



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

February 25, 2020

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 February 11, 2020 (For possible action)

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

IV. Approval of Agenda for February 25, 2020 and Hold, Combine or Delete Any Items (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)
 - A representative from 2020 Census will share information about the upcoming Census including employment opportunities. (for discussion only)
 - Las Vegas Montessori Charter Academy neighborhood meeting at 6:00 pm on Thursday, February 27, 2020 at Desert Breeze Community Center, 8275 Spring Mountain, to discuss a new charter school proposed in the southwest valley. (for discussion only)

VI. Planning & Zoning

1. **ET-20-400010 (VS-17-1079) -SPANISH TOWERS FUNDING, LLC:**
VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/tk/ja (For possible action) **03/17/20 PC**
2. **VS-20-0052-MATTER UNCOMMONS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Narrative Way and between Badura Avenue and Roy Horn Way and a portion of a right-of-way being Butler Avenue located between Badura Avenue and Maule Avenue and a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Butler Avenue and a portion of right-of-way being Gagnier Boulevard between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/sd/jd (For possible action) **03/17/20 PC**
3. **VS-20-0060-USA:**
VACATE AND ABANDON an easement of interest to Clark County located between Martin Avenue and Maule Avenue, and between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). JJ/jt/jd (For possible action) **03/17/20 PC**
4. **VS-20-0075-L T F REAL ESTATE COMPANY, INC:**
VACATE AND ABANDON a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/rk/jd (For possible action) **03/17/20 PC**
5. **VS-20-0088-STANLEY REDWOOD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Sunset Road, and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/rk/jd (For possible action) **03/17/20 PC**

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. **VS-20-0078-SOD, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Arby Avenue, and between El Capitan Way (alignment) and Durango Drive and portion of a right-of-way being Maule Avenue located between El Capitan Way (alignment) and Durango Drive within Spring Valley (description on file). JJ/md/jd (For possible action) **03/18/20 BCC**

7. **ZC-19-0961-COUNTY OF CLARK (AVIATION):**
HOLDOVER ZONE CHANGE to reclassify 15.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finish grade in the CMA Design Overlay District. Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

8. **ZC-19-0962-COUNTY OF CLARK (AVIATION):**
HOLDOVER ZONE CHANGE to reclassify 15.2 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.
DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** increased finish grade in the CMA Design Overlay District. Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

9. **ZC-19-0968-COUNTY OF CLARK (AVIATION):**
HOLDOVER ZONE CHANGE to reclassify a 23.2 acre portion of the site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** modify residential driveway geometrics.
DESIGN REVIEWS for the following: **1)** single family residential development on 31.7 acres; and **2)** increased finish grade in the CMA Design Overlay District. Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley (description on file). MN/rk/jd (For possible action) **03/04/20 BCC**

10. **NZC-20-0057-USA:**
ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone.
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** increase finished grade; and **2)** an office complex. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley (description on file). JJ/jt/jd (For possible action) **03/17/20 PC**

11. **TM-20-500013-MATTER UNCOMMONS, LLC:**
TENTATIVE MAP for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/sd/ja (For possible action) **03/17/20 PC**

12. **TM-20-500017-USA:**
TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in a C-P (Office and Professional) Zone. Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/jt/jd (For possible action) **03/17/20 PC**

13. **UC-20-0072-NEVADA POWER COMPANY:**
USE PERMITS for the following: **1)** a proposed communication tower; and **2)** reduce number of arrays for a proposed communication tower to a residential development.
DESIGN REVIEW for a proposed communication tower and associated equipment in conjunction with an electrical substation on a portion of 10.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the southwest corner of Flamingo Road and Edmond Street within Spring Valley. MN/pb/jd (For possible action) **03/17/20 PC**

14. **DR-20-0098-MATTER UNCOMMONS LLC, ET AL:**
DESIGN REVIEWS for the following: **1)** outdoor theater; and **2)** modifications to a previously approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jd (For possible action) **03/18/20 BCC**

15. **TM-20-500024-SOD, LLC:**
TENTATIVE MAP consisting of 38 residential lots and 6 common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Maule Avenue and the east side of El Capitan Way within Spring Valley. JJ/md/jd (For possible action) **03/18/20 BCC**

16. **UC-20-0084-UNLV RESEARCH FOUNDATION:**
USE PERMIT for an expansion of an existing school.
DESIGN REVIEWS for the following: **1)** new classroom buildings; and **2)** school amenities (soccer field, carpool lanes, lighting plan, and playground shade structures) in conjunction with an existing charter school on 11.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District. Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/jor/ja (For possible action) **03/18/20 BCC**

17. **WC-20-400011 (ZC-19-0477)-6338 WEST DESERT INN, LLC:**
WAIVERS OF CONDITIONS for a zone change requiring the following: **1)** full off-site improvements for El Camino Road; **2)** commercial pan driveway per Uniform Standard Drawings 224; and **3)** reconstruct any unused driveways with full off-site improvements for a previously approved conversion of an existing single family residence into an office CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor. Generally located on the northwest corner of Desert Inn Road and El Camino Road within Spring Valley (description on file). JJ/lm/ja (For possible action) **03/18/20 BCC**

18. **WS-20-0099-MATTER UNCOMMONS LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative parking lot design.
DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jd (For possible action) **03/18/20 BCC**
19. **ZC-20-0077-SOD, LLC:**
ZONE CHANGE to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) provide alternative street landscaping; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) proposed single family residential development; 2) hammerhead street design; and 3) increase finished grade. Generally located on the south side of Maule Avenue and the east side of El Capitan Way within Spring Valley (description on file). JJ/md/jd (For possible action) **03/18/20 BCC**
20. **ZC-20-0094-DWSMC HOLDINGS, LLC:**
ZONE CHANGE to reclassify 14.6 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone.
USE PERMITS for the following: 1) mixed-use development; 2) establish density; and 3) establish height.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of exterior light fixtures (luminaries); and 2) alternative driveway geometrics.
DESIGN REVIEW for a mixed-use development in the CMA Design Overlay District. Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley (description on file). MN/jt/ja (For possible action) **03/18/20 BCC**

VII. General Business

1. Appoint one member as the Spring Valley Town Advisory Board representative to be involved in the update of the county's Comprehensive Master Plan and Title 30 development code (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: March 10, 2020

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
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YOLANDA KING, County Manager

03/17/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

CIMARRON RD/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400010 (VS-17-1079) -SPANISH TOWERS FUNDING, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Cimarron Road and Buffalo Drive within Spring Valley (description on file). MN/tk/ja (For possible action)

RELATED INFORMATION:

APN:

176-04-601-019

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

This application is a request to extend the time to record a previously approved vacation and abandonment application for various patent easements. The original request included the north 3 feet of the south 33 feet and 33 foot wide patent easements located on the interior and within the perimeter boundaries of parcel number 176-04-601-019.

The applicant states this request for an extension of time is needed to allow additional time to continue processing the civil improvement plans, architectural plans, financing, and revised single story grading and phasing of plans.

Previous Conditions of Approval

Listed below are the approved conditions for VS-17-1079:

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 25 feet to the back of curb for Maule Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;

- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- The Clark County Water Reclamation District (CCWRD) has existing or proposed assets within the area proposed to be vacated per VS-1087-17; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights be reserved to CCWRD; it is understood that this vacation shall not reduce our rights to the easement area being created within the order of vacation, including but not limited to the installation, operation, and maintenance of our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-17-1079	Vacated and Abandoned patent easements	Approved by PC	February 2018
ZC-0827-17	Reclassified 16.1 acres from C-2 to U-V zoning with use permits for a high impact project, increased density, and increased building height with a design review for a mixed-use development	Approved by BCC	December 2017
VC-0984-08	Increased height to 248 feet for 3 mixed use buildings - expired	Approved by BCC	November 2008
UC-2125-04	Three, 248 foot high mixed use buildings for a total of 405 dwelling units - expired	Approved by BCC	January 2005
ZC-1491-04	Reclassified to C-2 zoning for a 390 unit, multi-tower condominium project with commercial component - zoning made permanent with remaining scope of request - expired	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	C-2 & R-4	Undeveloped
South	Business and Design/Research Park	R-3	Multiple family residential development
West	Business and Design/Research Park	R-E	Undeveloped

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.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until February 06, 2022 to record.
- 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 re-approval by the utility companies will be required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAR/CAC:

APPROVALS:

PROTEST:

APPLICANT: TRU DEVELOPMENT LLC

CONTACT: GCW ENGINEERING, INC, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89134

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03/17/20 PC AGENDA SHEET

EASEMENTS & RIGHTS-OF-WAY
(TITLE 30)

BADURA AVE/GAGNIER BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0052-MATTER UNCOMMONS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Narrative Way and between Badura Avenue and Roy Horn Way and a portion of a right-of-way being Butler Avenue located between Badura Avenue and Maule Avenue and a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Butler Avenue and a portion of right-of-way being Gagnier Boulevard between Maule Avenue and Badura Avenue within Spring Valley (description on file). MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-04-201-002; 176-04-201-003; 176-04-201-004; 176-04-201-009; 176-04-201-010; 176-04-301-003; 176-04-301-004; 176-04-301-014

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

APN: 176-04-201-002. Vacate and abandon 33 foot wide government patent easements located on the eastern and southern property lines of the subject parcel.

APN: 176-04-201-003: Vacate and abandon 33 foot wide government patent easements located on the eastern, western and southern property lines of the subject parcel.

APN: 176-04-201-010. Vacate and abandon 33 foot wide government patent easements located on the northern and western property lines and 8 foot wide government patent easements on the southern and eastern property lines of the subject parcel.

APN: 176-04-301-003: Vacate and abandon 33 foot wide government patent easements located on the eastern property line, and an 8 foot wide government patent easement on the western property line along with a 5 foot wide portion of right of way being Butler Avenue and a 15 foot wide portion of right-of-way being Maule Avenue.

APN: 176-04-301-004: Vacate and abandon 33 foot wide government patent easements located on the eastern property line, and an 8 foot wide government patent easement on the western property line along with a 5 foot wide portion of right of way being Butler Avenue.

APN: 176-04-301-014: Vacate and abandon 5 foot right-of-way being Gagnier Boulevard between Maule Avenue and Badura Avenue and 5 feet of right-of-way being Badura Avenue between Gagnier Boulevard and Butler Avenue.

The plans show the vacation of government patent easements and rights-of-way on the above referenced parcels. According to the applicant, the patent easements are no longer needed based upon the proposed mixed-use development of the overall uncommon project and the rights-of-way vacations are needed to allow for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0343	Reclassified 32.5 acres from R-E and C-2 zoning to U-V zoning, with use permits for a high impact project, modified pedestrian realm, alcohol separation, on-premises consumption of alcohol to residential use, and associated uses, and a design review for a high impact project, mixed use project, and increased finished grade	Approved by BCC	June 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & CC 215	R-E, M-D, & C-2	Retail, undeveloped, & right-of-way
South & East	Business and Design/Research Park	R-E	Undeveloped
West	Residential Urban Center (18 to 32 du/ac)	R-4	Undeveloped

Related Applications

Application Number	Request
TM-20-50013	A tentative map for a mixed-use subdivision is a companion item on this agenda.
WS-20-0099	A waiver of development standards for landscaping and alternative parking lot design is a related application on the 3/18/20 BCC agenda.
DR-20-0098	A design review for an outdoor theater and modifications to an approved High Impact Project is a related application on the 3/18/20 BCC 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 and rights-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 25 feet to 50 feet to the back of curb for Maule Avenue, 25 feet to the back of curb for Butler Street, 25 feet to 50 feet to the back of curb for Gagnier Boulevard, 35 feet to the back of curb for Badura Avenue, and associated spandrels, and, if necessary, additional right-of-way for Roy Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier;
- If required by the Regional Transportation Commission, provide a bus turnout on the east side of Durango Drive north of and as close as practical to Maule Avenue and include provisions for a 5 foot by 30 foot bus shelter pad easement behind the sidewalk;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATTER NV OPERATIONS LLC

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101



03/17/20 PC AGENDA SHEET

EASEMENT
(TITLE 30)

FORT APACHE RD/MARTIN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0060-USA:

VACATE AND ABANDON an easement of interest to Clark County located between Martin Avenue and Maule Avenue, and between Fort Apache Road and Quarterhorse Lane within Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-05-201-001

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

BACKGROUND:
Project Description

The site plan depicts the vacation and abandonment of a 5 foot wide portion of a patent easement along the west property line adjacent to Fort Apache Road. The vacation and abandonment is necessary to allow for a detached sidewalk along Fort Apache Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-storage facility
South	Residential Suburban (up to 8 du/ac) & Commercial General	C-2	Shopping center, convenience store, & gasoline station
East	Major Development Project (Rhodes Ranch)	R-2	Single family subdivision
West	Office Professional	R-2	Single family subdivision

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

Related Applications

Application Number	Request
NZC-20-0057	A non-conforming zone change request to C-P zoning for an office complex is a companion item on this agenda.
TM-20-500017	A tentative map request for a 1 lot commercial 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 April 22, 2020 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 - Design Division for right-of-way and easement dedications necessary for the Fort Apache Road project;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 30 feet for Martin Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised 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.

