streetlights, sidewalk, curb, gutter, and partial width paving along Ponderosa Way per Section 30.52.040.

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

BACKGROUND:

Project Description

General Summary

- Site Address: 6063 Ponderosa Way
- Site Acreage: 1
- Project Type: Community center/place of worship

- Number of Stories: 1
- Building Height (feet): Up to 16
- Square Feet: 2,944
- Parking Required/Provided: 30/42

Site Plans

The original site plans depicted an existing house to be converted to an Ethiopian Muslim Community Cultural Center and place of worship. The existing structure was built in 1975 as a residence; however, currently the property is bordered on the west by a C-P zoned parcel and on the north and east by existing R-E zoned residential parcels. The site will provide a new parking lot in the rear portion of the property along with new paving and a new 25 foot wide driveway entrance on the west side of the property. All parking will occur in the rear of the property. A total of 42 parking spaces are provided where 30 parking spaces are required, and all parking areas and drive aisles will be paved. Access to the site is from Ponderosa Way to the south.

The building setbacks are as follows: front setback (south) 71 feet; side setback (east) 15 feet; side setback (west) 42 feet; and rear setback (north) 184 feet. In addition, the applicant will provide access ramps into the building, and 2 existing bathrooms will be remodeled.

Landscaping

With the original application, a proposed landscape buffer with trees planted approximately 20 feet on center was depicted along Ponderosa Way and portions of the east and north property lines. The plant material that will be provided along Ponderosa Way will consist of trees, shrubs, and groundcover. The landscaping provided along the residential property line to the east and north will consist of existing and newly planted mature trees (per a condition of approval) approximately 20 feet on center. Parking lot landscaping will be provided per code and no landscaping was required or shown next to the C-P zoned parcel to the west.

Elevations

The original plans depicted an existing 1 story, 14 foot high, single family residence being converted into a community center/place of worship. The building material consists of stucco siding, stone accents, wood shake roof, and a chimney that extends up to a height of 16 feet. The existing accessory building (pump house) is located near the east property line and consists of similar textures and colors as the main structure. No changes are proposed to the existing elevations.

Floor Plans

The original plans showed an existing 2,944 square foot single family residence being converted to a community center/place of worship that consists of an assembly room, reading room, conference room, offices, kitchen, and restrooms. The pump house is 115 square feet in size.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0509-17:

Current Planning

- 2 years to review as a public hearing;

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District with regards to modifying existing plumbing fixtures.

WAIVERS OF DEVELOPMENT STANDARDS #2 AND #4 WERE WITHDRAWN.

Signage

Signage was not a part of the original application nor this extension of time.

Applicant's Justification

The applicant indicates that completion of the project has moved slowly since it is a community operation. However, the applicant has made progress towards completing a parcel map, constructing a sewer lateral to the site, removing the existing septic system, and removing a portion of the existing circular driveway. The applicant requests an additional 12 months to complete construction. In addition, original waivers of development standards #2 to waive the trash enclosure and original waiver of development standards #4 to reduce gate setback were both withdrawn.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0509-17	Community center/place of worship	Approved by BCC	September 2019
ZC-1111-08	Reclassified approximately 207 acres to establish a Residential Neighborhood Preservation Overlay District in this area	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South & East	Rural Neighborhood Preservation	R-E (RNP-I)	Single family residences & undeveloped parcels
West	Office Professional	C-P	Undeveloped parcels

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.

- Maintenance of residential appearance and no signage to indicate this is a community/cultural center or place of worship;
- Certificate of Occupancy limited to 42 people at any one time;
- Parking limited to 42 spaces;
- Parking spaces to be used for parking only (no outdoor events, no overnight or long-term parking allowed);
- Parking lighting shielded and minimized in height and brightness to minimize impact on neighborhood;
- Standing or idling vehicles shall be directed to parking lot and shall not remain in the front of the building;
- No parking in front of the building;
- Desert landscaping meeting County residential standards required in front yard;
- Gates set back to front of building;
- Connection to public sewer and water lines, subject to utility agency requirement and subsequent approval;
- Decorative stucco 8 foot high walls on north and east sides of property adjacent to residential property to be coordinated with neighbor;
- Landscaping per plans on file, but with mature trees;
- No amplification of sound outdoors or indoors that is projected or heard outdoors;
- Hours of occupancy limited to 9:00 a.m. to 9:00 p.m.;
- No retreats or overnight stays;
- No rental or other use of the structure or parking lot for any purpose (i.e. storage, celebrations, parties, garage sales, or rummage sales);
- No on-site food preparation allowed, except BBQ on rear patio;
- No outdoor activities or congregating allowed, except on existing patio at rear of property;
- Landscaping as shown on plans;
- 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 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 Parking” signs to be installed on Ponderosa Way;
- Traffic limited to exit toward Jones Boulevard only with signage and appropriate driveway design;
- Execute a restrictive covenant agreement (deed restrictions);
- Gates to remain open during business hours.

Southern Nevada Health District (SNHD) – Septic

- Applicant is advised that the existing residential septic system located on the property will need to be abandoned in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management for the proposed use.

In addition, the applicant has made progress in mapping the property, upgrading the sewer, and demolishing a portion of the driveway. As a result, staff can support an extension of time of 1 year to review as a public hearing.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time. Compliance with previous conditions.