Building Department - Fire Prevention

- No Comments

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

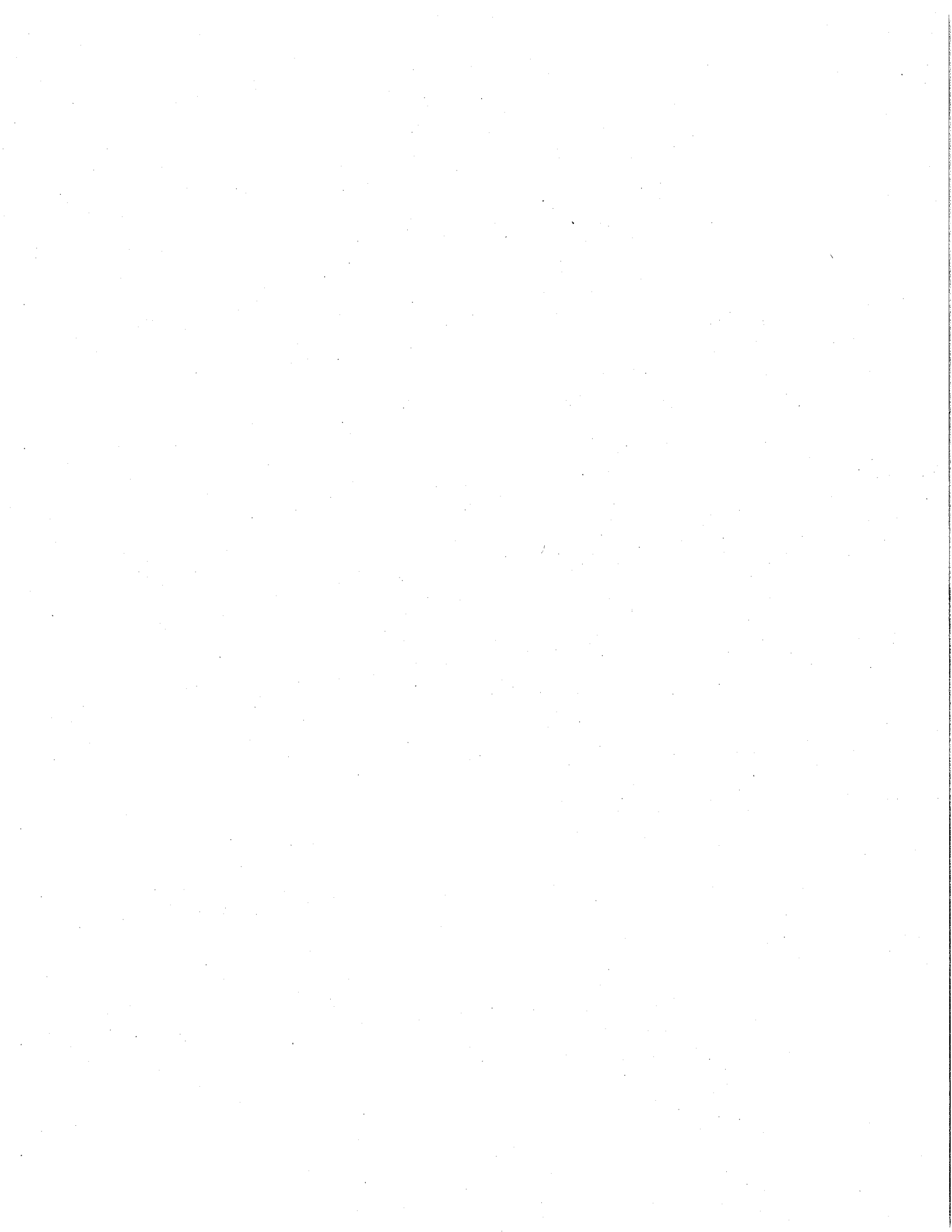
APPROVALS:

PROTESTS:

APPLICANT: DESIMONE COMPANIES

**CONTACT: PETER LAAS, IMPULSE CIVIL ENGINEERING, 7485 W. AZURE DRIVE,
SUITE 226, LAS VEGAS, NV 89118**

DRAFT



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03/17/20 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

BUTLER ST/PITCHING AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0075-L T F REAL ESTATE COMPANY, INC:

VACATE AND ABANDON a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
176-04-101-026

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description

The plans show the vacation and abandonment of a portion of right-of-way being a knuckle at the intersection of Butler Street and Pitching Avenue. There will be a 90 degree turn in the public street from Butler Street to Pitching Avenue. According to the applicant, a turning analysis was conducted of the proposed improvements, and two trucks can simultaneously navigate this turn without conflict.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0982	Reclassified the subject to C-2 zoning for a health club with accessory commercial uses, and waivers for increased building height, reduced landscaping, and alternative driveway geometrics	Approved by BCC	January 2020
VS-19-0817	Vacated and abandoned easements	Approved by BCC	December 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store, gasoline station, & medical office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South*	Commercial General	U-V	Approved mixed-use development
East	Commercial General	C-2	Office buildings & undeveloped
West	Commercial Tourist	C-2	Large scale retail business (IKEA)

*Immediately to the south is the 215 Beltway.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include a portion of Rafael Rivera Way if required by Public Works - Design Division;
- Grant maintenance access easements and any other easements as required by Public Works;
- Coordinate with Public Works - Development Review Division regarding the location and design of maintenance access easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

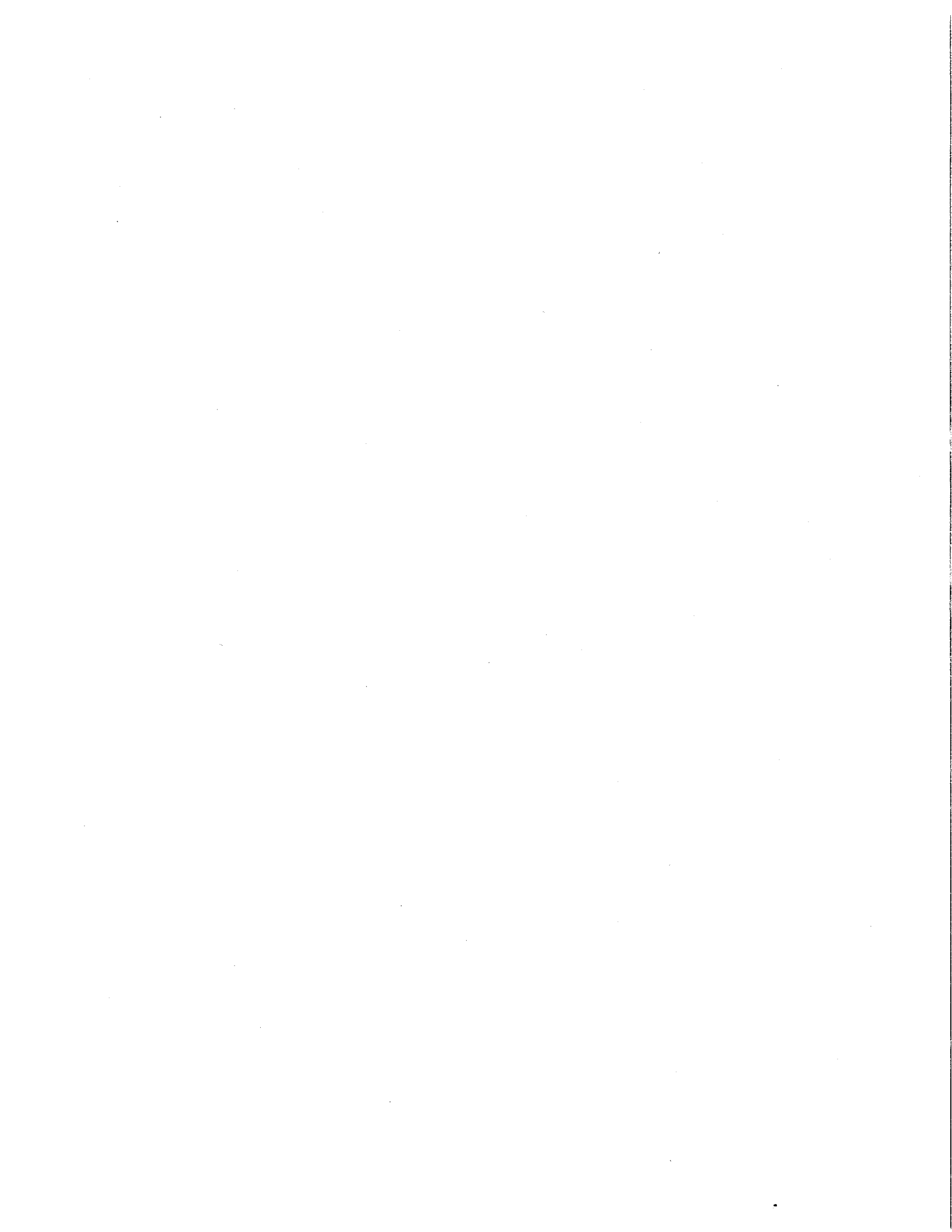
Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TRAVER JONES
CONTACT: MARGO GAGLIANO, HERITAGE SURVEYING, 1895 VILLAGE CENTER
CIRCLE, LAS VEGAS, NV 89134

DRAFT



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03/17/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

POST RD/SANTA MARGARITA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0088-STANLEY REDWOOD, LLC:

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

RELATED INFORMATION:

APN:
163-35-401-010

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

BACKGROUND:
Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide government patent easements located along the perimeter of the parcel. According to the applicant, the parcel is landlocked and will be part of a larger 9.1 acre industrial development; therefore, the vacation of these patent easements will not impact public right-of-way or utilities in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0929	Reclassified 6.6 acres to M-D zoning for an office/warehouse on 9.1 acres	Approved /Denied by BCC	February 2020
VS-0496-16	Vacated and abandoned right-of-way of Redwood Street between Sunset Road and Post Road	Approved by BCC	August 2016
ZC-1574-06 (WC-0096-09)	Waived right-of-way for Teco Avenue	Approved by BCC	May 2009
ZC-1574-06	Reclassified this parcel to M-D zoning	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business and Design/Research Park	R-E	Undeveloped
West	Commercial General	R-E	Undeveloped
South	Business and Design/Research Park	M-D	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HOPEWELL DEVELOPMENT II LP
CONTACT: WOOD RODGERS INC, 2190 E PEBBLE ROAD, SUITE 200, LAS VEGAS,
NV 89123

DRAFT

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03/18/20 BCC AGENDA SHEET

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

EL CAPITAN WAY/MAULE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0078-SOD, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Maule Avenue and Arby Avenue, and between El Capitan Way (alignment) and Durango Drive and portion of a right-of-way being Maule Avenue located between El Capitan Way (alignment) and Durango Drive within Spring Valley (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-05-701-020

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:
Project Description

This application is a request to vacate and abandon a 5 foot wide portion of right-of-way being Maule Avenue located along the north property line for a future detached sidewalk. The second part of the request is to vacate 33 foot wide patent easements located along the west and south boundaries of the project site. The applicant states the patent easements are no longer needed for development purposes.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-2	Single family residential development
South & East	Major Development Project (Rhodes Ranch) - Residential and Urban Village	R-3	Single family residential development
West	Major Development Project (Rhodes Ranch) - Public Facilities	P-F	Red Ridge Park - Clark County

*The subject parcel is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-20-0077	A conforming zone change to reclassify the project site from R-E to R-2 zoning for a single family residential development is a companion item on this agenda.
TM-20-500024	A tentative map for 38 single family residential lots in an R-2 zone 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 and right-of-way that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Right-of-way dedication to include 40 feet for El Capitan Way and the associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT



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03/04/20 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

UPDATE
RUSSELL RD/TENAYA WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0961-COUNTY OF CLARK (AVIATION):

HOLDOVER ZONE CHANGE to reclassify 15.7 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.

DESIGN REVIEWS for the following: **1)** a single family residential development, and **2)** increased finish grade in the CMA Design Overlay District.

Generally located on the east side of Tenaya Way and the south side of Russell Road within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-34-501-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where 9 feet (6 foot screen wall with a 3 foot retaining wall) is the maximum allowed per Section 30.64.050 (a 23% increase).
2. Reduce the street intersection off-set to 74 feet and 76 feet where 125 feet is required per Uniform Standard Drawing 222.1 (a 41% and 40% reduction, respectively).
3. Reduce setback for a gate call box to 75 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 25% reduction).

DESIGN REVIEWS:

1. For a single family residential subdivision.
2. Increase finished grade up to 79 inches (previously notified as 30 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 338% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.7
- Number of Lots: 111
- Density (du/ac): 7.1
- Minimum/Maximum Lot Size: 3,500/5,942
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,157/2,483

Site Plans

The plans depict a gated residential development totaling 111 single family lots and 10 common area lots on 15.7 acres. The density of the residential subdivision is 7.1 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 5,942 square feet. One access point is shown from Tenaya Way to the west. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the streets. The waivers associated with this application are to increase retaining wall heights along the sides and rears of the properties, reduce street intersection off-set at the entry street of the subdivision, and reduce setback for a call box from Tenaya Way.

Landscaping

Street landscaping consists of a 15 foot wide landscape area which includes a detached sidewalk along Russell Road and Tenaya Way. In addition, both sides of the entrance will be landscaped. Internal to the site landscaping is shown scattered throughout the subdivision, primarily at the ends of blocks.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 5 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,157 square feet to 2,483 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant states the request to R-2 zoning is appropriate since it is in conformance with the Spring Valley Land Use Plan and is consistent in lot size and density with the surrounding properties. In addition, the design review for increased finished grade and the waiver for increased wall height are warranted because of the existing slope of the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-3 & C-P	Condominium complex & undeveloped
South & East	Residential Suburban (up to 8 du/ac)	R-2 & R-1	Single family residential
West	Residential High (8 du/ac to 18 du/ac); Public Facilities; Residential Suburban (up to 8 du/ac)	R-3, R-E, & R-2	Condominium complex, undeveloped, & single family residential

Related Applications

Application Number	Request
TM-19-500257	A tentative map to subdivide the site into 11 single family residential lots on 15.7 acres 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

This zone change request is conforming to the Spring Valley Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7.1 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change 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.

Waiver of Development Standards #1

A waiver of development standards is needed for the proposed walls along the east and portions of the south property lines. The site is confined on all sides by existing improvements, which creates a situation that requires an increase in grade and wall height to match those improvements in order to facilitate proper drainage. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Staff could support this portion of the request, however since the waivers of development standards #2 and #3 are not being supported, staff cannot support the design reviews.

Public Works - Development Review

Waiver of Development Standards #2 and #3

Staff cannot support the reduction in the street intersection off-set or the visitor call box, since they are a self-imposed hardship that could be addressed with a site redesign.

Design Review #2

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

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

Approval of the zone change, waiver of development standards #1; denial of waivers of development standards #2 and #3, and design reviews.

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;
- Maximum of 111 lots;
- 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 the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant shall coordinate with Public Works - Director's Office to grant any easements and/or rights-of-way necessary for the Russell Road improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards as shown on the south side of Russell Road, just east of Tenaya Way.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0669-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS: 6 cards

COUNTY COMMISSION ACTION: February 5, 2020 – HELD – To 03/04/20 – per the applicant.

APPLICANT: KB HOMES

**CONTACT: VTN - NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW
BOULEVARD, LAS VEGAS, NV 89146**

DRAFT

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03/04/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

UPDATE
RUSSELL RD/TIMBER CREEK ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0962-COUNTY OF CLARK (AVIATION):

HOLDOVER ZONE CHANGE to reclassify 15.2 acres from C-P (Office & Professional) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** reduce street intersection off-set; and **3)** reduce setback for a call box.

DESIGN REVIEWS for the following: **1)** a single family residential development, and **2)** increased finish grade in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the east side of Timber Creek Street within Spring Valley (description on file). MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:
163-27-801-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where 9 feet (6 foot screen wall with a 3 foot retaining wall) is the maximum allowed per Section 30.64.050 (a 23% increase).
2. Reduce the street intersection off-set to 53 feet and 62 feet where 125 feet is required per Uniform Standard Drawing 222.1 (a 58% and 51% reduction, respectively).
3. Reduce setback for a gate call box to 75 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 25% reduction).

DESIGN REVIEWS:

1. For a family residential subdivision.
2. Increase finished grade up to 72 inches (previously notified as 30 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 300% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.2
- Number of Lots: 108
- Density (du/ac): 7.1
- Minimum/Maximum Lot Size (square feet): 3,500/5,476
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,157/2,483

Site Plans

The plans depict a gated residential development totaling 108 single family lots and 12 common area lots on 15.2 acres. The density of the residential subdivision is 7.1 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 5,476 square feet. One access point is shown from Timber Creek Street to the west. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. The waivers associated with this application are to increase retaining wall heights along the sides and rears of the properties, reduce street intersection off-set at the entry street of the subdivision, and reduce setback for a call box from Timber Creek Street.

Landscaping

Street landscaping consists of a 15 foot wide landscape area which includes a detached sidewalk along Russell Road, and a 6 foot wide landscape area behind an attached sidewalk along Timber Creek Street. Along Dewey Drive a 12 foot wide landscape area will be provided. In addition, both sides of the entrance will be landscaped. Internal to the site landscaping is shown scattered throughout the subdivision, primarily at the ends of blocks.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 5 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,157 square feet to 2,483 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant states the request to R-2 zoning is appropriate since it is in conformance with the Spring Valley Land Use Plan and is consistent in lot size and density with the properties to the

south. In addition, the design review for increased finished grade and the waiver for increased wall height are warranted because of the existing slope of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1358-06	Reclassified this site to C-P zoning for an office center	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Durango High School
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial General	C-2	Commercial center
West	Residential High (8 du/ac to 18 du/ac)	C-P	Undeveloped

Related Applications

Application Number	Request
TM-19-500258	A tentative map to subdivide the site into 108 single family residential lots on 15.2 acres 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

This zone change request is conforming to the Spring Valley Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7.1 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zoning change 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.

Waiver of Development Standards #1

A waiver of development standards is needed for the proposed walls along the east and portions of the south property lines. The site is confined on all sides by existing improvements, which creates a situation that requires an increase in grade and wall height to match those improvements in order to facilitate proper drainage. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Therefore, staff could support this portion of the request, however since waivers of development standards #2 and #3 are not being supported, staff cannot support the design review.

Public Works - Development Review

Waivers of Development Standards #2 and #3

Staff cannot support the requests in that they are self-imposed hardships that can be addressed by a site redesign.

Design Review #2

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

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

Approval of the zone change, waiver of development standards #1; denial of waivers of development standards #2 and #3, and design reviews.

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;
- Maximum of 108 lots;
- 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 the waivers of development standards and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(n)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- **Right-of-way dedication to include a 54 foot property line radius on the southwest corner of the site;**
- Applicant shall coordinate with Public Works - Director's Office to grant any easements and/or rights-of-way necessary for the Russell Road improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards along westbound Russell Road between the Montessori Street alignment and Timber Creek Street and include a 5 foot by 25 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0668-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS: 1 card

PROTESTS: 2 card

COUNTY COMMISSION ACTION: February 5, 2020 - ~~HELD~~ - To 03/04/20 - per the applicant.

APPLICANT: KB HOME

CONTACT: VTN-NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW BOULEVARD,
LAS VEGAS, NV 89146

DRAFT

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03/04/20 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

UPDATE
PATRICK LN/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0968-COUNTY OF CLARK (AVIATION):

HOLDOVER ZONE CHANGE to reclassify a 23.2 acre portion of the site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) modify residential driveway geometrics.

DESIGN REVIEWS for the following: 1) single family residential development on 31.7 acres; and 2) increased finish grade in the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the east side of Cimarron Road within Spring Valley (description on file). MN/rl/d (For possible action)

RELATED INFORMATION:

APN:
163-33-601-001; 163-33-601-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (6 foot screen wall with a 5 foot retaining wall) where 9 feet (6 foot screen wall with a 3 foot retaining wall) is the maximum allowed per Section 30.64.050 (a 23% increase).
2. Reduce the distance from a residential driveway to back of curb radius to 4 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 67% reduction).

DESIGN REVIEWS:

1. For a single family residential subdivision.
2. Increase finished grade up to 63 inches (previously notified as 30 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 250% increase).

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 23.2 (zone change)/31.7 (overall development)

- Number of Lots: 207
- Density (du/ac): 6.5
- Minimum/Maximum Lot Size (square feet): 3,500/10,217
- Project Type: Single family residential development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 27
- Square Feet: 1,157/2,483

Site Plans

The plans depict a gated residential development totaling 207 single family lots and 20 common area lots on 31.7 acres. The density of the residential subdivision is 6.5 dwelling units per acre. The lots range in size from a minimum of 3,500 square feet to a maximum of 10,217 square feet. The proposed subdivision consists of 2 different lot sizes. The larger lots are shown at 45 feet by 100 feet and are located near the north and east ends of the development. The smaller lots are shown at 35 feet by 100 feet and are located towards the west and south portions of the development. One access point is shown from Patrick Lane to the south. The lots within the subdivision will be served by 42 foot wide internal private streets, which include an attached sidewalk on 1 side of the street. Internal to the site there is one, 7,000 square foot community lot that is located towards the southern portion of the subdivision near the entry drive.

Landscaping

Street landscaping consists of a 15 foot wide landscape area which includes a detached sidewalk along Patrick Lane and Cimarron Road. A 6 foot wide landscape area behind an attached sidewalk is shown along Oquendo Road. In addition, both sides of the entrance will be landscaped. Internal to the site there is one, 7,000 square foot community lot that is located towards the southern portion of the subdivision near the entry drive.

Elevations

The development will provide both 1 and 2 story model homes with the maximum height shown at approximately 27 feet. The plans submitted by the applicant depict 5 different models with each model type having potential elevation variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The homes will range in size from 1,157 square feet to 2,483 square feet with 2 car garages and bonus room options.

Applicant's Justification

The applicant states the request to R-2 zoning is appropriate since it is in conformance with the Spring Valley Land Use Plan and is consistent in lot size and density with the surrounding properties. In addition, the design review for increased finished grade and the waiver for increased wall height are warranted because of the existing slope of the property. The waiver to reduce the distance from a residential driveway to back of curb radius only occurs on 2 lots within the subdivision near the entry drive.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0878-96	Reclassified a portion of this site to R-2 zoning for a 40 lot planned unit development	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E & R-1	Undeveloped & single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2 & R-1	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
TM-19-500260	A tentative map to subdivide the site into 207 single family residential lots on 31.7 acres 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**

This zone change request is conforming to the Spring Valley Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 6.5 dwelling units per acre. The development will also include larger lots shown at 45 feet by 100 feet which are located near the north and east ends of the development. This single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Comprehensive Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change 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.

Waiver of Development Standards #1

A waiver of development standards is needed for the proposed walls along the east and portions of the south property lines. The site is confined on all sides by existing improvements, which creates a situation that requires an increase in grade and wall height to match those improvements in order to facilitate proper drainage. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with Urban Specific Policy 10 of the Comprehensive Master Plan, which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. Therefore, staff could support this portion of the request, however since staff is not supporting waiver of development standards #2, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

The conflict between the entering and exiting of traffic with the reduced distance to the residential driveways is a safety concern. The site can be design to meet the standard.

Design Review #2

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

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

Approval of the zone change, waiver of development standards #1; denial of waiver of development standards #2 and design reviews.

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;
- Maximum of 207 lots;
- Provide a 7,000 square foot community lot 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; 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 reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the access gate cannot block movement through the designated turnaround; that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0671-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval (only 1 story homes along the eastern border with the Southern Trails Community).

APPROVALS: 1 card

PROTESTS: 5 cards

COUNTY COMMISSION ACTION: February 5, 2020 – HELD – To 03/04/20 – per the applicant.

APPLICANT: KB HOME

CONTACT: VTN - NEVADA, JEFFREY ARMSTRONG, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT

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03/17/20 PC AGENDA SHEET

OFFICE COMPLEX
(TITLE 30)

FORT APACHE RD/MARTIN AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-20-0057-USA:

ZONE CHANGE to reclassify 5.0 acres from R-E (Rural Estates Residential) Zone to C-P (Office and Professional) Zone.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) increase finished grade; and 2) an office complex.

Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-05-201-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth on Fort Apache Road to 16 feet where 100 feet is the minimum allowed per Uniform Standard Drawing 222.1 (an 84% reduction).
- b. Reduce throat depth on Martin Avenue to 14 feet where 100 feet is the minimum allowed per Uniform Standard Drawing 222.1 (an 86% reduction).
- c. Reduce departure distance from an intersection to a driveway on Martin Avenue to 180 feet where 190 feet is the minimum allowed per Uniform Standard Drawing 222.1 (a 5% reduction).

DESIGN REVIEWS:

1. Increase finished grade to 48 inches where a maximum of 18 inches is the standard allowed per Section 30.32.040 (a 166% increase).
2. Office complex.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Office complex

- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 51,126
- Parking Required/Provided: 205/231

Neighborhood Meeting Summary

Required notices were mailed out, and a neighborhood meeting was held on December 23, 2019 at the Windmill Library. One neighbor attended the meeting and was in support of the project.

Site Plan

The site plan depicts a proposed office complex consisting of 5 buildings located in the center of the site. Parking spaces and drive aisles circle around the perimeter of the site. A driveway is located on the southernmost portion of the site from Fort Apache Road. The throat depth for this driveway is 16 feet on the south side of the entrance, due to a required and approved cross access drive aisle with the adjacent shopping center to the south. In addition, the throat depth on the north side of this driveway is 18 feet due to a connection to a drive aisle and parking spaces. A second driveway is located on the easternmost portion of the site on Martin Avenue. The departure distance is reduced to 180 feet and the throat depth is reduced to 14 feet for this driveway. Enhanced paving is provided for all pedestrian walkways that cross a vehicular path, and bicycle parking racks are provided per Title 30 standards. Trash enclosures are located on the north and south sides of the site, and a loading space is located in the southeast portion of the site.

Landscaping

A detached sidewalk is proposed along Fort Apache Road with a 15 foot landscape width (5 feet of landscaping on both sides of the sidewalk), and an attached sidewalk along Martin Avenue with a 15 foot 6 inch wide landscape strip located behind the attached sidewalk. Additionally, a 10 foot wide intense landscape buffer along the east property line (adjacent to an existing residential subdivision), and a 5 foot 6 inch wide landscape strip along the south property line (adjacent to a developing shopping center) are proposed. Landscaping is also provided in compliance with Title 30 within the parking lot, around the base of the buildings, and between the buildings.

Elevations

Each office building consists of painted stucco, parapet walls along the roofline at various heights up to 24 feet high, and foam cornice treatment along the parapet walls. Tile veneer is also located along portions of the base, and off-set surface planes painted earth tone colors help break up the visual mass of the elevations. Lastly, all sides of the buildings include similar architectural treatment, including the sides of the buildings that face east towards the existing residential subdivision.

Floor Plans

The office buildings range in size from 4,131 square feet to 14,400 square feet and consist of open shell space that will be built-out by future tenants.

Signage

Signage is not a part of this request. However, the applicant is aware that signage cannot be located on the east sides of the buildings facing the existing residential subdivision.