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/of the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until September 20, 2020 to commence and review as a public hearing;
- 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 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DARU IMAN ETHIOPIAN MUSLIM COMMUNITY, INC.

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 89118

09/18/19 BCC AGENDA SHEET

SIGNAGE
(TITLE 30)

SPRING MOUNTAIN RD/TORREY PINES DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-19-0579-S M P CENTER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the number of wall signs; and 2) increase area for signs.

DESIGN REVIEW for a comprehensive sign plan for an existing office complex on 2.4 acres in a C-P (Office and Professional) Zone.

Generally located on the north side of Spring Mountain Road and the east side of Torrey Pines Drive within Spring Valley. JJ/lm/ja (For possible action)

RELATED INFORMATION:

APN:
163-14-501-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the number of walls signs per elevation to 8 where 1 per elevation is permitted per Table 30.72-1(a 700% increase).
2. Increase the area of wall signs per elevation to 400 square feet where 50 square feet per elevation is permitted per Table 30.72-1(a 700% increase).

LAND USE PLAN:
SPRING VALLEY OFFICE PROFESSIONAL

BACKGROUND:
Project Description
General Summary

- Site Address: 6480 Spring Mountain Road
- Site Acreage: 2.4
- Project Type: Comprehensive sign plan for proposed wall signs and existing monument sign
- Sign Area: 1,300 square feet (wall)

Site Plan & Request

This application is to increase the allowable wall signage for an existing office complex. The site is developed with 3 existing office buildings constructed in 1998. The site has access from 2 driveway entrances on Spring Mountain Road and 1 driveway on Torrey Pines Drive. The 3 buildings are centrally located on the site with parking around the perimeter of the office

complex. The northerly parking area has 8 parking covers disbursed throughout the area. There is 1 existing monument sign with 50 square feet of sign area located in the landscape island in the central driveway along Spring Mountain Road.

Landscaping

There is existing landscaping and there are no proposed changes.

Elevations

The existing 20 foot high buildings consist of tiled mansard rooflines and painted stucco facades. Signage is located on the roofing fascia roughly located above tenant entrances and evenly disbursed along the building elevations.

Signage

Per Code requirements, wall signs in the C-P zone are limited to a maximum of 50 square feet per building elevation with 1 sign per building elevation. The table below summarizes the sign plan proposed with this application.

Building #	Building Elevation	Number of signs	Area per sign	Total area per building elevation	Total area per building
A	South	8	50	400	450
A	West	1	50	50	
B	South	8	50	400	400
C	South	8	50	400	450
C	East	1	50	50	
Monument		1	50		

Each wall sign will have the following design constraints: 1) No script permitted. Foreign alphabet stroke and meter maximum 24 inch overall height per line of text; 2) Maximum 24 inch size of logo; 3) Channel letter height maximum 48 inches by 150 inches in width by 3 inches in depth; 4) All signs to be channel letter (or individual letter type); 5) Non-illuminated, reverse pan channel letters to be painted Dark Duranodic Bronze; 6) No exposed lamps, transformers, tubing, raceways, crossover, conductors, or conduit; 7) No audible flashing, or animated signs; fastening clips to be concealed.

The existing monument sign is 10 foot wide by 5 foot high with tile and capstone finish.

Applicant's Justification

The applicant indicates that the sign criteria is needed due to the multiple tenants within the suites. The signs will follow consistent design criteria. Additional signs, such as another monument sign, or name plates are permitted, and the property owner is limiting the users to the requested signage.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1266-97	Reduced setback for trash enclosures and carports	Approved by BCC	September 1997
ZC-0253-88 (ET-0325-92)	Second Extension of time to reclassify the property to C-P zoning with a use permit for an office complex	Approved by BCC	October 1992
ZC-0253-88 (ET-287-90)	First Extension of time to reclassify the property to C-P zoning with a use permit for an office complex	Approved by BCC	October 1990
ZC-0253-88 & UC-0325-88	Reclassified the property to C-P zoning, with a use permit for an office complex	Approved by BCC	October 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-D	Single family residences
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residences
East	Office Professional	C-P	Office complex
West	Residential Low (up to 3.5 du/ac)	R-D	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

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.

The increase in sign area and number of signs is compatible with the goals of the comprehensive sign plan review criteria, which includes impacts to surrounding residential uses, distance from the buildings to the street, proximity of the signs to building entrances and tenant spaces, scale, proportion, and design of the signs as part of the architecture of the buildings. Staff finds there are no signs facing the adjacent residential property to the north, and all signs are non-illuminated. Additionally, the sign locations have been integrated into the building façade and are in scale and proportion with the buildings. Therefore, staff recommends approval.

Design Review

Staff finds that the signage is harmonious and compatible with the office complex and existing developments in the area. The signage is cohesive and unified with materials, enhancements, and colors. The location of signage is compatible with the character and scale of the existing complex and immediate neighborhood. The applicant has established the plans are consistent with the provisions of the comprehensive sign plan for a C-P zoning district and satisfies the criteria for a design review. 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

- 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

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

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

APPLICANT: PAUL ROBERTS
CONTACT: GEORGE ROGERS, GMRA, 6325 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118