Applicant's Justification

According to the applicant, the C-P zoning designation will be compatible with the developing shopping center to the south, and the zoning will provide an ideal transition from Fort Apache Road, an arterial street, to the existing residential subdivision to the east. In addition, the office complex is designed to meet setback requirements, and an intense landscape buffer is provided along the east property line to further buffer the existing residential subdivision. Furthermore, the increased finished grade is due to the existing topography of the site, and the waivers of development standards for alternative driveway geometrics are due to the location of an approved cross access with the shopping center to the south, and the departure distance reduction on Martin Avenue is due to the width of the property. Lastly, the applicant states that the reduced throat depths will not create a negative impact since the site is not gated, and there is over 80 feet to queue on-site before the first parking spaces for the main entrance on Fort Apache Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-storage facility
South	Residential Suburban (up to 8 du/ac) & Commercial General	C-2	Shopping center, convenience store, & gasoline station
East	Major Development Project (Rhodes Ranch)	R-2	Single family subdivision
West	Office Professional	R-2	Single family subdivision

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

Related Applications

Application Number	Request
TM-20-500017	A tentative map request for a 1 lot commercial subdivision is a companion item on this agenda.
VS-20-0060	A vacation and abandonment request of an easement 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, re-adoption 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.*

According to the applicant, the character of the area consists of C-2 zoned commercial development along Fort Apache Road to the north and south of the subject site. In addition, some properties accessing the north side of Martin Avenue are master planned for Office Professional uses and have been partially developed with office buildings. Lastly, since the last update was adopted for the Spring Valley Land Use Plan, the property directly to the west of this site across Fort Apache Road was planned for Office Professional uses, but has since developed with a single family subdivision. As a result, it is appropriate to reclassify the subject site to C-P zoning instead of the planned office uses along Fort Apache Road that have since developed as residential.

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.*

C-P zoning is appropriate along an arterial road, such as Fort Apache Road, to serve as a transition and buffer to residential subdivisions. In addition, the intensity of uses allowed in the C-P zoning are less intense than the C-2 zoned developments to the north and south of the site.

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 proposed C-P zoning will allow for an office development that will complete drainage and roadway improvements on the site. In addition, uses allowed in a C-P zone will have less of an impact than residential zoning on police, fire, and water facilities; and the office uses will not impact schools or parks.

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

According to the applicant, the proposed zoning conforms with Land Use Goal 1, which promotes employment opportunities with development that is compatible with adjacent land uses (the office zoning will provide employment opportunities and is compatible with the adjacent single family subdivision as well as the adjacent and abutting commercial development); Land Use Goal 2, which encourages a mix of uses (the office zoning will create a compatible mix of

uses with the adjacent residential and commercial uses); and Growth Management Policy 6, which encourages adjacency of living and employment opportunities (the office zoning will allow for employment opportunities adjacent to residential uses).

Summary

Zone Change

Although this nonconforming zone change is not within the residential densities anticipated for the subject site, the proposed C-P zoning is within the range of intensities anticipated for the corridor along Fort Apache Road in the Spring Valley Land Use Plan. For example, a similar sized property with similar adjacent residential and commercial uses was planned for Office Professional uses on the west side of Fort Apache Road. Although that property developed with residential uses instead, it is evidence that the Spring Valley Land Use Plan anticipates Office Professional uses in this area. In addition, the proposed zoning is compatible with adjacent uses, it will not create a substantial adverse effect on public facilities, and it conforms to adopted goals and policies in the Clark County Comprehensive Master Plan; therefore, staff can support the request.

Waiver of Development Standards

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

Design Review #2

The proposed office complex complies with all planning related development standards in Title 30. For example, the site includes required cross access at an approved location to a developing shopping center to the south; the buildings include architectural design elements on all sides, including facing the residential development to the east; the height, scale, and bulk of the buildings are compatible with single family residences, and the development will include an intense landscape buffer along the east property line. As a result, the design complies with Urban Specific Policy 62, which encourages intense buffering and design features on the perimeter of parcels adjacent to existing residential uses; Policy 65, which encourages cross access with adjoining sites to reduce traffic congestion and hazards; and Policy 67, which encourages site planning and building design to be compatible with abutting uses; therefore, staff can support the request.

Public Works - Development Review

Waiver of Development Standards #1a

Staff cannot support the reduced throat depth for the driveway on Fort Apache Road since vehicles will encounter an immediate conflict with the cross access that is provided to the south, which can lead to vehicles stacking into the right-of-way. Additionally, the applicant indicates that pursuant to discussions with Public Works staff, the developer of the subject parcel and the parcel to the south discussed eliminating the cross access requirement and each party determined that they would be interested in not providing the cross access; however, per the applicant,

Planning staff is enforcing the cross access that was shown with the approved project to the south.

Waiver of Development Standards #1b

Since Martin Avenue terminates in a cul-de-sac just east of this site, staff finds that the reduced throat depth will have minimal impact on vehicles on Martin Avenue. Therefore, staff can support this request.

Waiver of Development Standards #1c

Staff has no objection to the reduction in the departure distance for the driveway on Martin Avenue since the driveway is located as far east on the property as possible.

Design Review #1

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

Staff Recommendation

Approval of the zone change, design review #1 and waivers of development standards #1b and #1c; and denial of waiver of development standards #1a. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 2020 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 4 years;
- 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;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for right-of-way and easement dedications necessary for the Fort Apache Road project;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 30 feet for Martin Avenue, and associated spandrel.
- Applicant is advised 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; and that the commercial driveway on Martin Avenue must be a minimum of 32 feet from lip of gutter to lip of gutter; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No Comments

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 #0650-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICAN NEVADA FORT APACHE, LLC

CONTACT: JOHN DAVID BURKE ARCHITECT, 6037 S. FORT APACHE ROAD, SUITE 110, LAS VEGAS, NV 89148



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03/17/20 PC AGENDA SHEET

UNCOMMONS
(TITLE 30)

BADURA AVE/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500013-MATTER UNCOMMONS, LLC:

TENTATIVE MAP for a mixed-use project consisting of 4 commercial lots, 4 residential lots and common elements on 43.4 acres in a U-V (Urban Village-Mixed Use) zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north side of Badura Avenue within Spring Valley. MN/sd/ja (For possible action)

RELATED INFORMATION:

APN:

176-04-201-002 through 176-04-201-004; 176-04-201-009 through 176-04-201-010; 176-04-301-003; 176-04-301-004

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 43.4
- Number of Lots/Units: 4 (residential)/4 (Commercial)
- Density (du/ac): 24
- Project Type: Mixed use development with residential and commercial components

The site plan depicts a high impact, mixed-use project consisting of office buildings, movie theater, commercial buildings, residential buildings, and parking structures. Internal private streets with on-street parking create a grid network connecting the project with the surrounding public rights-of-way. Four office buildings are located along Roy Horn Way adjacent to the northern portion of the site. Commercial buildings with a market hall and parking structures provide a centralized gathering space within the overall complex.

A theater building, parking structure, and office building are located along Durango Drive, west of the centralized commercial portion of the complex. East of the centralized gathering space are an additional parking structure and residential buildings. South of Maule Avenue are 2 additional residential complexes and associated amenities, such as swimming pools and accessory commercial uses. Use permits and a waiver of development standards have been approved to reduce the separation for certain uses, such as on-premises consumption of alcohol,

live entertainment, and outside dining, drinking, and cooking, from an adjacent approved multiple family development located to the south of Maule Avenue and west of Butler Street.

Residential complexes located on the southeast and southern portion of the site extend up to 40 feet in height to the roof elements and are finished with plaster, wood slat trim accents, plate steel handrails, and low-e glazed window systems. Parking structures located internal to these residential complexes include light poles on the top deck that extend up to 62 feet above ground level.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0343	Reclassified 32.5 acres from R-E and C-2 zoning to U-V zoning with use permits for high impact project, modified pedestrian realm, alcohol separation, on-premises consumption of alcohol to residential use and associated uses, and a design review for a High Impact Project, mixed use project, and increased finished grade	Approved by BCC	June 2019
VS-19-0253	Vacated and abandoned government patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019
VS-0794-16	Vacated and abandoned government patent easements and a portion of right-of-way being Butler Street	Approved by BCC	April 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Commercial General	R-E, M-D, & C-2	Office, retail, undeveloped, & right-of-way
South & East	Business and Design/Research Park & Residential Urban Center (18 to 32 du/ac)	R-E	Undeveloped & approved multi-family residential project
West	Residential Urban Center (18 to 32 du/ac)	R-4 & H-1	Undeveloped

*Portions of the subject site and surrounding area are located in the CMA Design and MUD-2 Overlay Districts and the Public Facilities Needs Assessment (PFNA) area.

**The 215 Beltway is located directly north of the site.

Related Applications

Application Number	Request
VS-20-0052	A vacation and abandonment request of government patent easements and rights-of-way is a companion item on this agenda.
WS-20-0099	A waiver of development standards for landscaping and alternative parking lot design is a related application on the 3/18/20 BCC agenda.
DR-20-0098	A design review for an outdoor theater and modifications to an approved High Impact Project is a related application on the 3/18/20 BCC 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.

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

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

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

Public Works - Development Review

- Until June 19, 2021 for the applicant to obtain off-site permits as required by ZC-19-0343;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to 50 feet to the back of curb for Maule Avenue, 25 feet to the back of curb for Butler Street, 25 feet to 50 feet to the back of curb for Gagnier Boulevard, 35 feet to the back of curb for Badura Avenue, and associated spandrels, and, if necessary, additional right-of-way for Roy Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier;
- If required by the Regional Transportation Commission, provide a bus turnout on the east side of Durango Drive north of and as close as practical to Maule Avenue and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.

- Applicant is advised that compliance with the Uniform Standard Drawings is required; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb or the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- Residential unit numbers shall be assigned by Addressing Services

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may 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: MATTER NV OPERATIONS LLC
CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN & PREMSRIRUT, 520 SOUTH
FOURTH STREET, LAS VEGAS, NV 89101**

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03/17/20 PC AGENDA SHEET

FORT APACHE - MARTIN
(TITLE 30)

FORT APACHE RD/MARTIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500017-USA:

TENTATIVE MAP consisting of 1 commercial lot on 5.0 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-05-201-001

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

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 1
- Project Type: Commercial development

The plans depict a 1 lot commercial subdivision. Access to the site is provided from both Fort Apache Road and Martin Avenue as well as cross access with the parcel to the south.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Mini-storage facility
South	Residential Suburban (up to 8 du/ac) & Commercial General	C-2	Shopping center, convenience store, & gasoline station
East	Major Development Project (Rhodes Ranch)	R-2	Single family subdivision
West	Office Professional	R-2	Single family subdivision

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

Related Applications

Application Number	Request
NZC-20-0057	A non-conforming zone change request to C-P zoning for an office complex is a companion item on this agenda.
VS-20-0060	A vacation and abandonment request of an easement 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.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 22, 2020 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for right-of-way and easement dedications necessary for the Fort Apache Road project;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 30 feet for Martin Avenue, and associated spandrel.

- Applicant is advised 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; and that the commercial driveway on Martin Avenue must be a minimum of 32 feet from lip of gutter to lip of gutter; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Ft Apache Road shall be spelled Fort Apache Road.

Building Department - Fire Prevention

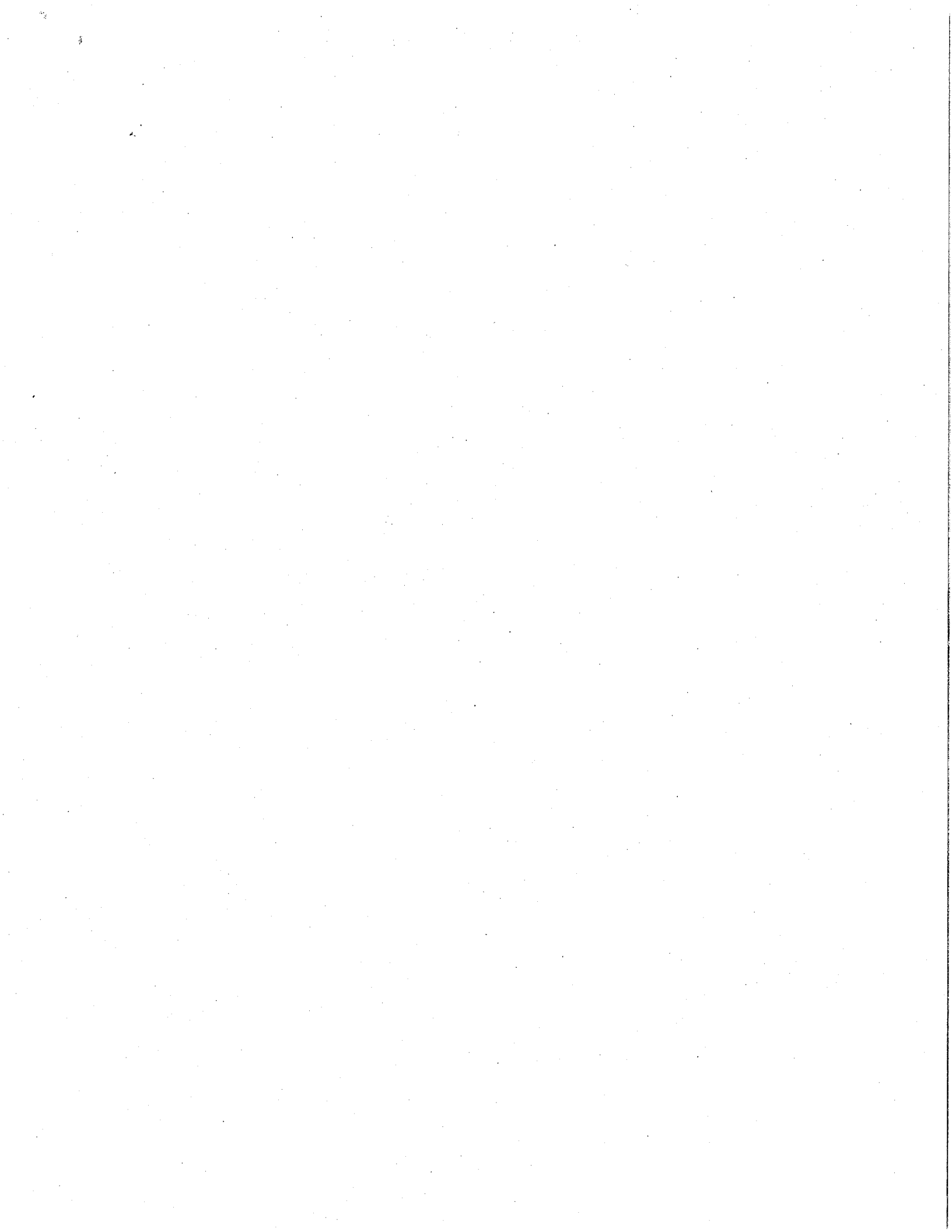
- No Comments

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 #0650-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: DESIMONE COMPANIES
CONTACT: PETER LAAS, IMPULSE CIVIL ENGINEERING, 7485 W. AZURE DRIVE,
SUITE 226, LAS VEGAS, NV 89118**



03/17/20 PC AGENDA SHEET

COMMUNICATION TOWER
(TITLE 30)

FLAMINGO RD/EDMOND ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0072-NEVADA POWER COMPANY:

USE PERMITS for the following: 1) a proposed communication tower; and 2) reduce number of arrays for a proposed communication tower to a residential development.

DESIGN REVIEW for a proposed communication tower and associated equipment in conjunction with an electrical substation on a portion of 10.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Flamingo Road and Edmond Street within Spring Valley. MN/pb/jd (For possible action)

RELATED INFORMATION:

APN:
163-24-501-001 ptn

- USE PERMITS:**
1. Allow a proposed 115 foot high communication tower.
 2. Reduce the number of antenna arrays to 1 where 3 is the standard per Table 30.44-1 (a 66.6% reduction).

LAND USE PLAN:
SPRING VALLEY - PUBLIC FACILITIES

BACKGROUND:
Project Description
General Summary

- Site Address: 5201 W. Flamingo Road
- Site Acreage: 10.4 (portion)
- Project Type: Communication tower
- Building Height (feet): 115 (communication tower)/10.5 (equipment enclosure)/100 (existing structures)
- Square Feet: 896 (communication facility)/342 (equipment enclosure)

Site Plans

The plans depict a proposed 110 foot high monopole communication tower with a 10 foot antenna attached 5 feet below the top of the tower for a maximum height of 115 feet located within the existing Decatur Electrical Substation. The communication tower will be located

approximately 11 feet inside the security wall along the eastern boundary of the substation which is adjacent to Edmond Street, approximately 600 feet from the west property line, 525 feet from the south property line, and 125 feet from the north property line adjacent to Flamingo Road. The proposed tower is 781 feet northeast of an existing communication tower located on the southwestern portion of the site. Access to the site is from Edmond Street. The base of the tower will be screened by the existing 8 foot high perimeter walls of the substation.

Elevations

The plans show a proposed 110 foot high monopole communication tower with a 10 foot antenna attached 5 feet below the top of the tower for a maximum height of 115 feet. The tower is similar in color and design to the existing 100 foot high power structures on the site. The equipment enclosure is a pre-fabricated structure 10 feet, 6 inches in height.

Floor Plans

The pre-fabricated equipment enclosure is 28 feet, 6 inches long by 12 feet wide.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the tower is part of the new Land Mobile Radio (LMR) System and Nevada Shared Radio System (NSRS) which is replacing an existing system that is 20 years old and no longer meets the demands for communications for front-line first responders. The goals of the project include deploying a communication system capable of providing critical mobile and portable on-street coverage across the state of Nevada.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-1152-10	Communication tower and associated equipment	Approved by ZA	January 2011
ADR-1390-10	Increased the height of an existing communications tower	Approved by ZA	November 2007
UC-1367-00	Communications facility consisting of a 60 foot monopole and associated equipment	Approved by PC	October 2000
UC-053-67	Electrical substation	Approved by BCC	June 1968

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Residential High (8 to 18 du/ac)	R-4	Multi-family residential
East	Residential Urban Center (18 to 32 du/ac)	R-4	Multi-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Residential High (8 to 18 du/ac) & Office Professional	R-4 & C-P	Multi-family residential & office uses

Related Applications

Application Number	Request
UC-20-0071	A similar request located at the NV Energy's Cabana Substation is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Use Permits & Design Review

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.

Title 30 permits communication towers up to 20 feet above the highest structure within a public utility substation. The highest structures on the property are 100 foot high power structures distributed throughout the site. The tower should not create any negative visual impacts, as the tower will blend in with the other power poles and structures within the substation. The new tower is intended to provide communications for front-line first responders. There are existing communication towers and power structures located on the site and the proposed tower will not create any additional impacts to the surrounding residential development; therefore, staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

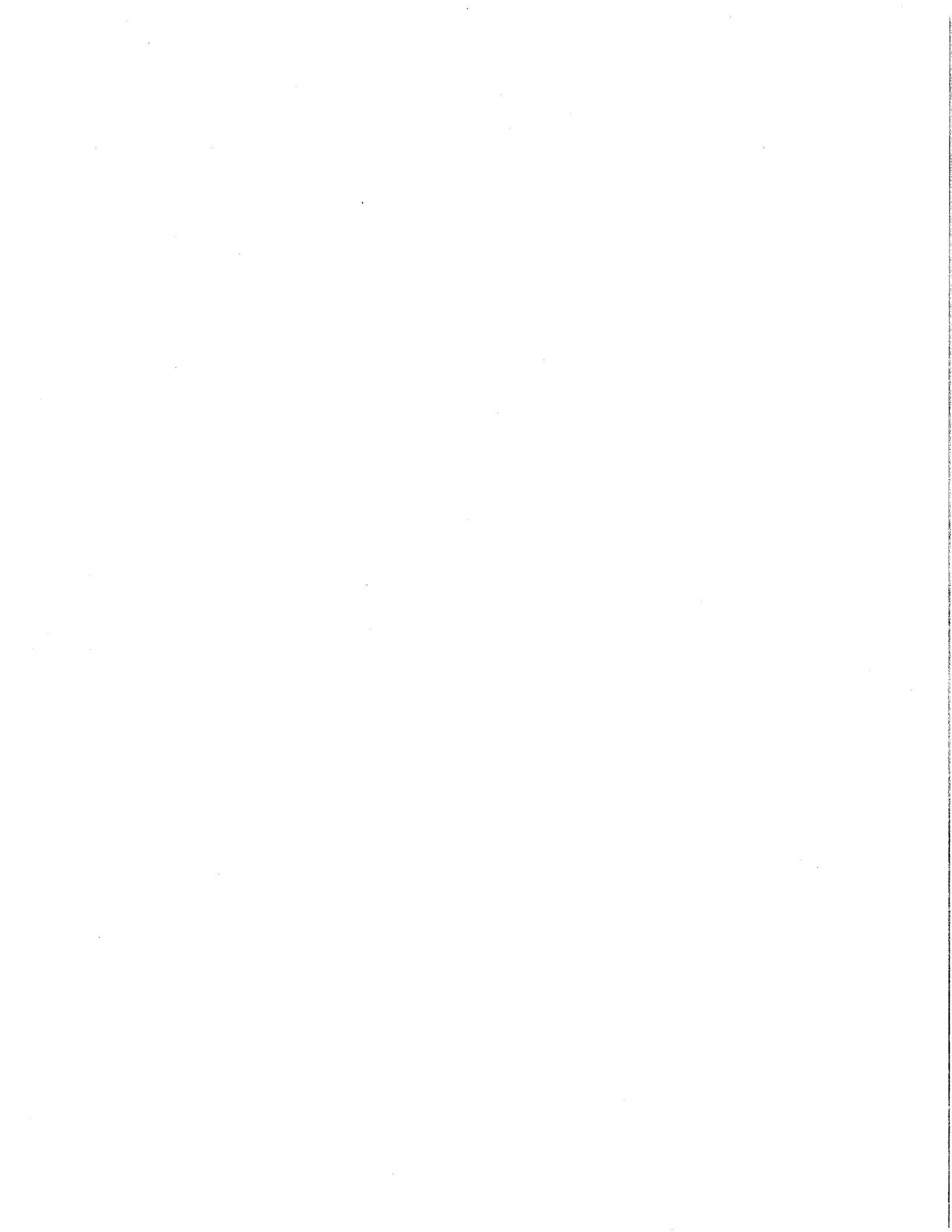
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARK SULLIVAN
CONTACT: MARK SULLIVAN, NEVADA POWER COMPANY, P.O. BOX 98910, MS#9,
LAS VEGAS, NV 89151

DRAFT



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03/18/20 BCC AGENDA SHEET

MIXED-USE PROJECT
(TITLE 30)

DURANGO DR/CC 215

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0098-MATTER UNCOMMONS LLC, ET AL:

DESIGN REVIEWS for the following: **1)** outdoor theater; and **2)** modifications to a previously approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-04-201-002 through 176-04-201-004; 176-04-201-009 through 176-04-201-010; 176-04-301-003; 176-04-301-004; 176-04-301-014

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.5
- Number of Units: 838
- Density (du/ac): 24
- Project Type: Outdoor theater, retail buildings, & market hall
- Building Height (feet): 75 (outdoor theater)/20 (retail buildings)/45 (market hall)
- Square Feet: 56,000 (outdoor theater)/22,700 (retail buildings)/18,000 (market hall)
- Open Space Required/Provided (overall): 211,266/455,890
- Parking Required/Provided (overall): 3,298/3,730

Overview

This application is for the following changes to a previously approved high impact, mixed-use project: 1) add a rooftop outdoor theater/concert venue to the second floor of a previously approved movie theater located on the central, western portion of the site; 2) redesign the layout and elevations of previously approved retail buildings and market hall located in the central portion of the site; and 3) other minor changes, including but not limited to, removing decorative

fenestration on the north side of a previously approved parking garage located in the northwest portion of the site. As the project evolves, plans for the remainder of the project will remain in substantial compliance with ZC-19-0343.

Outdoor live entertainment was previously approved with a use permit in conjunction with the original application (ZC-19-0343), and the live entertainment entitlement would apply to the outdoor theater/concert venue if it is approved. However, live entertainment was limited to daytime hours per a condition of approval when it is within 500 feet of existing abutting residential uses.

Site Plans

Overall, the original plans depicted a high impact, mixed-use project consisting of office buildings, a movie theater, commercial buildings, residential buildings, and parking structures. Internal private streets with on-street parking create a grid network connecting the project with the surrounding public rights-of-way. Four office buildings are located along Roy Horn Way adjacent to the northern portion of the site. Commercial buildings with a market hall and parking structures provide a centralized gathering space within the overall complex. This centralized gathering space will include a farmer's market, outside dining, drinking, and cooking; live entertainment; food carts/booths; temporary commercial events; and weddings.

Plans for this application depict a rooftop, outdoor theater/concert venue added to the second floor of a previously approved movie theater. The movie theater and outdoor theater/concert venue are located approximately 100 feet from the west property line, adjacent to Durango Drive; approximately 280 feet from the north property line, adjacent to Roy Horn Way; and approximately 185 feet from the south property line of this portion of the project, adjacent to Maule Avenue and abutting approximately 9 acres zoned R-4 and planned for Residential Urban Center uses.

Additional changes depicted on the plans for this application include reconfiguring the retail, restaurant, and market hall buildings around the centralized gathering space. Instead of 3 larger buildings that were previously approved, this area will now include 6 smaller buildings creating more intimate walkways and courtyards between the buildings. The pedestrian realm/walkways through this area will remain connected with the new configuration of buildings. This area is located approximately 300 feet from the west property line, adjacent to Durango Drive; 190 feet from the north property line, adjacent to Roy Horn Way, and 310 feet from the south property line of this portion of the project, adjacent to Maule Avenue.

Landscaping

Landscaping will remain in compliance with the original application and Title 30 standards, although the applicant indicates that plant materials and locations may change as the design of the project is finalized. As depicted on the original plans, pedestrian realms throughout the site range in width from 73 feet to 15 feet, and consist of an amenity zone, a sidewalk, and a supplemental zone.

Elevations

With the addition of the rooftop outdoor theater/concert venue, the movie theater building will change from 46 feet high to 75 feet high. The exterior of the building will now consist of blackened steel panels, metal mesh, vertical standing seam decorative metal panels, and glass windows to give an industrialized, modern aesthetic, which is compatible with the design of the overall project. The rooftop theater/concert venue will include an angled overhang over the stage that extends up to 75 feet at the highest point.

The retail buildings and market hall will remain at approximately 35 feet high, and include a variety of architectural elements such as metal, wood paneling, and large windows to create an active environment that blends interior and exterior spaces with abundant outside dining opportunities.

Lastly, a metal mesh, which was shown on the north side of a parking garage located in the northwest portion of the site will be removed.

Floor Plans

Floor plans for the movie theater and outdoor theater/concert venue indicate an increase of 23,500 square feet from the previous approval from 32,500 square feet to 56,000 square feet. Also, the number of seats will increase by 625 seats from 566 seats to 1,191 seats, and the outdoor theater/concert venue includes multiple levels of tiered stadium style seating that extends upward on the roof; and the floor plan for the outdoor theater/concert venue includes a stage, sound area, tiered seating, and VIP lounge, restrooms, and food prep areas located under the tiered seats. The floor plan for the movie theater includes a lobby, bar, kitchen, restrooms, and movie theaters.

The area of the retail and restaurant area and market hall decreased in size by 740 square feet from 23,440 square feet to 22,700 square feet.

Signage

Although potential signage locations are shown on the plans throughout this project, signage is not a part of this request.

Applicant's Justification

The applicant indicates that the changes to the project are appropriate and consistent with the original entitlements. The outdoor theater/concert venue will provide an additional amenity for the community, and the redesigned commercial buildings will provide additional shade for outside dining during hotter portions of the year.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0343	Reclassified the site to U-V zoning for a high impact, mixed-use project	Approved by BCC	June 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0253	Vacated and abandoned government patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019
VS-0794-16	Vacated and abandoned government patent easements and a portion of right-of-way being Butler Street	Approved by BCC	April 2017
UC-1202-02	Off-premises sign	Denied by BCC	February 2003
UC-1199-02	Off-premises sign	Denied by BCC	February 2003
VS-1518-02	Vacated and abandoned a portion of the Durango Flood Channel	Approved by PC	December 2002
ZC-1415-02	Reclassified a 12.2 acre portion of the site to C-2 zoning for future development	Approved by BCC	November 2002
ZC-1107-02	Reclassified a 2 acre portion of the site to C-2 zoning for an office building	Approved by BCC	September 2002
ZC-1065-02	Reclassified a 2.5 acre portion of the site to C-2 zoning for a restaurant	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Commercial General	R-1, M-D, & C-2	Undeveloped & office building
South	Residential Urban Center (18 du/ac to 32 du/ac) & Business and Design/Research Park	R-E & R-4	Undeveloped & approved multi-family residential project
East	Business and Design/Research Park	R-E & C-2	Undeveloped
West	Residential Urban Center (18 du/ac to 32 du/ac) & Major Development Project	R-4 & H-1	Approved multi-family residential project & approved resort hotel/casino (Durango Station)

*Portions of the subject site and surrounding area are located in the CMA Design Overlay District and the Public Facilities Needs Assessment (PFNA) area.

**The CC 215 is located directly north of the site.

Related Applications

Application Number	Request
WS-20-0099	A waiver of development standards for a temporary parking lot in conjunction with the high impact, mixed-use project is a related item on this agenda.
VS-20-0052	A vacation and abandonment of government patent easement and right-of-way is a related item on the 3/17/20 Planning Commission agenda.

Related Applications

Application Number	Request
TM-20-500013	A tentative map for uncommon mixed-use subdivision project is a related item on the 3/17/20 Planning Commission agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The proposed changes to the design of the approved high impact, mixed-use project are appropriate and comply with policies in the Comprehensive Master Plan. For example, the project continues to include a mix of uses consistent with Policy 107, which states that mixed-use developments should incorporate general business, professional and public offices, multiple family residential uses, and supporting commercial uses. The addition of the outdoor theater/concert venue will provide an additional amenity without negatively impacting any less intense uses since, the site is mostly surrounded by existing and planned commercial development. However, if the residential planned parcels to the south of Maule Avenue develop with residential uses, an existing condition on the original application limiting live entertainment located within 500 feet of existing abutting residential uses will apply to the concert venue and will help reduce any negative auditory impacts.

In addition, the changes to the elevations of the movie theater/outdoor theater as well as the retail and restaurant buildings and market hall incorporate innovative architecture and similar design features that are compatible with the entire site, consistent with Policy 114 that encourages design commonality and visual familiarity to support smooth circulation flow and easy recognition of amenities for visitors and pedestrians. Lastly, the removal of the architectural mesh from the northwest parking garage will not create any negative visual impacts since, the garage sits below the grade of both Durango Drive and Roy Horn Way, which elevate in this area to connect to the CC 215. As a result, the visibility of the garage from the public right-of-way will be reduced. Therefore, the changes to the project comply with policies in the Comprehensive Master Plan, and staff can support the requests.

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

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 residential and commercial components of the project must be developed simultaneously; the development agreement and decommissioning plan must be updated based on changes to project; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Until June 19, 2021 for the applicant to obtain off-site permits as required by ZC-19-0343;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to 50 feet to the back of curb for Maule Avenue, 25 feet to the back of curb for Butler Street, 25 feet to 50 to the back of curb for Gagner Boulevard, 35 feet to the back of curb for Badura Avenue, and associated spandrels, and, if necessary, additional right-of-way for Roy Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier;
- If required by the Regional Transportation Commission, provide a bus turnout on the east side of Durango Drive north of and as close as practical to Maule Avenue and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that compliance with the Uniform Standard Drawings is required; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb or the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0170-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JIM STUART

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, #200, LAS VEGAS, NV 89101



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03/18/20 BCC AGENDA SHEET

EL CAPITAN/MAULE
(TITLE 30)

EL CAPITAN WAY/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500024-SOD, LLC:

TENTATIVE MAP consisting of 38 residential lots and 6 common lots on 5.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Maule Avenue and the east side of El Capitan Way within Spring Valley. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-05-701-020

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.2 (net)/5.3 (gross)
- Number of Lots: 38 with 6 common elements
- Density (du/ac): 7.3
- Minimum/Maximum Lot Size (square feet)/3,315 (gross and net)/5,027 (gross and net)
- Project Type: Single family residential development

The applicant is requesting a conforming zone change from R-E to R-2 zoning for a proposed single family residential development. The plans depict a proposed residential development consisting of 38 lots on 5.3 acres for a density of 7.3 dwelling units per acre. The minimum and maximum lot sizes are 3,315 and 5,027 square feet, respectively. The proposed development, due to the design configuration, is divided into 2 sections. Lots 1 through lots 7, located at the north portion of the development, are accessed via private street C that connects to Maule Avenue. Two private streets (A and B) with 16 lots each (lots 8 through 22 and 23 through 28), are located at the south portion of the development. All private streets consist of a hammerhead street design. A 20 foot wide public sewer easement is located between lots 10 and lots 11 and private streets B and C. The applicant is requesting to reduce the driveway distance to a spandrel ranging between 3 feet to 5 feet for 1 lot adjacent to Maule Avenue (lot 7) and 3 lots adjacent to El Capitan Way (lots 22, 23, and 38). The increase in finished grade will occur within the south portion of the project site, affecting 16 lots along street B. The 12 foot high combined screen wall and retaining wall is located along the east property line of 2 lots. A 5 foot wide detached

sidewalk is proposed along Maule Avenue and a 5 foot wide attached sidewalk is proposed along El Capitan Way. Four foot wide sidewalks are proposed along 1 side of private streets A, B, and C.

Landscaping

The plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Maule Avenue. A proposed 6 foot wide landscape area, including a 5 foot wide attached sidewalk, is proposed adjacent to El Capitan Way. Twenty-four inch box trees are planted 20 feet on center within the street landscape areas in addition to shrubs and groundcover.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-2	Single family residential development
South & East	Major Development Project (Rhodes Ranch) – Residential and Urban Village	R-3	Single family residential development
West	Major Development Project (Rhodes Ranch) - Public Facilities	P-F	Red Ridge Park – Clark County

*The subject parcel is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-20-0077	A conforming zone change to reclassify the project site from R-E to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-20-0078	A vacation and abandonment of right-of-way and patent easements 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. Approval of this request is contingent upon approval of ZC-20-0077. However, since staff is not supporting related waivers and design reviews for ZC-20-0077, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for El Capitan Way and the associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

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

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0370-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CENTURY COMMUNITIES

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



03/18/20 BCC AGENDA SHEET

CHARTER SCHOOL AMENITIES
(TITLE 30)

PATRICK LN/JIM RODGERS WY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0084-UNLV RESEARCH FOUNDATION:

USE PERMIT for an expansion of an existing school.

DESIGN REVIEWS for the following: **1)** new classroom buildings, and **2)** school amenities (soccer field, carpool lanes, lighting plan, and playground shade structures) in conjunction with an existing charter school on 11.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the south side of Patrick Lane and the east side of Jim Rogers Way within Spring Valley. MN/jor/ja (For possible action)

RELATED INFORMATION:

APN:
163-33-301-006; 163-33-301-017

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

BACKGROUND:
Project Description
General Summary

- Site Address: 8377 W. Patrick Lane
- Site Acreage: 11.4
- Project Type: Soccer field, carpool lanes, new buildings, lighting plan, and playground shade structures
- Number of Stories: 1 (new buildings)
- Building Height (feet): 15 feet, 6 inches (new buildings)/18 (playground shade structure)/25 feet, 5 inches (light poles)/60 (soccer field lights)
- Square Feet: 2,659 (new building north)/2,233 (new building south)/106,527 (existing school building)
- Parking Required/Provided: 188/243

Site Plan

The site was previously approved via UC-0752-13 for a charter school (American Preparatory Academy) on Assessor's Parcel Number APN 163-33-301-017 (western parcel). The site is designed to encompass the school building in the center of the parcel with parking spaces and a carpool lane along the east, south, and a portion of the west property line. The playgrounds and open space areas are constructed on the south side of the school building. Additional parking for guests and staff are on the northwest corner of the site. Access to the school is via driveways along Patrick Lane (north property line), Jim Rogers Way (west property line), and Sobb Avenue (south property line).

The following changes to the western parcel are proposed on the site plan. The plan depicts that the existing carpool lane and parking spaces located along the east property line (western parcel) will be redesigned. The applicant is proposing to close a portion of the existing carpool lane to add a designated teacher parking lot, 2 new classroom buildings and new landscaping (decorative rock and trees) east of the main school building. New playground shade structures will be placed on the southwest corner (on the western parcel), over the existing playground equipment. Furthermore, the applicant is requesting to incorporate the parcel to the east APN 163-33-301-006 to add a new soccer field, on-site lighting (including the soccer field), a new carpool lane route, and additional parking spaces. Parking spaces adjacent to the carpool lane are supplementary and not requisite for the required parking.

The new carpool lane entrances are along Patrick Lane and Sobb Avenue. Per the applicant, the designated carpool assignments are separated by 15 minutes into 3 different colors per time slot and the drivers will follow their assigned color staging lanes. At each designated time, school employees will direct each colored lane to proceed to the student drop-off/pick-up area. Parents will be able to drop-off or pick-up students on the southwest corner of the site in the designated waiting area (adjacent to the playground) supervised by staff. Exiting the carpool lane is via a driveway along the west property line (Jim Roger's Way). Per the applicant, students will not cross the carpool lanes or any vehicular traffic to enter a vehicle. Students may only enter a vehicle that is adjacent to the carpool curb of the drop-off/pick-up area.

Lastly, the proposed lighting for the east parcel includes light poles with a maximum height of 25 feet, 5 inches to be installed throughout the new parking lot and adjacent to the soccer field. The soccer field lighting design includes 4 light poles with a maximum height of 60 feet.

Landscaping

Landscaping exists throughout the site. However, with the addition of the parcel to the east APN 163-33-301-006, additional landscaping will be planted. The landscape plan shows detached sidewalks along Patrick Lane with a variety of 24 inch box trees spaced 22 inches on center, with a variety of shrubs and decorative rock. Landscape finger islands are incorporated throughout the new parking spaces, and additional trees and decorative rock will be installed adjacent to the proposed soccer field and the new school buildings. The applicant is proposing artificial turf to be installed on the soccer field.

Elevations

The new buildings have an overall height of 15 feet, 6 inches and include exterior finishes of light and dark brown CMU walls, with white awnings, and light gray metal awnings for the storefront system. The playground shade structure consists of metal poles that are 16 feet and 18 feet in height. The poles support the undulating outdoor shade fabric that will cover the playground equipment.

Floor Plans

The floor plans of the new school buildings include the following: classrooms, storage rooms, a weight room, restrooms, mechanical room, IT room, and a concessions booth/room.

Signage

Signage is not a part of this request.

Applicant's Justification

American Preparatory Academy is a K-12 charter school that is requesting approval of new additions to the site. Per the submitted justification letter, the applicant is proposing a use permit to allow for accessory school amenities, classrooms, athletic field, storage rooms, weight room, restrooms, and carpool lanes on APN 163-33-301-006 (parcel to the east). A design review is also being requesting for all new construction on both parcels since the new buildings and parking spaces were redesigned to incorporate a portion of the main school site APN 163-33-301-017.

Prior Land Use Requests for APN: 163-33-301-006

Application Number	Request	Action	Date
DR-0838-16	Wall signage in conjunction with an existing school (American Preparatory Academy)	Approved by BCC	January 2017
DR-0830-15	Wall signage for an existing school	Denied by BCC without prejudice	March 2016
UC-0752-13	Charter school in conjunction with a design review	Approved by BCC	February 2014
UC-0448-08	Public/quasi-public buildings such as offices, laboratories, manufacturing (pharmaceutical), university related facilities, restaurants, retail sales and services, and personal services as part of a science research center - expired	Approved by BCC	June 2008
ZC-1715-05	Reclassified the site which is a part of a 122 acre science research center to M-D zoning	Approved by BCC	December 2005

Prior Land Use Requests for APN: 163-33-301-017

Application Number	Request	Action	Date
VS-19-0245	Vacated and abandoned government patent easements	Approved by PC	May 2019
ZC-0225-15	Reclassified 5 acres from R-E zoning to M-D zoning	Approved by BCC	June 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2 & R-E	Single family residential & undeveloped
South, East, & West	Business and Design/Research Park	M-D	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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

The existing charter school has operated with no reported problems; therefore, adding school amenities to the parcel to the east and a portion of the existing site should not pose any negative impacts to the neighborhood. The proposed school facilities are imperative to the functionality and curriculum of the school, and so, staff recommends approval of this request.

Design Reviews #1 and #2

Staff has no objection to the overall proposed design of the new buildings, new landscaping, lighting plan, and playground shade structures. However, staff is concerned about the overall pedestrian and vehicular circulation of the proposed car pool lanes. Staff recommends a review period to ensure that no encumbrances have occurred after construction has been completed and the families, staff, and guests of American Preparatory Academy are safely utilizing the car pool lanes.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to review;
- 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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Sobb Avenue and 35 feet to the back of curb for Patrick Lane.
- Applicant is advised 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)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may 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: CHARTER FACILITY SUPPORT FOUNDATION, LLC

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



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03/18/20 BCC AGENDA SHEET

OFFICE CONVERSION
(TITLE 30)

DESERT INN RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400011 (ZC-19-0477)-6338 WEST DESERT INN, LLC:

WAIVERS OF CONDITIONS for a zone change requiring the following: **1)** full off-site improvements for El Camino Road; **2)** commercial pan driveway per Uniform Standard Drawings 224; and **3)** reconstruct any unused driveways with full off-site improvements for a previously approved conversion of an existing single family residence into an office CRT (Commercial Residential Transition) Zone in the Desert Inn Transition Corridor.

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

RELATED INFORMATION:

APN:

163-11-805-014

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 approved 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 original 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 approved plan depicts 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 additional street landscaping is being proposed along either Desert Inn Road or El Camino Road.

Elevations

The approved 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 approved 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.

Previous Conditions of Approval

Listed below are the approved conditions for ZG-19-0477.

Current Planning

- 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

- Full off-site improvements for El Camino Road;
- Commercial pan driveway per Uniform Standard Drawings 224;
- 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 CCWRD 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.

WAIVER OF DEVELOPMENT STANDARDS #6 WAS WITHDRAWN.

Applicant's Justification

The applicant indicates that none of the similarly CRT zoned properties along Desert Inn Road on the same block, or with in the designated Desert Inn Road Corridor have had to meet similar off-site improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0477	Reclassified 0.5 acres to CRT with waivers to eliminate street landscaping, reduced wall height, reduced drive aisle geometrics for an office	Approved by BCC	September 2019
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 - expired	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residences
East & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences
South	Residential Low (up to 3.5 du/ac)	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

Public Works - Development Review

Waiver of Conditions #1

While staff understands that the applicant is trying to keep the minimum off-site improvements along El Camino Road in lieu of constructing full off-sites with the proposed commercial project, 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 this request.

Waiver of Conditions #2

Commercial development and redevelopment is required to install curb return driveways to safely allow vehicles to slow down while entering a driveway. Pan driveways are not designed to allow a smooth movement and result in drivers needing to slow down to nearly a complete stop to negotiate the ingress movement. Staff understands that curb return driveways would be a significant detriment to the on-site development and therefore the condition of approval from the original application is to reconstruct the remaining driveways in accordance with Uniform Standard Drawing 224 to ensure that the sidewalk adjacent to the site is compliant with the

Americans' with Disabilities Act (ADA). The cost of reconstructing the existing residential pan driveways is more economical than constructing curb return driveways. Therefore, staff cannot support this request.

Waiver of Conditions #3

The applicant is also requesting to not have to reconstruct any unused driveways with full off-site improvements. Leaving the driveways in place will cause driver confusion and, as mentioned above, will result in a sidewalk that is not ADA compliant. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

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

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- Until September 4, 2021 to review the waivers of conditions, to match the expiration date of the original application;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: 6338 W. DESERT INN, LLC

CONTACT: XAVIER SETO, P O BOX 370246, LAS VEGAS, NV 89137

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03/18/20 BCC AGENDA SHEET

TEMPORARY PARKING LOT
(TITLE 30)

DURANGO DR/CC 215

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0099-MATTER UNCOMMONS LLC, ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) landscaping; and 2) alternative parking lot design.

DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project on 32.5 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Durango Drive and the CC 215 within Spring Valley. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-04-201-002 through 176-04-201-004; 176-04-201-009 through 176-04-201-010; 176-04-301-003; 176-04-301-004; 176-04-301-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Waive street landscaping adjacent to the temporary parking lot where landscaping is required per Table 30.64-2.
- b. Waive parking lot landscaping for the temporary parking lot where landscaping is required per Table 30.64-2.
2. a. Waive pedestrian walkways through the temporary parking lot where required per Section 30.60.050.
- b. Allow a temporary parking area of 100 spaces or more to not be designed in a series of smaller, connected parking courts where required per Section 30.48.660.

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.5
- Project Type: Temporary parking lot
- Parking Required/Provided (overall): 3,298/3,730

Overview

This application is for temporary parking lots that will be installed on the site in various locations as the overall high impact, mixed-use project is constructed. Although the plans submitted with this application show the temporary parking lot in 1 location, the intent is for the parking lot to move around the site as demand for parking may exceed the structured parking provided with each phase.

Site Plan

The site plan depicts an initial paved temporary parking lot located near the center of the overall project on the southeast corner of 2 internal private drives. This location is abutting the east side of the centralized retail/restaurant/market hall area of the project, and it is located over 600 feet from the west property line along Durango Drive. The temporary parking lot is also located over 300 feet from Roy Horn Way to the north, Maule Avenue to the south, and Gagnier Boulevard to the east. Although the plans for this temporary parking lot depict 174 parking spaces, future temporary parking lots may include additional parking spaces. A structured parking garage was approved at the same location as the proposed temporary parking lot.

Landscaping

The plans depict painted fingers in the parking lot without any landscaping. Also, the applicant intends to install some street landscaping adjacent to the temporary parking lots; however, the street landscaping will not meet the requirements for final pedestrian realm landscaping.

Applicant's Justification

According to the applicant, the temporary parking lot will be used as overflow parking during different phases of the project. The applicant intends for all required parking to be constructed in the approved structured parking garages for each phase of the project; however, this temporary parking lot will provide overflow parking as needed and it may be needed to provide the required number of parking spaces. Alternative street landscaping will be provided adjacent to the temporary parking lot, and no landscaping will be provided within the interior of the parking lot since it is intended to be temporary.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0343	Reclassified the site to U-V zoning for a high impact, mixed-use project	Approved by BCC	June 2019
VS-19-0253	Vacated and abandoned government patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019
VS-0794-16	Vacated and abandoned government patent easements and a portion of right-of-way being Butler Street	Approved by BCC	April 2017
UC-1202-02	Off-premises sign	Denied by BCC	February 2003
UC-1199-02	Off-premises sign	Denied by BCC	February 2003

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1518-02	Vacated and abandoned a portion of the Durango Flood Channel	Approved by PC	December 2002
ZC-1415-02	Reclassified a 12.2 acre portion of the site to C-2 zoning for future development	Approved by BCC	November 2002
ZC-1107-02	Reclassified a 2 acre portion of the site to C-2 zoning for an office building	Approved by BCC	September 2002
ZC-1065-02	Reclassified a 2.5 acre portion of the site to C-2 zoning for a restaurant	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Commercial General	R-E, M-D, & C-2	Undeveloped & office building
South	Residential Urban Center (18 du/ac to 32 du/ac) & Business and Design/Research Park	R-E & R-4	Undeveloped & approved multi-family residential project
East	Business and Design/Research Park	R-E & C-2	Undeveloped

*Portions of the subject site and surrounding area are located in the CMA Design Overlay District and the Public Facilities Needs Assessment (PFNA) area.

**The CC 215 is located directly north of the site.

Related Applications

Application Number	Request
DR-20-0098	A design review for an outdoor theater and modifications to a previously approved high impact, mixed-use project is a related item on this agenda.
VS-20-0052	A vacation and abandonment of government patent easement and right-of-way is a related item on the 3/17/20 Planning Commission agenda.
TM-20-500013	A tentative map for uncommon mixed-use subdivision project is a related item on the 3/17/20 Planning Commission agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards & Design Review

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.

Urban Specific Policy 67 encourages commercial development that is compatible with abutting uses by utilizing appropriate buffers and landscaping. Although landscaping will be reduced around the perimeter of the temporary parking lot and landscaping will be eliminated within the parking lot, the noncompliant design will accommodate overflow parking for the commercial uses on an interim basis. In addition, the potential locations of the temporary parking lots will be internal to the overall project and not on the perimeter of the site. As a result, staff does not foresee any negative impacts if the parking lots are only temporary and eventually replaced with permanent structures and landscaping. Staff recommends a yearly annual review to ensure the temporary parking lots do not become permanent.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 1 year to commence and review;
- Plans for each temporary parking lot to be reviewed by staff;
- Only 1 temporary parking lot permitted at a time;
- 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 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

- Until June 19, 2021 for the applicant to obtain off-site permits as required by ZC-19-0343;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to 50 feet to the back of curb for Maule Avenue, 25 feet to the back of curb for Butler Street, 25 feet to 50 to the back of curb for Gagnier Boulevard, 35 feet to the back of curb for Badura Avenue, and associated spandrels, and, if necessary, additional right-of-way for Roy Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier;

- If required by the Regional Transportation Commission, provide a bus turnout on the east side of Durango Drive north of and as close as practical to Maule Avenue and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that compliance with the Uniform Standard Drawings is required; that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb or the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@Cleanwaterteam.com and reference POC Tracking #0170-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JIM STUART
CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET, #200, LAS VEGAS, NV 89101

03/18/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT EL CAPITAN WAY/MAULE AVE
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0077-SOD, LLC:

ZONE CHANGE to reclassify 5.3 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** provide alternative street landscaping; and **3)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed single family residential development; **2)** hammerhead street design; and **3)** increase finished grade.

Generally located on the south side of Maule Avenue and the east side of El Capitan Way within Spring Valley (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:
176-05-701-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall and retaining wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 25% increase).
2. Provide alternative street landscaping, including an attached sidewalk, along El Capitan Way where landscaping, including a detached sidewalk, is required per Figure 30.64-17 or Figure 30.64-18.
3. Reduce the driveway distance to a spandrel to 3 feet where a minimum distance of 12 feet is required per Uniform Standard Drawing 222 (a 75% reduction).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Allow streets terminating in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawings is preferred per Section 30.56.080.
3. Increase finished grade up to 60 inches where 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.2 (net)/5.3 (gross)
- Number of Lots: 38 with 6 common elements
- Density (du/ac): 7.3
- Minimum/Maximum Lot Size (square feet): 3,315 (gross and net)/5,027 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,665 to 2,098

Site Plan and Request

The applicant is requesting a conforming zone change from R-E to R-2 zoning for a proposed single family residential development. The plans depict a proposed residential development consisting of 38 lots on 5.3 acres for a density of 7.3 dwelling units per acre. The minimum and maximum lot sizes are 3,315 and 5,027 square feet, respectively. The proposed development, due to the design configuration, is divided into 2 sections. Lots 1 through lots 7, located at the north portion of the development, are accessed via private street C that connects to Maule Avenue. Two private streets (A and B) with 16 lots each (lots 8 through 22 and 23 through 28), are located at the south portion of the development. All private streets consist of a hammerhead street design. A 20 foot wide public sewer easement is located between lots 10 and lots 11 and private streets B and C. The applicant is requesting to reduce the driveway distance to a spandrel ranging between 3 feet to 5 feet for 1 lot adjacent to Maule Avenue (lot 7) and 3 lots adjacent to El Capitan (lots 22, 23, and 38). The increase in finished grade will occur within the south portion of the project site, affecting 16 lots along street B. The 12 foot high combined screen wall and retaining wall is located along the east property line of 2 lots. A 5 foot wide detached sidewalk is proposed along Maule Avenue and a 5 foot wide attached sidewalk is proposed along El Capitan Way. Four foot wide sidewalks are proposed along 1 side of private streets A, B, and C.

Landscaping

The plans depict a proposed 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Maule Avenue. A proposed 6 foot wide landscape area, including a 5 foot wide attached sidewalk, is proposed adjacent to El Capitan Way. Twenty-four inch box trees are planted 20 feet on center within the street landscape areas in addition to shrubs and groundcover.

Elevations

The plans depict 3 types of model homes each with 3 different elevation types. The 2 story models have a maximum height of 25 feet and feature a pitched, concrete tile roof. The plans depict different options on the elevations such as pop-outs, shutters, window trims, and stone veneer.

Floor Plans

The plans depict 2 story model homes ranging in size from 1,665 square feet to 2,098 square feet. The model homes have options for multiple bedrooms, nook, great room, family room, loft, and bathrooms. Each model home features a 2 car garage.

Applicant's Justification

The applicant states the proposed zone change is consistent with the current land use designation of Residential High as designated in the Spring Valley Land Use Plan. The property is surrounded to the north, south, and east with similar type homes currently zoned R-2 and R-3, respectively. Due to the topography and layout of the subdivision, the applicant is requesting to increase the height of the combined retaining wall and screen wall. The increase to finished grade is due to the grade differential between El Capitan Way and Maule Avenue which currently have a 7 foot grade differential between the 2 private streets. The fill area is located along the south portion of the site. A hammerhead street design for the 3 private streets servicing the development is requested with this application. The applicant has addressed the 5 required criteria for the street design, which includes 3 hammerheads, 2 serving 15 lots and 1 serving 8 lots. The shape of the parcel, in addition to the surrounding existing residential developments to the south and east restricted the layout of the parcel and necessitated the use of the proposed hammerheads.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 du/ac to 18 du/ac)	R-2	Single family residential development
South & East	Major Development Project (Rhodes Ranch) - Residential and Urban Village	R-3	Single family residential development
West	Major Development Project (Rhodes Ranch) - Public Facilities	P-F	Red Ridge Park - Clark County

*The subject parcel is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-20-500024	A tentative map for 38 single family residential lots in an R-2 zone is a companion item on this agenda.
VS-20-0078	A vacation and abandonment of right-of-way and patent easements 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 request to R-2 zoning conforms to the Spring Valley Land Use Plan which designates the parcel as Residential High from 8 to 18 dwelling units per acre. Although the proposed development is less than 8 dwelling units per acre, staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. The single family residential development immediately to the east and south is zoned R-3. The subdivision to the north, across Maule Avenue, is zoned R-2. The request complies with Urban Land Use Policy 7 of the Comprehensive Master Plan which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. Therefore, staff recommends approval of 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.

Waiver of Development Standards #1

Staff finds increase in wall height should not adversely impact the surrounding properties and land uses. Retaining walls of similar heights have been constructed with the adjacent residential development to the south and east. The topography and drainage of the project site warrants an increase to the retaining wall height. However, since staff is not supporting waiver of development standards #2, and design reviews #1 and #2, staff cannot support this request.

Waiver of Development Standards #2

Although there are existing attached sidewalks on the east and west sides of El Capitan Way, immediately south of the project site, staff finds the applicant has not provided compelling justification to warrant approval of this request. The intent of a detached sidewalk is to not only enhance the aesthetics of the streetscape, but also to encourage a safer environment for pedestrians by separating the right-of-way from the sidewalk. The street frontage adjacent to El Capitan Way, which is designated as a collector street per the Development Code, is a minimum of 600 feet in length. Staff finds a detached sidewalk along El Capitan Way will provide a safer path of travel for nearby residents and children walking to the park and elementary school, located to the west of the project site. This request is a self-imposed burden; therefore, staff cannot support this request.

Design Review #1

The elevations of the model homes comply with Urban Land Use Policy 43 by providing a variety of elevations with articulating building facades. However, the proposed design of the subdivision divides the site into 2 separate components, creating a lack of street and pedestrian connectivity within the residential development. Furthermore, the subdivision is designed with a

street network that utilizes hammerhead designs for the termination of streets, which staff is not supporting. Therefore, staff cannot support this portion of the request.

Design Review #2

Staff is concerned with the proposed hammerhead design being utilized for the termination of the private streets within the subdivision. The hammerhead design encourages additional on-street parking, making it difficult for vehicular maneuverability within the cul-de-sac. Additionally, staff is concerned the hammerhead design, in conjunction with increased on-street parking, impedes vehicular maneuverability and access for emergency vehicles within these portions of the subdivision. Staff finds the applicant has not provided compelling justification for the proposed street designs; therefore, cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

The reduced distance from the back of curb radius to the driveways are self-imposed hardship that could create a safety hazard since the driveways are adjacent to 80 foot wide collector streets. The purpose of the minimum 12 foot separation is to allow a driver that is accessing the street to see and react to any traffic problems related to vehicles accessing the subject driveways. The safety hazard is significant and therefore staff cannot support this request.

Design Review #3

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

Staff Recommendation

Approval of the zone change and design review #3; denial of waivers of development standards and design reviews #1 and #2.

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;
- 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;
- 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 reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for El Capitan Way and the associated spandrel.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #370-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CENTURY COMMUNITIES

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

03/18/20 BCC AGENDA SHEET

MIXED-USE DEVELOPMENT
(TITLE 30)

ARBY AVE/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0094-DWSMC HOLDINGS, LLC:

ZONE CHANGE to reclassify 14.6 acres from C-2 (General Commercial) Zone to U-V (Urban Village - Mixed Use) Zone.

USE PERMITS for the following: 1) mixed-use development; 2) establish density; and 3) establish height.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase the height of exterior light fixtures (luminaries); and 2) alternative driveway geometrics.

DESIGN REVIEW for a mixed-use development in the CMA Design Overlay District.

Generally located on the south side of Arby Avenue and the west side of Gagnier Boulevard within Spring Valley (description on file). MN/jt/ja (For possible action)

RELATED INFORMATION:

APN:

176-04-412-002 through 176-04-412-004; 176-04-412-010

USE PERMITS:

1. Allow a mixed-use development.
2. Establish a maximum density of 89 du/ac.
3. Establish a maximum building height of 200 feet.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow exterior light fixtures (luminaries) mounted on buildings up to 200 feet high where the line of the first story eave, or 14 feet above finished grade, whichever is lower, is the maximum height allowed per Section 30.48.670 (a 93% increase).
2.
 - a. Reduce driveway throat depth on Arby Avenue to 45 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 70% reduction).
 - b. Reduce driveway throat depth on Gagnier Boulevard to 41 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 72% reduction).
 - c. Reduce driveway throat depth on Butler Street to zero feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - c. Reduce approach distance to an intersection to 147 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 2% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14.6
- Number of Units: 1,288
- Density (du/ac): 88.4
- Project Type: Mixed-use development
- Number of Stories: 17
- Building Height (feet): 200
- Square Feet: 170,039 (office)/87,512 (retail & restaurant)/2,920,425 (total; including residential)
- Open Space Provided: 2.25 acres
- Parking Required/Provided: 2,548/2,548 (minimum)

Neighborhood Meeting

The applicant held a neighborhood meeting on January 21, 2020. Four neighbors attended the meeting and expressed support for the project.

Site Plans

The plans depict a proposed "C" shaped mixed-use building that encompasses the majority of the site. A fire lane surrounds the south and west sides of the project, which also doubles as a pedestrian walking area. Three driveway entrances provide access to the parking garage (2 on Arby Avenue and 1 on Gagnier Boulevard), and the parking garage encompasses portions of the first through fourth floors. Also, 2, twenty-four foot wide driveways from Arby Avenue provide an area for pick-up/drop-off as well as a pedestrian and visual link to an internal courtyard located within the center of the mixed-use building. Lastly, a 32 foot driveway provides access from the cul-de-sac on Butler Avenue to the south.

On the first floor, commercial tenants will face towards Arby Avenue as well as the interior courtyard, and walls of the parking garage will face east towards Gagnier Boulevard (office and residential units are provided on floors above). A pedestrian realm with detached sidewalks ranges in width from 40 feet to 20 feet wide behind existing attached sidewalks on both Arby Avenue and Gagnier Boulevard. Residential amenities are provided on the south side of the building including a basketball court, a volleyball court, 3 tennis courts, and a dog park.

The shared parking schedule is used to calculate parking requirements for the project. Although future tenants are undetermined at this time, the applicant calculates a maximum 59,355 square feet for restaurant space, 28,157 square feet for fitness related tenants, and 170,039 square feet for office space. This tenant mix will require a maximum of 2,548 parking spaces, and the applicant indicates that approximately 300 additional parking spaces are provided above the minimum, but exact counts are not available until construction documents are further developed.

Landscaping

Landscaping is provided in the pedestrian realm along Arby Avenue and Gagnier Boulevard, around the residential amenity areas on the south side of the project, in a 19 foot wide landscape strip along the west property line, and within the central courtyard. The interior 2.25 acre courtyard will also be utilized as a private park, and it will contain a sculpture, walkways, trees, and over 59,000 square feet of turf.

Elevations

The base of the mixed-use project reaches 5 stories and 54 feet high for majority of the site, and 4 towers located at the 4 corners of the project reach a maximum height of 200 feet to the top of the mechanical penthouses. Overall, the 17 story towers are tiered back from the street and adjacent property lines to reduce the visual mass. In addition, the building includes a variety of architectural elements including glass storefronts on the ground level, decorative metal mesh to screen portions of the parking garage at the podium levels, brick veneer elements for portions of the building, and steel and glass for the upper portions of the building.

Floor Plans

A summary of each floor is as follows:

Floor	Area/Units	Uses
1	85,918 square feet	Commercial & parking
2-4	N/A	Parking
5	170,039 square feet	Office, pools, & outdoor amenity deck
6-10	120 units/floor	Residential
11	214 units	Residential
12-14	112 units/floor	Residential
15	76 units	Residential
16	80 units	Residential
17	72 units	Residential

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the location for this mixed-use project is ideal since, the location includes convenient access to the CC 215 as well as bus routes on Durango Drive and Warm Springs Road. In addition, the site is surrounded by commercial development, which will provide a walkability lifestyle for future residents. Furthermore, other mixed-use developments with a similar size and scale have been approved in the neighborhood. Lastly, the luminaries attached to the building will exceed 14 foot high, but the lights will be shielded and will not impact any residential development in the area. Due to the number of driveways to the site, the reduced throat depth will not create a situation where cars que into the street, and the reduced approach distance is minor (a 2% reduction).

Prior Land Use Requests

Application Number	Request	Action	Date
SC-18-0899	Name an unnamed private street to Advanced Way	Approved by PC	January 2019
DR-0066-08	Retail building - expired	Approved by PC	March 2008
DR-1421-07	Comprehensive sign package - expired	Approved by BCC	January 2008
TM-0174-07	Commercial subdivision	Approved by PC	July 2007
VS-0398-05	Vacated and abandoned easements and portions of right-of-way	Approved by PC	May 2005
ZC-0402-05	Reclassified the site to a C-2 zoning	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2 & R-E	Shopping center & undeveloped
South	Business and Design/Research Park	C-2	Office complex & undeveloped
East	Business and Design/Research Park	C-2	Assisted living facility
West	Commercial General	C-2	Shopping center

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 conforming zone boundary amendment to U-V zoning is within the range of residential densities and non-residential intensities anticipated for the site by the Comprehensive Master Plan. U-V zoning can be appropriate at any location if the zoning is compatible with surrounding uses and adequate infrastructure exists to accommodate a mixed-use development. At this location, the site is surrounded by existing and planned commercial uses as well as a similar scale mixed-use project located approximately 660 feet to the north near the corner of Durango Drive and Badura Avenue. Although the site is located adjacent to local streets (Arby Avenue and Gagnier Boulevard), this site is in close proximity to arterial streets (Durango Drive and Warm Springs Road) and the CC 215, which will be able to accommodate traffic from the project. In addition, the U-V zoning is intended to promote pedestrian access and walkability on the local streets. As a result, adequate roadway infrastructure in the area to accommodate the zoning. Lastly, the Spring Valley Land Use Plan classifies the subject property for Business and Design/Research Park uses, and U-V zoning is compatible with the level of intensity of

development that is anticipated for the Business and Design/Research Park planned land use designation. As a result, staff finds the U-V zoning complies with the Comprehensive Master Plan, it is compatible with surrounding uses, and adequate infrastructure is available to accommodate the zoning.

Use Permits

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

The proposed use permits for a mixed-use development, to establish a density of 89 units per acre, and to establish a maximum building height of 200 feet comply with goals and policies in the Comprehensive Master Plan. For example, Goal 2 promotes opportunities for a mix of uses such as commercial, office, and multiple family residential within close proximity to each other. With this project, these 3 uses (commercial, office, and multiple family residential) are vertically integrated into one development. In addition, Urban Specific Policy 13 encourages the integration of new housing and retail that is less auto dependent. In this development, residents will be able to walk to both retail and office uses, which will reduce automobile dependence. Lastly, the density and height are appropriate at this location since, the site is surrounded by commercial development and an approved project for a similarly sized mixed-use development. For example a hospital to the east was approved for a height of 122 feet, several buildings within the mixed-use project to north were approved for a height of 75 feet, and a resort hotel was approved for a height of 216 feet at the southwest corner of Durango Drive and the CC 215. Although an existing senior living facility is located to the east of Gagnier Boulevard, the proposed mixed-use building will be sufficiently tiered back from the street as the building increases in height. This should help reduce any potential negative visual impact on the abutting senior living facility. Therefore, staff can support the requests.

Waiver of Development Standards

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

Waiver of Development Standards #1

Although wall mounted luminaries will exceed the maximum height of 14 feet, the increased height is appropriate for the height and scale of the development. In addition, any wall mounted lighting will be shielded and architecturally integrated into the design of the building. Lastly, there is no single family residential development existing or planned around this site, and staff does not anticipate any negative visual impacts from the increased height. Therefore, staff finds that the request is consistent with Urban Specific Policy 15, which encourages lighting to be sensitive to on-site and off-site residential uses and to be shielded.

Design Review

Overall, the proposed design is consistent and compliant with policies in the Comprehensive Master Plan. For example, Urban Specific Policy 106 discourages mixed-use development on 10 or less acres. This site is 14.6 acres. Policy 111 encourages creative, intensive mixed-use developments with a compatible mix of higher residential densities and supporting commercial uses. Here the project proposes 1,288 residential units; however, over 170,000 square feet of office and over 84,400 square feet of supporting retail and commercial uses are provided. Lastly, the pedestrian realms, pedestrian walkways, and large interior courtyard/private park comply with the following policies: Policy 117, which encourages on-site pedestrian circulation to be separated from vehicular traffic; Policy 118, which encourages site amenities such as plazas, pedestrian walkways/links, and site furnishings; and Policy 124, which encourages buildings to be sited around pedestrian plazas and courts. Therefore, the design is consistent and compliant with policies in the master plan, and staff can support the request.

Public Works - Development Review

Waiver of Development Standards #2a

Staff has no objection to the reduced throat depth for the 2 driveways on Arby Avenue since the entrances are designed with only 1 movement with no cross access drive aisles. Therefore, the driveways will provide sufficient distance to allow vehicles to safely exit the right-of-way before encountering a conflict.

Waiver of Development Standards #2b

Staff cannot support the reduced throat depth for the northern driveway on Gagnier Boulevard as vehicles will immediately encounter a cross access drive aisle and parking spaces.

Waiver of Development Standards #2c

Staff cannot support the elimination of the throat depth for the Butler Street driveway since it has an immediate intersection with the drive aisle that comes from the east off Gagnier Boulevard, causing vehicles to stop in the right-of-way to ensure that no vehicles are coming from the east.

Waiver of Development Standards #2d

Staff has no objection to the 3 foot reduction in the distance from the easternmost Arby Avenue driveway to the intersection with Gagnier Boulevard as the reduction is negligible and should be indiscernible once constructed.

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.

APN 176-04-412-004 and portions of APN 176-04-412-003 and APN 176-04-412-002 are subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed

Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval of the zone change, use permits, waiver of development standards #1, waiver of development standards #2a and #2d, and design review; denial of waiver of development standards #2b and #2c.

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;
- 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 the use permits, waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Vacate any unnecessary easements;
- The driveway on the southeast corner of the site shall be reduced to 32 feet to 40 feet wide, measured from the lip of gutter to the lip of gutter;
- Emergency vehicle turnout along Gagnier Boulevard to be approved by Public Works - Development Review Division and Traffic Management Division.
- Applicant is advised that off-site permits may be required.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 176-04-412-004, APN 176-04-412-003, and APN 176-04-412-002.
- 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 #0652-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CENTRAL PARK LV, LLC
CONTACT: ELIZABETH OLSON, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT